

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, APRIL 4, 2017**

INTRODUCTORY PROCEDURES

Chairperson Sylvia Masushige called the meeting to order at 7:07 P.M.

The Pledge of Allegiance was led by Commissioner Guevara.

ROLL CALL: By Norma Cardenas, Recording Secretary

Present: Chairperson Sylvia Masushige, Commissioner Jose Delgado, and Commissioner Jerry Guevara,

Absent/Excused: Commissioner Angel Colon, Commissioner Velasquez.

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 Special Joint City Council and Planning Commission meeting of January 17, 2017.

Commissioner Guevara moved and Commissioner Delgado seconded the motion to approve the Special Joint City Council and Planning Commission meeting of January 17, 2017. The motion carried (3-0).

2. MINUTES

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of March 7, 2017.

Commissioner Guevara moved and Commissioner Delgado seconded the motion to approve the regular Planning Commission meeting of March 7, 2017. The motion carried (3-0).

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 to the April 4, 2017 Planning Commission meeting. At that meeting, the Commission requested Police Department representative to be present for questions but will not be available until the meeting of May 16, 2017.

Chairperson Masushige opened the Public Hearing.

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

Commissioner Guevara made a motion to continue the Public Hearing to the Planning Commission meeting of May 16, 2017, Commissioner Delgado seconded the motion. Motion carried (3-0).

4. PUBLIC HEARING

GENERAL PLAN AMENDMENT NO. 2017-01 AND ADOPTION OF AN 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 and that additional noticing need to be made to property owners in the area. Director Perez recommended that the Commission open the Public Hearing, receive input from the public, and continued the item to the next regular Planning Commission meeting of May 2, 2017.

Commissioner Guevara stated that according to the Brown Act, City Officials must recuse themselves if a particular public hearing item can have a direct influence on their properties. In this instance, Commissioner Guevara lives within 500ft of Tweedy Boulevard and for this reason he will not partake on the comment portion of this item. He said he will only take part of the action to continue this item for May 2, 2017.

Ms. Simran Malhotra of The Arroyo Group, 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 gave a presentation and highlighted some of the plans recommendations. She identified that the plan demonstrates a clear vision for new development along Tweedy Boulevard. The plan will be adopted eventually with a Negative Declaration prepared separately by an environmental consultant. She said the plan creates the opportunity to make Tweedy Mile the heart of South Gate again. The goal is to revitalize Tweedy Mile with more unique stores and additional attractions for a younger population. The plan also makes recommendations for improving the urban design of the area.

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 Tweedy Boulevard including enhanced pedestrian experience and the installation of garden rooms along the boulevard. She also spoke on improved connections to the LA River such as improving entrances and better signage to the river bike path and South Gate Park.

Ms. Malhotra explained the different types of mixed used zones. “Tweedy Mixed Used 1 (TMI)” and it essentially covers the western end of Tweedy Boulevard all the way to Alameda Street and a small portion of Atlantic Avenue north of Tweedy Boulevard. This zone allows for business and employment uses, service uses and residential uses. It also allows for these uses to be provided as a standalone format or in a mixed used format. The permitted densities are 20 to 30 units per acre and a maximum FAR of 1.25.

“Tweedy Mixed Used 2 (TMU2)” which covers the central portion of Tweedy Boulevard focuses on mixed use with retail office, medical and residential uses and this preserves and builds upon existing buildings. The densities permitted are up to 40 units to the acre in a FAR of 1.5.

The proposed Specific Plan preserves a portion along Atlantic Boulevard on the East side as “Light Industrial (LI)” and “Light Manufacturing (M2)” Zone thereby allowing those established uses to continue. The Light Industrial Zone also allows for existing uses to be maintained.

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.

Mike Bates, the transportation consultant, recommended treating Tweedy Boulevard as a community street or a “complete street” with entire access for the neighborhood. The plan calls for widening and replacing crosswalks; new traffic signals; improved bicycle network; and a shuttle along Tweedy. Along Tweedy Boulevard, four lanes of traffic will be maintained though the Plan recommends adding a bike lane or share-rows to create a safer environment for cyclist.

Also, in the parking strategy encourages visitors to park once and then walk to various destinations instead of getting back in the car and drive to various location. It allows for a shared parking program in certain areas.

Commissioner Delgado asked who part of the steering committee was. Ms. Malhotra stated that the steering committee included members of the Tweedy Mile Association, residents of the community including business and property owners and that the committee consisted of 15 to 20 members.

