



Planning Commission Agenda

TELECONFERENCE

TUESDAY, MAY 17, 2022 AT 7:00 P.M.

DIAL-IN-NUMBER: +1 (669) 900-6833

Meeting ID: 869 2531 4353

https://us02web.zoom.us/j/86925314353?pwd=BAqTuW4Gg0kEc_OdDCm-1Co7z-U85e.1

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

CITY OFFICIALS:

CHAIRPERSON

Fabiola Inzunza

VICE CHAIRPERSON

Jose De La Paz

COMMISSIONERS

Jose Delgado

Diego Sepulveda

Ivy Duarte

REPORT ON POSTING

I, Jose Montano, Acting Administrative Service Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on May 12, 2022, seventy-two hours prior to the scheduled meeting, as required by law.

MEETING COMPENSATION DISCLOSURE

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission is \$125.00 per meeting.

Item No. 1

The Planning Commission will consider a recommendation to the City Council to recognize homes selected for the Home Recognition Program.

Item No. 2

The Planning Commission will review a proposed timeline for upcoming workshops to contribute guidance and direction regarding updating the City's Zoning Code.

Comments

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

AUDIENCE COMMENTS

CITY STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact the Community Development Department. Notification 48 hours prior to the Planning Commission Meeting will enable the city to make reasonable arrangements to assure accessibility.

Any final action of the Planning Commission on this agenda, is appealable to the City Council upon filing the request with the City Clerk's Office, 8650 California Avenue, South Gate, California 90280 (323) 563-9510.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 8650 California Avenue, South Gate, California 90280 (323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org.

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: **May 17, 2022**

Management Analyst: 

Victor H. Ferrer

Community Development Director: 

Meredith T. Elguira

SUBJECT: HOME RECOGNITION PROGRAM 2021/22 – SELECTION OF HOMES

PURPOSE: To review application and select homes to be recognized by the City Council as part of the City's Home Recognition Program.

RECOMMENDED ACTIONS: Select 12 homes for the Home Recognition Program and direct staff to present the selected homes for recognition at an upcoming City Council meeting.

ANALYSIS: The Home Recognition Program (the "Program") recognizes residents who have committed to beautifying and maintaining their homes. Many attractive homes in the City inspire other residents while raising community pride and spirit. The Program will highlight and recognize these homes and motivate others to improve their homes, enhance residential neighborhoods, and improve the quality of life for South Gate residents. The Program has three components: (1) promotion and nominations, (2) selection of awardees, and (3) recognition by the City Council.

This year the Community Development Department received 15 nominations that met the program eligibility requirements. The nominated homes are located throughout the City and were nominated by homeowners, residents, or City Staff; however, most nominations derived from the general public.

Below is a description of the program:

Eligibility

For a homeowner to be eligible to participate in the Program, the property must not have any pending code violation with the Building and Safety Division or have any property maintenance issues visible from the street. Examples include but are not limited to inoperable vehicles, unpermitted canopies, and discarded house items.

Eligible Property Improvements

- Building Improvements
- Landscaping Enhancements
- Consistent high level of general maintenance

Program Outreach

The City advertised the Program on the City's website and social media accounts, with the South Gate Chamber of Commerce and community social media accounts.

Program Procedures

- **Application:** residents and City staff were encouraged to submit nomination of homes deserving recognition via email or in person at City Hall.
- **Verification and Eligibility Determination:** The City verified eligibility for all applications. If applicants met the eligibility requirements, a staff member would conduct an assessment from a distance and took photos to present to the Planning Commission.
- **Selection of Homes:** Per the City Council's direction, the homes will be selected by the Planning Commission. It is anticipated that 12 homes will be recognized by the City Council each year.

Notifications

Following the selection of the 12 homes, the City will notify the selected nominees of the approval. Staff will invite the homeowners to attend the City Council meeting, where the Council will recognize them.

Recognition by the City Council

The residents that are selected to receive a home recognition award will be recognized as follows:

- Recognized by the City Council during a Council meeting and receive a certificate of recognition.
- Receive a lawn sign to be displayed on their front lawn.
- Place a framed photograph of the family in front of their home at City Hall for two months.
- Receive the framed photograph.

