

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, MARCH 7, 2017**

INTRODUCTORY PROCEDURES

Chairperson Sylvia Masushige called the meeting to order at 7:11 P.M.

The Pledge of Allegiance was led by Commissioner Colon.

ROLL CALL: By Norma Cardenas, Recording Secretary

Present: Chairperson Sylvia Masushige, Commissioner Angel Colon, Commissioner Jose Delgado, Commissioner Jerry Guevara, and Commissioner Velasquez.

Absent/Excused: None

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 February 7, 2017.

Commissioner Velasquez moved and Commissioner Delgado seconded the motion to approve the Planning Commission minutes of February 7, 2017. The motion carried (5-0).

Director Perez asked that the Hollydale Village Specific Plan be moved and considered next on the agenda.

Chairperson Masushige moved and Commissioner Velasquez seconded the motion to move item number three up in the agenda. The motion carried (5-0).

2. PUBLIC HEARING

**ORDINANCE ADDING THE HOLLYDALE
VILLAGE SPECIFIC PLAN TO THE SOUTH
GATE MUNICIPAL CODE**

Director Perez introduced the Public Final Draft of the Hollydale Village Specific Plan. He introduced planning consultant, Ms. Simran Malhotra of the Arroyo Group who delivered a power point presentation of the Specific Plan.

Director Perez corrected and clarified that a Zoning Map Amendment would not be contemplated and is not required as the current Zoning Map identifies the area of proposed the Hollydale Specific Plan.

Director Perez recommended that the Commission that open the Public hearing, receive input from the

public, and after closing the Public Hearing, make a recommendation to the City Council to adopt the Specific Plan.

Ms. Malhotra introduced the team of consultants involved in creating the Specific Plan. She offered a general overview of the process thus far and presented updates to the plan since receiving input from the public and the Planning Commission at the last study session and public workshop in December 2016.

Ms. Malhotra explained that along Garfield corridor HMU1 Zone is an Urban Mixed Use zone which allows retail office and residential use in a mixed use environment. It also requires that all ground floor uses within this area have pedestrian retail with display windows to create an active environment along that portion of Garfield Avenue. It also allows for residential offices and other uses on upper floors. Along Paramount Boulevard corridor the designation is HMU2 which is an Urban Mixed Use zone and it allows for three to four story mix use that creates a more urban and active environment. Imperial Highway is predominantly zoned HMU3 taking advantage of the proximity to the proposed Gardendale Eco Rapid Transit Station by introducing higher density housing and employment uses along the area. The existing rail corridor is zoned CDR3 essentially building on existing uses and encourages employment generating industrial research and development. In the northern portion of Garfield Avenue in proximity to the Gardendale station the designation for properties is NM for Neighborhood Medium which allows for a variety of multifamily residential development. The northwestern portion of the plan remains M2 Zone which has an established industrial hub of businesses.

Ms. Malhotra spoke on standards and design guidelines for residential as well as commercial projects. She explained that public participants to the specific plan process highlighted colors, materials and finishes as areas of concern. She explained that the plan paid particular attention to color combinations for commercial buildings including limitations on light colors for the building walls and bold colors to accent the building through awnings and signage.

Traffic consultant, Mike Bates spoke on the goal to maintain the existing road system which serves the area and to improve the bicycle and pedestrian facilities. He explained that although the intersection of McKinley and Garfield was originally conceived as a signalized intersection, upon further analysis he would recommend a pedestrian activated illuminated crossing would be a better solution to the public's request for a signal. He explained that a bicycle hub has been added at the proposed Gardendale rail station and bicycle routes on Center Street and Industrial Avenue tied the network together to provide better access to the proposed transit station.

Ms. Malhotra described a comprehensive street tree planting plan that would complement and fill the gaps of the existing residential tree canopy. She also spoke on recommended improvements along Paramount Boulevard and Garfield Avenue including the introduction of a street median and an enhanced pedestrian experience including the installation of shade trees. She also spoke on improved connections to the LA River such as improving entrances and better signage to the river bike path.

Economics consultant, Stan Hoffman spoke on the prospective funding sources that could be pursued to finance some of the public improvement proposals for the specific plan. He discussed Public Works' ongoing efforts to secure grants for regional connectivity, public-right-of-way improvements and vehicular and pedestrian enhancements.

Director Perez provided an overview of public works projects that are fully funded and getting ready for construction on Garfield Avenue, Firestone Boulevard, and Imperial Highway. He also referenced Long Beach Boulevard as also in line for future improvements. He explained that a major source of future

improvements will be facilitated through Measure M which is a new sales tax that will directly benefit the proposed Eco Rapid transit line.

Commissioner Guevara suggested that a change be made to the Land Use Table 4-2 to list permissions as a "C.U.P. (A-U)" instead of a CUP in the footnotes.

