



City of South Gate

# South Gate General Plan 2035



December 2009

City of South Gate



# South Gate General Plan 2035

# CONTENTS

## Vision and Guiding Principles

VISION	2
--------	---

## Introduction

INTRODUCTION	6
ABOUT SOUTH GATE	8
ABOUT THE GENERAL PLAN	13
HOW TO USE THE GENERAL PLAN	17

## Development of the General Plan

INTRODUCTION	20
INITIAL OUTREACH AND PUBLIC INVOLVEMENT	22
ISSUES AND OPPORTUNITIES	23
VISIONING PROCESS	24
LAND USE PLANNING PROCESS	25
TOPIC-SPECIFIC WORKSHOPS	27
COMMUNITY UPDATES	30
DRAFTING AND COMPLETION OF THE GENERAL PLAN	31

## Community Design Element

INTRODUCTION	34
STATUTORY REQUIREMENTS	35
EXISTING LAND USE CONDITIONS	36
KEY ISSUES AND CHALLENGES	46
COMMUNITY DESIGN STRATEGIES	49
PLACE TYPES: LAND USE DESIGNATIONS IN SOUTH GATE	55
GOALS, OBJECTIVES AND POLICIES	88
DISTRICTS	100
CORRIDORS	121
IMPLEMENTATION ACTIONS	138

## CONTENTS (cont.)

<b>Mobility Element</b>	<b>4</b>
INTRODUCTION	144
VISION	145
PURPOSE AND STATUTORY REQUIREMENTS	146
EXISTING CONDITIONS	147
KEY ISSUES AND CHALLENGES	152
KEY CONCEPTS OF THE MOBILITY ELEMENT	156
KEY CIRCULATION COMPONENTS	159
STREET STANDARDS	168
KEY CITY STREETS: CORRIDOR CHARACTERISTICS AND CONTEXT	181
GOALS, OBJECTIVES AND POLICIES	203
IMPLEMENTATION ACTIONS	207
<b>Economic Element</b>	<b>5</b>
INTRODUCTION	216
EXISTING ECONOMIC CONDITIONS	218
KEY ISSUES AND CHALLENGES	223
KEY ECONOMIC DEVELOPMENT CONCEPTS	225
GOALS, OBJECTIVES AND POLICIES	228
IMPLEMENTATION ACTIONS	231
<b>Green City Element</b>	<b>6</b>
INTRODUCTION	236
STATUTORY REQUIREMENTS	237
KEY ISSUES AND CHALLENGES	239
KEY STRATEGIES FOR THE GREEN CITY ELEMENT	241
PARKS, PLAZAS, TRAILS, AND OPEN SPACE	243
FLOODING	248
CONSERVATION AND ENHANCEMENT OF NATURAL AND BIOLOGICAL RESOURCES	250
GREEN BUILDING	253
CLIMATE CHANGE	255

## CONTENTS (cont.)

<b>Healthy Community Element</b>	<b>7</b>
INTRODUCTION	266
STATUTORY REQUIREMENTS	268
PUBLIC OUTREACH	269
EXISTING CONDITIONS SUMMARY	270
KEY ISSUES AND CHALLENGES	276
KEY HEALTHY COMMUNITY CONCEPTS	278
GOALS, OBJECTIVES, AND POLICIES	281
IMPLEMENTATION ACTIONS	300
<b>Public Facilities and Services Element</b>	<b>8</b>
INTRODUCTION	304
STATUTORY REQUIREMENTS	305
KEY ISSUES AND CHALLENGES	306
KEY CONCEPTS	308
POLICE SERVICES	310
FIRE SERVICES	313
SCHOOLS AND EDUCATIONAL FACILITIES	315
SOLID WASTE AND RECYCLING	319
WATER SERVICE	321
WASTEWATER	325
STORMWATER	327
<b>Noise Element</b>	<b>9</b>
INTRODUCTION	330
STATUTORY REQUIREMENTS	331
UNDERSTANDING NOISE AND HOW IT AFFECTS US	332
HEALTH EFFECTS OF NOISE	335
NOISE DEFINITIONS	337
NOISE REGULATIONS	342
EXISTING NOISE CONDITIONS	344
FUTURE NOISE CONDITIONS	347
KEY ISSUES AND CHALLENGES	348
KEY CONCEPTS OF THE NOISE ELEMENT	352
GOALS, OBJECTIVES AND POLICIES	354
IMPLEMENTATION ACTIONS	358