BACKGROUND: Over twenty years ago, the City established a Home and Business Beautification Award program in conjunction with the South Gate Chamber of Commerce. The program's purpose was to recognize homeowners and businesses that well-maintained their properties. For several years the City displayed the pictures of the awardees' homes and businesses at City Hall. On July 24, 2018, the City Council voted to re-establish the Home Recognition Program and designate the Planning Commission as the body to select nominees to be recognized by the City Council. Due to the COVID-19 pandemic, the City put the program on hold. Now that the City is re-opening, City staff has re-initiated the program.

ATTACHMENTS: A. Profiles of Nominated Homes



HOME #1



2545 IOWA AVENUE



HOME #2



5725 HARDING AVENUE

HOME #3



8164 CYPRESS AVENUE

HOME #4



8677 DEARBORN AVENUE

HOME #5



8835 BEAUDINE AVENUE

HOME #6



9331 SAN ANTONIO AVENUE

HOME #7



9436 MADISON AVENUE

HOME #8



9534 SAN LUIS AVENUE

HOME #9



10135 JACKSON AVENUE

HOME #10



10231 PESCADERO AVENUE

HOME #11



10235 VIRGINIA AVENUE

HOME #12



10309 CAPISTRANO AVENUE

HOME #13



10341 ORANGE AVENUE

HOME #14



10607 BOWMAN AVENUE

HOME #15




10612 MCNERNEY AVENUE



City of
**South
Gate**

Community Development Department Memorandum

To: Planning Commission
 From: Yalini Siva, Senior Planner 
 Date: May 12, 2022
 Re: Zoning Code Amendments Timeline

As Planning staff has been responding to various questions regarding the current zoning code, there are several zoning topics that could be simplified and further clarified by amending the zoning code. Therefore, staff will be bringing forth these topics to the Planning Commission to review and discuss zoning over the next few months. Each Planning Commission meeting agenda will also include a study session, wherein Planning staff and the Planning Commission will be able to review current zoning code sections and how they may be amended to provide the community with additional clarity regarding the zoning code. The tentative timeline below lists the various topics that will be discussed at the upcoming study sessions.

<u>Date</u>	<u>Topics</u>
May 17:	Fences, hedges and walls Public Hearing Notification mailing radius boundaries
June 7:	Front-yard setback landscaping Temporary structures (canopies, storage sheds, etc.)
June 21:	Signage
July 5:	Entitlement processing Administrative vs. Discretionary processing
July 19:	Landscape
August 2:	Industrial uses
August 16:	Zoning Code Amendment adoption

Fences, hedges and walls

11.23.080 Guidelines for building frontage types.

New development should include a range of frontage types to create an interesting pedestrian environment, add eyes on the street, and define the relationship of building frontages to the public realm. To add character and to reinforce unique qualities of particular communities, specific frontage types have been identified by zone, per Chapter 11.22.

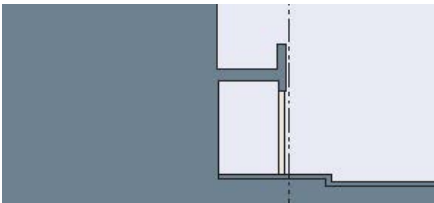
Overall guidelines, applicable to all frontage types, are identified below. Additional guidelines are identified on the following pages for each specific frontage type.

A. General Guidelines Applicable to All Frontage Types.

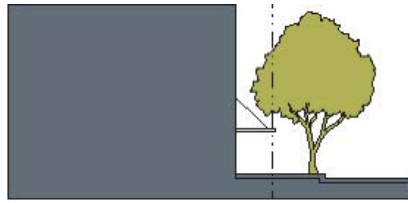
- 1. Each building is encouraged to incorporate the frontage types allowed in the development standards table for the zone applicable to the site.
- 2. Each building should incorporate an allowed frontage wherever the lot’s boundary is adjacent to a public right-of-way or an open space such as a plaza, park, or paseo.
- 3. Unless specified otherwise, a frontage type should be applied for a lot’s entire primary frontage and for at least fifty percent of the side street frontage of a corner lot.
- 4. Ground-floor windows shall not be opaque or tinted.
- 5. As allowed by this section, frontage types may be combined, subject to the review and approval of the director.