He added that on Page 33 Table 4:2: Commercial Uses - E-Cigarettes/Vapor/Smoke Shops/Hookah, the new code is proposing to require a CUP and it refers back to the City's special operational standards of the current Zoning Code; this type of use is limited to shopping centers of 2 acres or more. Commissioner Guevara suggested making an exception to the Hollydale and Tweedy Specific Plan removing the 2 acre requirement. Commissioner Guevara feels that if the City wants a more vibrant environment and pedestrian friendly corridor, it would be the place for this type of use.

Commissioner Colon and Chairperson Masushige recommended keeping all restrictions regarding smoke shops due to previous concerns over their wide proliferation on Tweedy Mile. Commissioner Guevara added that smoke shops will still need a Conditional Use Permit to open. Commissioner Delgado and Commissioner Velasquez agreed with Commissioner Guevara to remove the 2-acre restriction.

Director Perez explained that presently, the use must be on a minimum 2 acre site in addition to the CUP requirement. Director Perez offered three options for the Commission to consider; maintain existing language requiring a minimum 2 acre site plus CUP; remove the minimum 2 acre site requirement and maintain the CUP requirement; or remove the use all together from permissible uses.

Commissioner Colon made a motion to keep the E-Cigarettes /vapor/ smoke shops/ hookah under the allowed land uses with all the restrictions per table 4-2 with the 2 acres requirement and CUP in place, Chairperson Masushige second and the motion failed (2-3) with Commissioner Delgado, Commissioner Guevara and Commissioner Velasquez opposed.

Director Perez asked the Commission to make a different motion or to give direction to staff.

Commissioner Guevara made a motion to exempt E-Cigarettes /vapor/ smoke shops/ hookah from the requirement 11.40.130 subsection 5, which removes the 2 acres minimum requirement. Commissioner Velasquez seconded the motion carried (3-2) to approve e-cigarettes /vapor/ smoke shops/ hookah exemption from requirement 11.40.130 subsection 5 which removes the two acre minimum requirement, Chairperson Masushige and Commissioner Colon opposed.

Commissioner Guevara asked the Commission to look at Page 32 Table 4-2 Commercial Uses- Alcohol Sales, As part of a Restaurant. He added that a restaurant such as "Estrellita Del Mar" that provides live entertainment and serves alcohol under this restriction would not be allowed. In addition, the distance requirement from residential is less than 100ft from commercial and it will not allow for this type of use per the Specific Plan. Commissioner Guevara proposed to eliminate the 100 ft. requirement for this type of use adding that applicant will still be subject to C.U.P. approval.

Commissioner Guevara made a motion to eliminate the 100ft distance requirement for Alcohol sales as part of a Restaurant under Table 4-2 Land Uses for Urban Mixed Use Zone, Commissioner Colon seconded with all Commissioners in favor (5-0).

Chairperson Masushige opened the Public Hearing with no comments from the public.

With no further questions or concerns, Commissioner Delgado moved and Commissioner Velasquez seconded to adopt the Negative Declaration and direct staff to file Notice of Determination that the Commission approved the Hollydale Village Specific Plan and adopt findings as outlined in the attached resolution; and adopt the resolution recommending approval of the Specific Plan with the Planning Commission changes recommended to the City Council for consideration. In addition, that Resolution 2017-01 "Attachment A" be modified to eliminate the words "Zoning Map Amendment" since there is no need for a Zoning Amendment and on page two of the resolution delete item 2. "Adopt the Zoning Map amendment...etc." The motion carried (5-0).

3. CONTINUED PUBLIC HEARING

ORDINANCE AMENDING THE SOUTH GATE MUNICIPAL CODE TO PROHIBIT SINGLE-CAN BEER SALES FOR OFF-SALE ALCOHOL LICENSES

Community Development Director Perez introduced the staff report. This item was originally before the Planning Commission on February 21, 2017 wherein the public hearing was opened, and the item continued in order to obtain additional information.

Staff surveyed other cities and their regulations on single can beer sales and provided a summary to the Commission.

Director Perez explained that the Police Department views the proposed text amendment as a tool to address public intoxication and loitering. He added the proposed amendment originated from City Council direction to bring the matter before the Planning Commission for vetting and recommendation.

Commissioner Colon asked for a representative from the Police Department to be present for future Commission meetings on the matter and felt the proposal was an overregulation for small businesses.

Chairperson Masushige opened the Public Hearing.

Bash Chaudhry, business owner of Freddy's Meat Market located at 3433 Tweedy Boulevard, stated this is an overregulation and that it would hurt small business in the community. He suggested the Commission consider other options such as in a case by case basis, size of can container, additional lighting to the building, and the installation of security cameras. He brought in several single can products to demonstrate to the Commission the variety of products that he would no longer be able to sell if the proposed text amendment passed.

There being no other comments from the public, Chairperson Masushige closed the Public Hearing.