## CONTENTS (cont.)

Acknowledgements	10
ACKNOWLEDGEMENTS	362
Glossary	11
GLOSSARY	368
Housing Element	12
HOUSING ELEMENT	
Safety Element	13
SAFETY ELEMENT	



# OUR VISION

We, the citizens of South Gate, are shaping a proud, new vision for the City that will build a better tomorrow for future generations of South Gate residents. We will create opportunities for growth and advancement – opportunities for our families to grow stronger, opportunities for businesses to thrive and prosper, and opportunities for our institutions to enhance the quality of life in the community.

We will protect our cherished community assets – our ‘small town’ character, strong sense of community, vibrant neighborhoods, rich history, great parks and active citizenry. We will harness the forces of growth and change to improve the quality of life for each and every resident and business. We will become an attractive and desirable place to live work, shop, gather and play. We will preserve and enhance our residential areas, create affordable housing, and provide transportation choices that fit the needs of all of South Gate’s residents. We will “green” the City by expanding parks and open spaces. We will invest in the economic development of our community by revitalizing Tweedy Mile and other underutilized transportation corridors. We will strengthen educational opportunities for all ages to make South Gate a “life-long learning” community. Finally, we will welcome new residents and will continue to build an inclusive community, honoring our diversity and our shared values of family, hard work and faith.



# GUIDING PRINCIPLES

To achieve South Gate's Vision through the year 2035, the City will focus on the following guiding principles:

- **A CITY THAT GROWS:** We will accommodate growth in a manner that preserves the existing community fabric, provides tangible benefits to existing residents and improves the quality of life in the community.
- **A GREEN CITY:** We will create a more attractive and livable community by "greening" the City with trees and landscaping, building more parks and open spaces, and promoting a sustainable relationship with nature.
- **A FAMILY-ORIENTED CITY:** We will actively support our fellow residents by taking care of each other in times of need, inviting new residents to plant roots and stay a while, and supporting institutions that strengthen the social fabric of the community.
- **STRONG NEIGHBORHOODS:** We will preserve and build upon our small town character by protecting and enhancing our neighborhoods and ensuring safe and comfortable housing for all residents.
- **TRANSPORTATION CHOICES:** We will enhance mobility by creating a balanced transportation system that creates safe and attractive streets and promotes walking, bicycling and transit use.
- **ECONOMIC VITALITY:** We will create a prosperous local economy that fosters a broad range of business, promotes an entrepreneurial spirit, preserves and builds ample employment opportunities, and delivers a competitive and trained workforce.
- **VIBRANT TWEEDY MILE AND CORRIDORS:** We will promote economic and cultural vibrancy by reinvigorating Tweedy Mile with distinctive stores and attractions and revitalizing commercial corridors with a mix of uses.
- **LIFE-LONG LEARNING:** We will create a life-long learning community that offers a diversity of educational opportunities to residents of all ages.
- **A BEAUTIFUL CITY:** We will transform South Gate into a beautiful City with a strong sense of place by transforming blighted areas into attractive places, requiring high quality design on new buildings and encouraging a pride of ownership in private property.
- **A HEALTHY ENVIRONMENT:** We will promote healthy lifestyles, provide recreational and cultural activities, reduce noise and air pollution and encourage water and energy conservation.
- **COMMUNITY PARTICIPATION:** We will continue the rich tradition of community and civic participation by engaging an active, diverse and informed citizenry in planning for South Gate's future to work together for the greater good of the community.