Table 11.23-2 Frontage Types

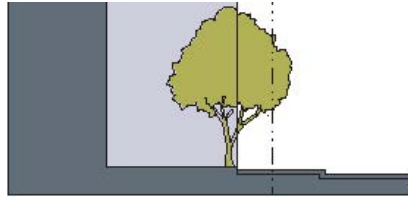
Gallery



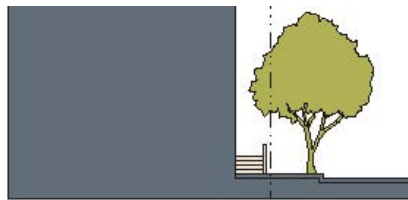
Shopfront



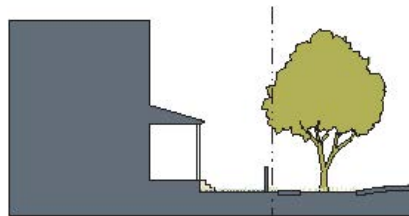
Forecourt



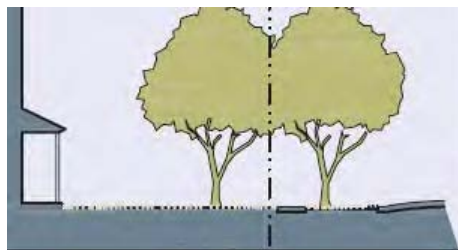
Terrace/Stoop



Porch



Front Yard

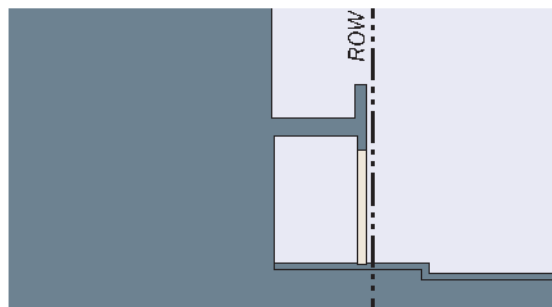


B. Gallery Frontage Type. A gallery is a roof or deck projecting from the façade of a building and supported by columns. Galleries should typically be located behind the property line and outside of the right-of-way. A gallery may be combined with other frontage types such as a front yard, shopfront, or forecourt.

A variety of gallery designs are possible, subject to city approval, per the following, and as further described in the diagram and photos below.

1. The height and proportions of the gallery should correspond to the façade and be consistent with the architectural style of the building.
2. The minimum dimensions of a gallery should measure eight feet in width and twelve feet in height.
3. Soffits, columns, and arches should be treated consistent with the architecture of the building.
4. A gallery shall correspond to the openings along the façade(s) to which the gallery is being applied.
5. Where storefront openings are present, spacing between openings along the right-of-way should measure between eight and thirty feet in relation to the storefront(s) and the height of the ground floor.
6. The use of awnings is discouraged with the gallery frontage type.
7. Street lights are allowed on the face of the gallery columns; provided, that a minimum clearance of two feet exists between the light fixture and any adjacent curb face.
8. Signage may be applied to the gallery per the requirements of this code.
9. The gallery frontage type may be subject to the granting of an encroachment permit by the city.

Section diagram of a gallery.



The below examples represent the general range of scale, configuration, and streetscape typically associated with the gallery frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.



C. Shopfront Frontage Type. Shopfronts are large, glazed openings in a façade filled with doors and transparent glass in a storefront assembly, and may be combined with the gallery and forecourt frontage types. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed to provide a widened sidewalk or a covered area for outdoor dining.

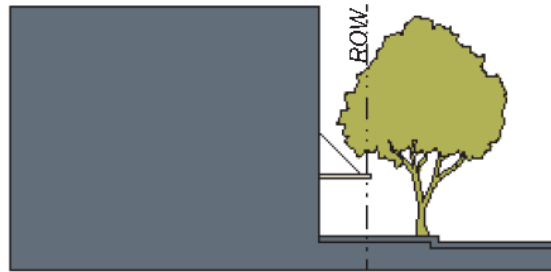
A variety of shopfront designs are possible, subject to city approval, per the following, and as further described in the diagram and photos below. Additionally, guidelines from Section 11.23.070 shall apply to ground-floor retail and pedestrian-oriented uses.

1. Storefronts within the overall façade may be recessed from any frontage line by up to ten feet.
2. Glazing may terminate directly at the grade, in compliance with all applicable requirements. Where a building material other than glazing is provided as a bulkhead transition between the glazing and grade, that material should measure between ten inches and thirty-six inches tall. Aluminum storefront or spandrel panel may not be used as the bulkhead transition material.
3. Storefront windows should provide clear views of merchandise displays within the shop space, and/or a maintained and lighted merchandise display within a display zone of approximately four feet in depth from the glass.
4. Where transoms are present, awnings should be located between the transom and the window below to allow light to enter the building while shading the view of the window for the

pedestrian.

