

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, MAY 2, 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 Hurtado, and Commissioner Jerry Guevara,

Absent/Excused: Commissioner Delgado, Commissioner Velasquez.

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

REPORT ON POSTING: By Norma Cardenas, Recording Secretary

1. MINUTES

The Planning Commission considered the minutes for the regular Planning Commission meeting of April 4, 2017.

Commissioner Hurtado made a motion to continue the minutes because the Commissioners who attended the April 4, 2017 meeting are not present; Commissioner Guevara seconded the motion to continue the Planning Commission minutes of April 4, 2017. The motion carried (3-0).

2. 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**

This item was continued from the Planning Commission meeting of April 4, 2017. Director Perez recommended that the Commission open the Public Hearing, and receive input from the public as part of the continued public hearing for a draft Specific Plan for the Tweedy Boulevard. He explained that the Tweedy Boulevard Specific Plan will require a General Plan Amendment which in turn means re-

noticing to the public. The Planning Commission will make their recommendations on the draft Specific Plan and ultimately the plan will go to the City Council for final recommendations and approval.

Commissioner Guevara disclosed that he resides within a 500ft radius of the Specific Plan boundary and therefore would not participate in the discussion. However, upon the advice of the City Attorney, he would take part in the public hearing in order to preserve a quorum.

Ms. Simran Malhotra, Project Manager with the Arroyo Group, gave a short presentation and highlighted the plan's 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 consulting. 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 public right of way and the interactions between vehicular traffic and pedestrian safety.

She also explained the need for a General Plan Amendment in order to preserve multifamily properties to the north of Tweedy Boulevard between Victoria Elementary School and east of San Miguel Elementary. The goal is to change the zoning designation from NL (Neighborhood Low) to NM (Neighborhood Medium), thereby establishing internal consistency between the General Plan and the Specific Plan.

Chairperson Masushige opened the Public Hearing.

Carlos Amador, 9293 Park Avenue, spoke about roads needing repairs and the general lack of infrastructure upkeep in the City. He also shared his concerns about potential cost overruns, and property tax increases. Commissioner Guevara informed Mr. Amador that he is outside the boundary of the Specific Plan and received the notice as a courtesy because he is within 500ft of the Specific Plan. Mr. Perez clarified that the City is not planning on raising sale or property taxes at this time and that the Specific Plan is not recommending any type of tax increases.

Antonio Pineda, 10226 Rosewood Avenue, questioned why his property was included in the Specific Plan area.

Kim Carter, 10106 Pescadero Avenue, expressed her concern about the possibility of eminent domain and property taxes increasing.

Nick Garcia, 10223 Rosewood Avenue, expressed his concern about bicyclist safety on Tweedy Boulevard should the City choose to add a bike lane. Evan Greenspan- President of the Tweedy Mile Association located at 3405 Tweedy Boulevard, expressed his gratitude for the work accomplished by the Arroyo Group. He complimented their community outreach efforts, their ability to listen to the concerns of business owners and for helping articulate a vision for the Tweedy Boulevard. He described the Specific Plan as a positive step forward and that it would help positively shape the future of small businesses along Tweedy Mile. He expressed his desire for a new vision for Tweedy Mile and felt confident the Arroyo group accomplished this with the Specific Plan.

Teresa Garcia, 9733 San Juan Avenue, expressed her concerns about bicyclists sharing Tweedy Boulevard and feels there will be greater benefit from additional street maintenance instead.

Guadalupe Meda, 9732 State Street, expressed her concerns about the landscaping along Southern Avenue. She also noted that she is not in favor of the Specific Plan. She feels safe in her community the way it is at the moment and would like for the boulevard to remain the same.

There being no additional comments from the public, Chairperson Masushige closed the public hearing.

Ms. Malhotra stated that the audience has the misconception of the possibility of eminent domain which she explained is absolutely not the case. The specific Plan is to regulate the zoning of the area. She added that this process is to make the zoning designation consistent with what already exists.

Commissioner Hurtado explained that before the 2009 update, the City's General plan was over 3 decades old. He further explained that in the process of updating, some things were overlooked and the Specific Plan effort addresses these oversights. He stated that the City had several meetings and community outreach efforts over a 3 year period on the Tweedy Mile Specific Plan. He explained that the reason why some residents were included in this notice was to give the public additional information of what is happening in the surrounding neighborhoods. He stated that there is no intention nor means to use eminent domain as part of the Specific Plan process.

Commissioner Hurtado explained that the City uses other resources such as the gas tax, Measure M tax and Measure R for street improvements and maintenance. He added that over the last 12 years the City has made significant park improvements in the city and about 21 million dollars had been brought in for improvements none of which are from sales taxes or property taxes. He reiterated that there is no plan to raise property tax for the purpose of implementing improvements forwarded by the proposed Specific Plan.