Commissioner Delgado added if there was discussion regarding increasing, decreasing or maintaining the same level of parking stalls along the corridor. Ms. Malhotra stated at this point the Plan does not recommend adding to the public parking supply of the area. She added that as time goes by and as development comes in, there may be need for additional parking. All new residential uses will require their own on-site parking. The plan recommends shared parking between uses especially when there are seasonal opportunities.

Commissioner Delgado asked about parking fees along Tweedy Boulevard. Ms. Malhotra stated that this was discussed at one of the community meetings and steering committee meetings and that the team felt that Tweedy Mile is not at a stage to justify a paid parking approach.

Chairperson Masushige opened the Public Hearing.

Cristina Montalvo 9815 Virginia Avenue, South Gate CA 90280 expressed concerns about water improvement infrastructure utility increase for residents. Ms. Malhotra explained that on the executive summary it has a small section under Capital Improvement Program, Chapter 7 page 127 – The Civil Engineer identified several water lines that might need replacement only for new development, however; no upgrade is necessary at this time.

Ms. Moltavo inquired about completion of the project located on the corner of California Avenue and Tweedy Boulevard. Director Perez stated he will contact Public Works regarding a time frame and completion date.

Jaime Granados 9728 Annetta Avenue, South Gate CA 90280 inquired about sidewalks and landscape upgrades for his neighborhood. Ms. Malhotra stated that sidewalk improvements in the Specific Plan focuses on the Tweedy Mile from State Street to Hunt Avenue. Director Perez added that a standard maintenance funds might be available and that he would contact the Public Works Director on the matter and relay the information to the property owner.

Marco Mosquesda 3619 Tweedy Boulevard, South Gate CA 90280 asked if any improvements described in the plan would be available for business owners. Ms. Malhotra explained that the Specific Plan is establishing zoning only and does not require business owner to do any upgrades. She added that if in the future business owners decide to upgrade the building they will follow the development standards of the plan.

Director Perez stated that the City adopted a “Commercial Rehabilitation Program” this is a Community Development Block Grant Fund that allows up to \$30,000 per business with a 20% matching amount of funds from the business owner for exterior facade improvements.

Jasmine Esquivel 9735 Alexander Avenue, South Gate CA 90280 shared her concern about traffic congestion along Tweedy Boulevard with the addition of a bicycle share-row; she added that Alexander Avenue already has a bike lane and motorist speed on her street making it dangerous for cyclists.

Ms. Malhotra explained that the Specific Plan recommends bike lanes along Tweedy Boulevard to make it accessible to other areas in the City. She added that between State Street and Alexander Avenue the Plan is proposing a bike route where bicycles and cars share the road way with the marking shown in the illustration.

The City has a Bicycle Plan in place and it also has plans to add bike paths to Missouri Avenue and Michigan Avenue. The City anticipates that more bikes will use those streets to travel east and west bound and that Tweedy Boulevard is an important aspect of the bicycle network in order to allow more connections to the bicycle network.

Ms. Esquivel asked if the proposed open spaces behind the business areas will be owned by the businesses or will these be public areas. Ms. Malhotra explained that the boulevard will allow two types of open spaces, outdoor dining for a particular business will be for patrons of that business and the garden rooms along Tweedy Boulevard will be public spaces.

Commissioner Guevara added that a long term vision for the City is the use of alternative modes of transportation in an effort distance ourselves from the automobile as the only form of transportation.

Tracy Martinez 9929 Pinehurst Avenue, South Gate CA 90280 is not in favor of a bike lane on Tweedy Boulevard if it is going to take away street parking. Ms. Malhotra stated that the plan does not have any plans to eliminate existing parking.

Jose Diaz 4614 Tweedy Boulevard, South Gate CA 90280 said he is concerned about vandalism in his neighborhood. He added that in his opinion bicycles bring more traffic to the boulevard and cause accidents.

Evelia Sanchez 10141 Bowman Avenue, South Gate CA 90280 inquired if the plan will assist property owners with home improvements. Director Perez informed Ms. Sanchez that the City has a home improvement program available for residents and will provide her with information on the program.

Juan J. Duran 9716 Kauffman Avenue, South Gate CA 90280, is concerned about motorists speeding on Kauffman Avenue between 4p.m.-6:30 p.m., he would like to see more police enforcement in the neighborhood. Director Perez notified Mr. Duran that he would forward his concerns to the Police Department.