5. Signage may be applied to the shopfront per the requirements of this code.

Section diagram of a shopfront.



The below examples represent the general range of scale, configuration, and streetscape typically associated with the shopfront frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.

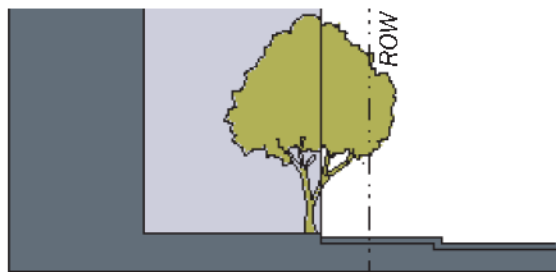


D. Forecourt Frontage Type. A forecourt is a public space formed by a substantial recess in the façade of a building, and may be combined with the gallery and shopfront frontage types. Forecourts are generally appropriate for commercial or civic use or for vehicular drop-off at a civic building or hotel, as distinct from courtyards that are semipublic or private spaces providing frontages of a generally residential character.

A variety of forecourt designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

1. Forecourts should be between fifteen and one hundred feet wide along the adjacent sidewalk or public space, and between fifteen and one hundred feet in depth as measured from the adjacent public sidewalk or open space.
2. The forecourt may be raised up to three feet from the adjacent sidewalk or public space, creating a small retaining wall at the property line, in compliance with accessibility requirements, with entry steps to the forecourt.
3. Where the forecourt is at least forty feet in depth, the forecourt may be terraced from the adjacent public sidewalk or open space and in compliance with accessibility requirements.
4. Where the forecourt is providing vehicular access into the lot, additional street and access requirements apply.
5. Encroachments within the forecourt are allowed up to a cumulative one-third of the width and a cumulative one-third of the depth of the forecourt.

Section diagram of a forecourt.



The below examples represent the general range of scale, configuration, and streetscape typically associated with the forecourt frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.

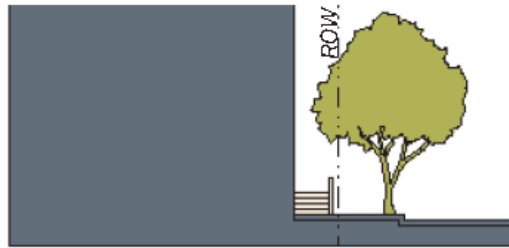


E. Terrace/Stoop Frontage Type. Terraces and stoops are first-floor private or semiprivate entry spaces in close proximity to the frontage line and may be elevated from the sidewalk for privacy with an exterior stair and landing at the building entrance. This frontage type is appropriate for ground-floor residential uses and live/work uses.

A variety of stoop designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

1. This frontage type may be located at grade or raised up to three feet from the adjacent grade to transition into the building.
2. Terraces should measure at least six feet in depth and twelve feet in width.

Section diagram of a terrace or stoop.



These examples represent the general range of scale, configuration, and streetscape typically associated with this frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.



F. Porch Frontage Type. Porches are covered spaces set back from the frontage line, with a front yard between the sidewalk and the porch. Porches can be raised or at grade, and provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define

the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line, with entry steps to the yard.

A variety of porch designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

1. Porches should measure at least six feet in depth and twelve feet in width, and should be consistent with the architectural style of the building.
2. Porches may be at grade or raised up to three feet from the adjacent grade to transition into the building.
3. Fences or walls defining and/or retaining the front yard should not exceed three feet in height from the adjacent sidewalk.
4. Signage may be applied to the porch, per the requirements of this code.

Section diagram of a porch.



These examples represent the general range of scale, configuration, and streetscape typically associated with the porch frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; these examples are not intended to be interpreted literally.



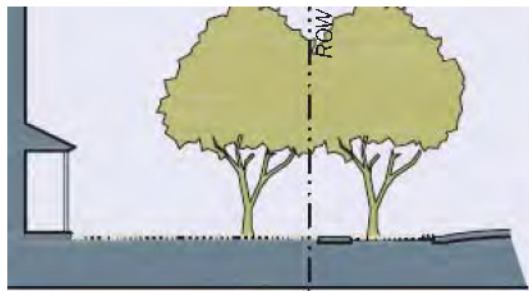


G. Front Yard Frontage Type. Front yards are distinct from the porch frontage type in that the front yard type is intended as a large buffer and area free of major building encroachments created by substantially setting back the building façades from the frontage line. Front yards are intended to be visually continuous with adjacent yards, supporting a common landscape, and should not be fenced.