Commissioner Delgado, for clarification, stated that this is only for new businesses and not for existing businesses. He added that this is already part of conditions of approval for off-sale merchants. Chairperson Masushige agreed that this is an overregulation and she has not seen any issues in the community regarding panhandling or loitering. Commissioner Velasquez had a question for Mr. Chaudhry. Chairperson Masushige reopened the Public Hearing. Commissioner Velasquez asked Mr. Chaudhry if he sees a lot of pan handlers in his establishment.

Mr. Chaudhry stated that he does not have this problem. He added for clarification his C.U.P. does have the prohibition but in his interpretation it did not specify a 12oz beer-can container.

Commissioner Guevara asked staff to elaborate more in condition No. 1. He suggested the ordinance be more specific in terms of the limitations and asked where the 10,000 SF figure stemmed from.

Director Perez stated that the 10,000 SF figure was established to account for large retailers which was a concern expressed by the Commission at a previous meeting. Director Perez reminded the Planning Commission that City Council supports this ordinance and directed staff to bring forward language that would prohibit single can beer sales.

Commissioner Colon stated that local establishments will be adversely impacted with this proposal based on his experience.

Commissioner Guevara stated his concern over specialty stores that carry single can craft beers. He added that he didn't want to alienate specialty stores that carry craft beer or wine. He stated that if public safety and intoxication is an issue the City should specify the number of containers as a loop hole can easily be created by purchasing two single can beers versus one.

Commissioner Guevara suggested staff research the City of San Bernardino and their approach to the issue wherein restrictions are applied on a case by case basis. He likewise suggested Lancaster as a case study.

Commissioner Velasquez agreed with Commissioner Guevara and he suggested tabling the item. He would like to see more evidence to see if this is an issue in the community.

Commissioner Delgado stated that he needed additional information before making a decision and suggested law enforcement be present when the item returns for consideration. He recommended continuing the item for next Planning Commission meeting.

Chairperson Masushige closed the Public Hearing.

Commissioner Delgado made a motion to continue the Public Hearing and to continue the item with the direction to invite law enforcement, Commissioner Colon seconded the motion. Motion carried (3-1-1) with Chairperson opposed and Commissioner Guevara abstained.

3. PUBLIC HEARING

ORDINANCE ADDING THE TWEEDY BOULEVARD SPECIFIC PLAN TO THE SOUTH GATE MUNICIPAL CODE

Director Perez introduced this item. This item was continued from the Planning Commission meeting of February 21, 2017. The Tweedy Boulevard Specific Plan will require a General Plan Amendment which means notice to the public needs to reflect that. Staff recommendation is that the Commission close the Public Hearing and table the item. Staff will bring this item back at a future Planning Commission meeting.

Chairperson Masushige made a motion to close the Public Hearing, Commissioner Delgado seconded the motion. Motion carried (5-0). Commissioner Guevara inquired about the General Plan amendment.

Director Perez explained there were parcels in the Tweedy Boulevard Specific Plan that are identified as Light Manufacturing zones creating a conflict with the General Plan as the General Plan does not call for manufacturing in those zones. The recommendation is to amend the General Plan to allow

manufacturing in those areas on the specific plan thus preserving the preexisting manufacturing businesses on the subject parcels.

Commissioner Guevara asked if this applied to the Atlantic education district and asked what type of environmental analysis took place for the specific plan. Director Perez identified the education district as the area in question and stated that a Negative declaration will be prepared for the plan.

Commissioner Colon made a motion to table this item, Chairperson Masushige seconded the motion. The motion carried (5-0) with all Commissioners in favor.

Chairperson Masushige requested the members from the Tweedy Mile Association be invited to the meeting when this item returns to the Commission.

General Business - None

Audience Comments - None

City Staff Comments

Director Perez informed the Commission about a follow up to the previous meeting – the 7-11 at 2811 Firestone has a CUP that includes a Type 21 alcohol license meaning beer, wine and distilled spirits can be sold. He also clarified that the banner at the site is part of a pending Code enforcement case.

Director Perez added that improvements along Southern Avenue include replacing the existing bike path, installing landscaping and will continue moving east as funding is available. Public Works is working diligently to secure funding that would allow continued improvements that would extend to the LA River and South Gate Park.

Planning Commission Comments

Commissioner Colon requested information about time frame after the Election process since this will affect some of the Commissioners.

Director Perez will contact City Clerk's office to obtain information and relate to the Commissioners.

5. ADJOURNMENT


There being no further business before the Planning Commission, Commissioner Guevara moved and Commissioner Velasquez seconded the motion to adjourn the meeting. The motion carried (5-0) to adjourn the meeting to March 21, 2017. The meeting was adjourned at 10:25 p.m.

Respectfully,



Joe Perez, Secretary

APPROVED:



Sylvia Masushige, Chairperson