Miriam Loya 10215 Kauffman Avenue, South Gate CA 90280 stated that there are pot holes on Kauffman Avenue that need to be fixed. She added that owns a business along Atlantic Avenue and is concerned about vandalism. She stated that her house was burglarized and that several cars in the neighborhood were burglarized. In the future, she would like to see more police enforcement in her neighborhood. Director Perez acknowledged Ms. Loya's concerns and assured her he would forward the information to the Public Works Department and Police Department.

Elizabeth Rodriguez 10242 Virginia Avenue, South Gate CA 90280 said her concern is regarding eliminating any street parking. She spoke in favor of the bike lane along Tweedy Boulevard. She stated that her daughter uses a bike lane along Southern Avenue for school and work within the City.

Ms. Malhotra explained that the Specific Plan does not plan to eliminate any existing parking along Tweedy Boulevard.

Jesus Chavez 3315 Michigan Avenue, South Gate CA 90280 had concerns about eminent domain. He added that he is in favor of a bicycle lane on Tweedy Boulevard. He would like to see something similar to Gardendale Avenue's bike lane if possible.

Jessica Leon 4623 Tweedy Boulevard South Gate CA 90280 is a resident and works on Tweedy Boulevard. She would like to know how the plan is going to affect residents and business owners in the neighborhood.

Ms. Malhotra stated that, once adopted, the plan will allow property owners to upgrade their property if they choose following the design standards. Property owners will be allowed to develop to the maximum densities that are being proposed depending on the zone they are in. The Plan also recommends public improvements along the boulevard, landscape, signage and bicycle lanes.

Ms. Leon also would like to know if the Building Codes will change due to the Specific Plan. She added if property and sale taxes will increase.

Director Perez stated that the Building Codes that are in effect at the moment will remain in place with no change. Mr. Perez mentioned that the City is not planning to raise sale or property taxes at this time and that the plan is not recommending any type of increase.

Commissioner Guevara asked Director Perez to elaborate on Capital Improvement Projects. In response Mr. Perez stated that the C.I.P. identifies several improvement projects throughout the entire City. This particular plan identifies specific improvements that would impact Tweedy Boulevard. It also identifies potential funding for improvement; it can include federal funding, and State Grants. There are specific measures that were recently approved that have to do with Eco Rapid Transit that enable the City to receive over a million dollars a year just for street improvements.

Waldo De La Rosa 2804 Indiana Avenue South Gate CA 90280 said he is concerned about how the Plan is going to benefit the west side of Tweedy Boulevard.

Ms. Malhotra stated that the benefits of the Specific Plan are not limited to one particular area. The improvements within the Tweedy Mile are to revitalize the shopping district and street improvements and bicycle lane will be for the entire boulevard.

Tony Martinez 9932 Hunt Avenue, South Gate CA 90280, said that in the past bicycles needed to be registered in the City, and suggested the City reinstate this practice to identify South Gate cyclists.

Angelo Hernandez 10400 Hunt Avenue, South Gate CA 90280, said he is not in favor of the bicycle lane on Tweedy Boulevard as he feels it will add more traffic. He stated that instead he would like to see additional police enforcement. He added that he called Police Department on a Sunday evening at 9 o'clock and it took 45 minutes for an officer to come.

John Trujillo 2018 Missouri Avenue, South Gate CA 90280 he feels the west side of Tweedy Boulevard is being neglected and that there is not enough street parking in the neighborhood.

Balvina Duran 9716 Kauffman Avenue, South Gate CA 90280 said her concern was regarding an overgrown dry palm tree in front of her property. Director Perez assured her he would forward the information to the Public Works Department.

After no further comments, Commissioner Guevara made a motion to continue the Tweedy Boulevard Specific Plan to the next regular Planning Commission meeting of May 2, 2017, and Commissioner Delgado seconded the motion. Motion carried (3-0).

General Business - None

Audience Comments - None

City Staff Comments

Director Perez informed the Commission about a rebranding project for the City that will include a new City logo and tag line. We will be asking for community input and Commissioners are invited to attend to the community branding meeting on April 24, 2017 at 6p.m. at the South Gate Civic Center.

Planning Commission Comments - None

5. ADJOURNMENT


There being no further business before the Planning Commission, Commissioner Delgado moved and Commissioner Guevara seconded the motion to adjourn the meeting. The motion carried (3-0) to adjourn the meeting to May 2, 2017. The meeting was adjourned at 9:08 p.m.

Respectfully,



Joe Perez, Secretary

APPROVED:



Sylvia Masushige, Chairperson