A variety of front yard designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

1. The size of front yards should be determined by the required front yard setback of the applicable zone.
2. Awnings, balconies, stairs, and porches that provide access to buildings may encroach into the front yard for a maximum of twenty percent of the required setback.
3. Fences may not exceed three feet in height and are subject to the city's approval.
4. In response to the intended physical context of the applicable zone, front yards may be designed as primarily landscape or primarily hardscape, with landscape in containers or planters.

Section diagram of a front yard.



These examples represent the general range of scale, configuration, and streetscape typically associated with the front yard frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.



(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.070 Residential operating standards.

The following operational standards and requirements shall apply to all residential units, buildings, and uses in all zones where residential uses are allowed.

A. Hardscape in Front Setback. Hardscape (driveways, walkways, steps, terraces, and other site design elements that are placed directly on grade) within the front setback shall be limited to the permitted driveway and a six-foot-long access walk to the entry of the residence.

B. Residential Parking.

1. Parking of vehicles shall only occur within the designated driveway or garage.
2. No vehicle or trailer of any kind for daily use may be parked or stored for more than thirty-six hours in any required building line setback area other than on a designated parking space.
3. No recreational vehicle, boat, or trailer of any kind for occasional or recreational use may be parked or stored on a designated driveway.

C. Screening Required. All of the following equipment and spaces shall be screened on all sides and subject to the standards of this section:

1. Solid walls and/or fences of six feet in height shall screen mechanical equipment, garbage receptacles, loading areas, and other unsightly areas, and provide privacy at the back of lots and alongside streets.
2. All rooftop mechanical equipment shall be placed behind a permanent parapet wall and shall be completely screened from view.
3. Screening shall be equal in height to the highest portion of the equipment or ducting and shall be permanently maintained.
4. All wall air conditioner units shall be screened from view with material that is compatible and in harmony with the architectural styling and detailing of the building.
5. Clothes-drying areas shall be screened on all sides by a fence or wall that is a minimum of six feet in height.

D. Noise. All multifamily units and projects shall comply with all general plan and state of California thermal and noise insulation requirements.

E. Lighting. All lighting of the building, landscaping, parking area, and similar facilities shall be hooded and directed to reflect away from adjoining properties.

F. Signs. Signage for residential uses and properties shall be permitted consistent with the sign ordinance.

G. Treatment of Utilities. All utilities shall be underground in accordance with Section 11.30.060, Development requirements.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.080 Multifamily development standards.

To ensure that multifamily development contributes to the overall character and integrity of South Gate neighborhoods, the following standards and requirements shall apply to all residential development, modifications, expansions, and redevelopment of buildings with five or more units in any residential or mixed-use zone:

A. Administrative Plan Review (APR) Required. Multifamily development (including all attached units or condominiums, conversion of apartments to condominiums, and structural/architectural alterations to such developments) shall require APR and approval subject to the standards of Chapter 11.51, Permits and Procedures. All development, design, and operational standards found in Sections 11.25.060, 11.25.070, and 11.25.080 shall be included in the APR. Filing and approval of a subdivision map pursuant to the requirements of Title 12 of this code shall be required for condo development and conversion.

B. Lot and Building Design. All multifamily development in the NL, NM and mixed-use zones shall be consistent with the standards of Sections 11.23.040, Achieving pedestrian/human-scaled development; 11.23.050, Open space requirements; 11.23.060, General building design guidelines; 11.23.070, Ground-floor retail and pedestrian-oriented uses; and 11.23.080, Guidelines for building frontage types.

1. Lot design should minimize the number of curb cuts along the street.
2. All NM zone garages shall be accessed from internal private drives or alleys.

C. Site Walls (Street Screens) and Fences.

1. Defined Parking Areas. At the outside perimeter of all off-street parking areas abutting or visible from a public street, except vehicle and pedestrian entry/exit points, a solid wall, decorative block wall, or a combination of berms (land contouring) and landscaping of thirty-six inches in height shall be provided and maintained.
2. Chain-Link Fences. Chain-link fences are prohibited except for dark vinyl-coated fences used in conjunction with landscape buffering and screened with plantings.
3. Architectural Compatibility. All site walls and fences shall be architecturally compatible to main buildings. Type, texture, and color shall be approved by the director.