Commissioner Guevara stated concerns over the General Plan amendment affecting Neighborhood Medium Zones to the north of Tweedy Boulevard. Ms. Malhotra explained that since existing properties are already 75 percent Multi-family today, it makes sense to update the Zoning and the General Plan to reflect the higher density housing stock.

Commissioner Guevara added his concern about the Tweedy Education District. He suggested Industrial Flex as an option instead of Manufacturing Zoning. Ms. Malhotra explained that these are existing uses along Atlantic Boulevard and are in keeping with M2 or M3 Zoning. Industrial Flex would make many of these uses legal non-conforming.

Commissioner Guevara asked if a Negative declaration or a mitigated Negative Declaration was filed with the proposed Specific Plan. Environmental consultant, Mark Blodget stated that both the adopted General Plan and the proposed Specific Plan provided mitigation measures. He explained that an abundance of programs, implementing tools and policies go a long way to mitigate any potential impacts that they could anticipate. He added that mitigation measures are addressed in the Specific Plan and Air Quality Management District already has regulations in place to address all these issues.

Commissioner Guevara referred to Page 35 of the Specific Plan under Recreational Education and Public Assembly uses for library/galleries/ museums and clarified that it states that it will require a CUP. He suggested that "galleries" be allowed under an administrative permit. Ms. Malhotra stated that this can be a city policy. She explained that art galleries are a smaller foot print than a museum or libraries.

Ms. Malhotra suggested adding a foot note regarding galleries within a certain size to be approved with an administrative permit.

Commissioner Guevara asked the Commission to look at Page 36 Commercial Uses- Alcohol Sales, as part of a Restaurant. Commissioner Guevara proposed to eliminate the 100 ft. requirement for this type of use. He also referenced Pg. 37 under animal sales and services; He suggested removing the C.U.P. requirement for this use. Ms. Malhotra explained that if there is a pet store adjacent to businesses or residential neighborhoods, it might cause issues regarding odor and noise.

Commissioner Guevara also recommended that cell site antennas be allowed only as an auxiliary use and not a primary use for both TMI and TMU2 Zones. He recommended removal of the C.U.P. process and that it be allowed with an administrative permit process, subject to our current ordinance requirements. Lastly, he recommended allowing hookah lounge establishments with a C.U.P. under the TMU2 Zone, only hookah not e-cigarettes or tobacco shops and being exempt of the 2 acre site requirements.

Commissioner Hurtado and Chairperson Masushige disagreed with the recommendation to allow Hookah lounges in the TMU2 Zones.

Director Perez suggested removing the CUP requirement for galleries. Ms. Malhotra made the suggestion to add a foot note that art galleries with less than 1000ft, an administrative permit would be required.

Attorney Craig Hardwick added that since the zoning code has a single definition for library/gallery/museum and even if the City limits it to an art gallery of less than 1000sf an applicant who would like to run a library or museum of the same size could argue that he/she is entitled to an administrative permit because there is no distinction under the zoning code definitions.

Director Perez asked the Commission for a motion that addresses Commissioner Guevara's recommendations.

1. To allow library/museum/gallery with a C.U.P. for such uses over certain square footage. In addition, anything under certain square footage an administrative permit will be required.
2. City will add an "AU" meaning that Cellular antennas will be an accessory use or secondary use, not a primary use.
3. To remove distance requirements for alcohol being sold as part of a restaurant.

Commissioner Guevara made a motion to approve recommendations as listed above. Commissioner Hurtado seconded the motion. The motion carried (3-0) with Commissioners Velasquez and Commissioner Delgado absent.

Commissioner Guevara made a motion to allow tattoo and body modifications with an administrative permit subject to code requirements and allow hookah lounges with a C.U.P. excluding the 2 acre site requirement. Motion died for lack of second.

After no further comments, Commissioner Hurtado made a motion to approve the General Plan Amendment No. 2017-012 with the modifications made by the Commission and the adoption of an

Ordinance adding the Tweedy Boulevard Specific Plan to the South Gate Municipal Code. Chairperson Masushige seconded the motion. Motion carried (3-0) with Commissioners Velasquez and Commissioner Delgado absent.

General Business - None

Audience Comments

Carlos Amador, 9293 Park Avenue, South Gate, stated that the Commission needs better communication with elected officials.

Nick Garcia, 10223 Rosewood Avenue, stated that he only received one flyer regarding this project. He hopes in the future communication will improve.

John Trujillo, 2818 Missouri Avenue, stated that businesses need additional public parking.

City Staff Comments

Director Perez thanked the Commission for all their participation and hard work.

Planning Commission Comments - None

5. ADJOURNMENT


There being no further business before the Planning Commission, Commissioner Guevara moved and Commissioner Hurtado seconded the motion to adjourn the meeting. The motion carried (3-0) to adjourn the meeting to May 16, 2017. The meeting was adjourned at 9:30 p.m.

Respectfully,



Joe Perez, Secretary

APPROVED:



Sylvia Masushige, Chairperson