

**MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, FEBRUARY 6, 2018**

**INTRODUCTORY PROCEDURES**

Chairperson Carlos Velasquez called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was led by commissioner Hurtado.

**ROLL CALL:** By Norma Cardenas, Recording Secretary

**Present:** Chairperson Velasquez, Vice-Chairperson Guevara, Commissioner Hurtado, and Commissioner Sylvia Masushige.

**Absent/Excused:** Commissioner Jose Delgado

**Staff:** Community Development Director Joe Perez, Senior Planner Alvaro Betancourt, Assistant Planner Jessica Jimenez, City Attorney Craig Hardwick, and Recording Secretary Norma Cardenas.

**REPORT ON POSTING:** By Norma Cardenas, Recording Secretary

**1. MINUTES**

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of January 16, 2018.

Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to approve the Planning Commission minutes of January 16, 2018. The motion carried (4-0) with all Commissioners in favor and Commissioner Jose Delgado absent.

**2. PUBLIC HEARING**

**GENERAL PLAN SAFETY ELEMENT UPDATE**

Community Development Director Perez introduced this item and explained that it was continued from the January 16, 2018 Planning Commission meeting. Director Perez introduced Aaron Pfannenstiel, the Michael Baker International consultant and Project Manager for the 2018 Safety Element update. Mr. Pfannenstiel gave a detailed presentation regarding the Safety Element. He stated that the Safety Element addresses geologic, seismic, flood, and fire hazards, as well as hazards created by human activity such as hazardous materials and incidents that call for emergency protection. The Safety Element describes the City's efforts to prepare for and respond to emergencies.

Chairperson Velasquez re-opened the continued public hearing.

Being that there were no public comments from the audience, Chairperson Velasquez closed the Public Hearing.

Commissioner Hurtado stated his concerns regarding flooding and emergency response operations.

Vice-Chairperson Guevara asked about the Local Hazard Mitigation Plan. Mr. Pfannenstiel explained that it's under review by the State. He explained that after FEMA reviews the plan it will be ready for the City Council to consider and approve by resolution.

After no further comments, Commissioner Hurtado moved and Chairperson Velasquez seconded the motion to find that the Initial Study and Negative Declaration is complete, correct, and adequate and complies with the requirements of CEQA; to adopt the findings as outlined in Resolution No. 2018-01; to recommend that the City Council adopt the Negative Declaration for the 2018 Safety Element Update to the General Plan and adopt the proposed 2018 Safety Element Update to the General Plan, subject to the recommended conditions of approval, as contained in the attached Resolution No. 2018-01. The motion carried (4-0) with all Commissioners in favor and Commissioner Jose Delgado absent.

### **3. PUBLIC MEETING**

### **OUTDOOR MURAL LOCATED AT 4626 FIRESTONE BOULEVARD FOR THE HOUND BAR**

Community Development Director Perez introduced this item to the Planning Commission. Sr. Planner Alvaro Betancourt gave a brief presentation regarding this project. Sr. Planner stated that the owner of the Hound Bar, Lynn Lupe Martinez, submitted a request for the installation of a painted mural on the exterior east wall of the building located at 4626 Firestone Boulevard. The proposed art work depicts one-half of a woman's face adjoining one-half of a wolf's face on a black background. The proposed mural makes use of four basic colors; black, white, gray and red. The artist, James Haunt, is a Southern California native who combines graffiti, anime and graphic novel genres to produce his signature large scale murals. He noted that the mural must be maintained clean and free of graffiti.

City Attorney Craig Hardwick discussed the Planning Commission's role and standards for reviewing murals.

Chairperson Velasquez opened item to the public.

Virginia Johnson 5751 McKinley Avenue stated that she likes the subdued color of the mural rather than bright colors. She feels that the Art Code should be revised.

Lynn Martinez business owner of The Hound Bar (4626 Firestone Boulevard) stated that if her mural proposal gets approved she will maintain the mural at all times and free of graffiti. She stated that the muralist would repaint the mural if it is damaged with graffiti in a timely manner. She explained that the artist does not use a coating for his murals and requested that recommended condition number seven, requiring an anti-graffiti coating to be removed. Director Perez explained that the Commission has the authority to add or remove conditions.

There being no other comments from the audience, Chairperson Velasquez closed the public meeting.

Commissioner Masushige voiced her support of the proposed mural.

Vice-Chairperson Guevara stated that he enjoys contemporary art and is in favor of the project.

Commissioner Hurtado voiced his support of the proposed mural. Chairperson Velasquez voiced his support of the proposed mural and welcomes more murals to attract visitors to the city.

After no further comments, Commissioner Masushige moved and Commissioner Hurtado seconded to approve the proposed painted mural (with the elimination of the condition of approval requiring a protective coating) at

4626 Firestone Boulevard, The Hound Bar. The motion carried (4-0) with all Commissioners in favor and Commissioner Jose Delgado absent.

**General Business**

None

**Audience Comments**

Ms. Martinez, business owner at 4626 Firestone Boulevard, thanked the Commission for the support regarding her proposed mural.

**City Staff Comments**

None

**Planning Commission Comments**

Commissioner Masushige invited the Commission to attend the Azalea Car show on March 18, 2018.

Chairperson Velasquez- encouraged Public Works Department to apply for ATP Cycle 4 grant funding for the City. He asked if the City is planning to repurpose the rail corridor on Independence Avenue and Ardmore Avenue. Director Perez stated that this area is part of a future large scale plan to connect the new Eco-line station with the Blue Line station.

Commissioner Masushige expressed her concerns regarding outside projects abutting the City South Gate.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Masushige moved and Commissioner Hurtado seconded the motion to adjourn the meeting. The motion carried (4-0) to adjourn the meeting to February 20, 2018. The meeting was adjourned at 8:23 p.m.

Respectfully,

\_\_\_\_\_  
Joe Perez, Secretary

APPROVED:

\_\_\_\_\_  
Carlos Velasquez, Chairperson