4. Interior or rear property walls or fences may be permitted to a maximum of eight feet when adjacent to commercial, industrial, open space utilities, alleys or parking lots. Barbed wire is prohibited. Walls and fences in front yards shall conform with the requirements identified in the development standard table for each zone in this chapter.

D. Refuse and Recycling Areas. A dedicated outdoor area for refuse/recycling shall be provided for all units per Table 11.25-4, or as otherwise recommended by the waste management company. See Chapter 11.44, Recycling and Refuse Facilities, requirements.

Table 11.25-4 MF Refuse/Recycling Area

Unit	Standard
2- to 4-Unit Buildings	8 sq. ft. required per unit
5-Unit or More Buildings	16 sq. ft. required per unit
Enclosure Height	6 ft. required, screened from public view

E. Recorded Easements. A public utility easement shall be recorded for all private streets and public utility areas of a project.

F. Access. Appropriate access routes necessary for fire and safety access, subject to city approval, shall be provided for all areas of a project.

G. Dedicated Unit-Required Amenities. All spaces and amenities required on a per-unit basis by this chapter, including private open space, private storage, and required parking, shall be assigned to each unit and not transferable between units. Such space shall be conveyed as an integral part of the unit.

H. Ownership Covenants. All multifamily development, including all condominiums and attached-unit ownership, shall establish covenants, conditions, and restrictions (CC&Rs) for the individual development, in addition to such CC&Rs that may be required by the Department of Real Estate of California or pursuant to the Civil Code of California or other state laws or policies.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.30.070 Security fencing.

Additional wall height and design features for security fencing may be permitted on a case-by-case basis. Where properties can show the permitted land use or adjacency condition of the property warrants additional security fencing in excess of the applicable zone development standards, the following standards shall apply:

- A. All additional security fencing beyond six feet may be permitted up to a maximum of eight feet subject to an administrative plan review.
- B. Security fencing may be permitted between residential uses along interior or rear property lines subject to an administrative plan review.
- C. The property requesting security fencing shall have at least one of the following conditions:
 - 1. Currently maintains or is applying for an industrial land use consistent with the land use permission of the applicable zone;
 - 2. The property is adjacent to an existing LI, M2, or M3 zone property where security is a concern; and/or
 - 3. The property is adjacent to a road, alley, or utility or easement where security is a concern.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

Public Hearing Notification mailing radius boundaries

11.50.020 Public hearing notification.

When an application or other zoning code matter requires public hearing by the planning commission or city council, the public shall be notified of the hearing in compliance with state law (Sections 65090, 65091, 65094, and 66451.3 of the California Government Code and Section 21000 et seq. of the California Public Resources Code), and by the required method(s) below.

A. Method of Notice.

1. Published Notice. Notice of public hearing shall be published once in a newspaper of general circulation in the city at least ten days before the hearing date.
2. Mailed Notice. Notice shall be mailed through the U.S. Postal Service at least ten days before the hearing date to the following:
 - i. Property owner(s) on record for the subject property, or the owner's agent;
 - ii. Applicant(s); and
 - iii. All owners, occupants and residents of properties within a one-thousand-foot radius of the exterior boundaries of the subject property; notices to residents and occupants shall be mailed to the property address, while notices to owners shall be mailed to the notice address indicated on the latest available assessment rolls in the city.
3. Posted Notice. A notice of the public hearing shall be posted on the subject property in a conspicuous location. Notice shall be posted a minimum of ten days before the hearing date.
4. Other Notice Methods. Where noticing requirements, as stated in subsection (A) of this section, require mailing to one thousand or more properties/property owners, the noticing requirements of state law shall prevail over the above-stated requirements. See Section 65091(a) (4) of the California Government Code.

B. Contents of Notices. Public hearing notices for any zoning code action or application shall include the following:

1. Title of the action/application type.
2. Property Description. A property description of the subject property, including name of the applicant, location of the property by assessor's parcel number, and project application number.
3. Hearing Information. The hearing time, place, and date; hearing body; and phone/address contact information for the department where an interested person could call or visit to obtain

additional information.

4. Statement of Environmental Document. Review and documentation pursuant to CEQA.

(Ord. 2356 § 3, 12-11-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)