

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, JUNE 6, 2017**

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 Delgado,

Absent/Excused: Commissioner Sylvia Masushige.

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

CONSENT CALENDAR - Agenda Items 1a, 1b, 1c and item 2 were unanimously approved by motion of Commissioner Hurtado and seconded by Vice-Chairperson Guevara, with Commissioner Masushige absent.

1. Minutes

a. Ratifying the action regarding the Minutes of the Regular Planning Commission meeting of April 4, 2017. The Planning Commission ratified its action taken at its May 16, 2017 meeting to approve the minutes of the regular Planning Commission meeting of April 4, 2017.

b. Approving the Planning Commission Regular Meeting minutes of May 2, 2017.

c. Approving the Planning Commission Regular Meeting minutes of May 16, 2017.

2. Ordinance amending the South Gate Municipal Code to prohibit single container beer sales for off-sale alcohol licenses The Planning Commission unanimously ratified its action taken at its May 16, 2017 meeting to recommend that City Council make no changes to the Municipal Code regarding single container beer sales.

3. PUBLIC HEARING

**TENTATIVE PARCEL MAP. NO. 74973 LOCATED
AT 12411 INDUSTRIAL AVENUE**

Community Development Director Perez introduced this item to the Planning Commission. Assistant Planner Jessica Jimenez gave a brief description of the tentative parcel map application. The proposed parcel map would subdivide the site into two parcels. Lot No. 1, which is the larger of the two lots, is located at the

southwest portion of Century Boulevard and Industrial Avenue. Per the applicant, Nextrade and Texever, the current tenants, will continue to occupy the existing building. Lot No. 2 is located at the northwest portion of Century Boulevard and Industrial Avenue. The applicant, JR & CO. LLC, intends to develop the newly created parcel in the future for the expansion of the existing business.

Chairperson Velasquez opened the public hearing.

J. R. Cho, property owner, 12411 Industrial Avenue, spoke about the project and explained the need for the subdivision. He intends to expand his existing business on the vacant lot No. 2.

Commissioner Hurtado asked Mr. Cho if the expansion will include the creation of more jobs. Mr. Cho explained that possibly 2 or 3 new positions will be created since his business is mostly import and export.

Commissioner Hurtado shared his concern about the impact the proposal will create for the neighborhood.

Sr. Planner Betancourt added that the business does not have high volume traffic presently and would continue to have a low traffic presence after the expansion.

Vice-Chairperson Guevara asked if the vacant lot will be paved and if it will provide sufficient parking for the establishment. Assistant Planner Ms. Jimenez stated that this will be part of Public Works' requirements.

Aldo Nunez, resident, 6010 Florence Avenue, shared his concern with this project due its proximity to his property. He explained that in the past the vacant lot was used for truck parking and was used as a truck stop.

Mr. Cho explained that the previous owner subleased the vacant lot to a trailer company. Mr. Cho terminated the lease and now the lot remains vacant. He also put gravel to eliminate dust, maintains the street and his property clean at all times. He said that the new proposed warehouse is expected to eliminate any dust problem and the impact from added employee vehicles will be minimal.

Commissioner Delgado added that for clarification this item is only for the subdivision of the lot.

With no additional questions from the audience, Chairperson Velasquez closed the public hearing.

After no further comments, Commissioner Hurtado moved and Commissioner Delgado seconded the motion to approve Tentative Parcel Map No. 74973, subject to the recommended conditions of approval, as contained in Resolution No. 2017-03, and any other limitations and/or conditions the Planning Commission may wish to impose; and ACCEPT the determination that this project is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act; and ADOPT the findings as outlined in Resolution No. 2017-03. The motion carried (4-0) with all Commissioners in favor and Commissioner Masushige absent.

3. RECEIVE AND FILE

ECONOMIC DEVELOPMENT PROJECT UPDATE

Community Development Director Perez presented Commissioners with an overview of several economic development projects in the City.

Commissioner Hurtado stated his concern about the proposed five story apartment building proposed as part of a mix-use development at 9923 Atlantic Avenue.

In addition to private development, Director Perez said the City is also working to repurpose and activate properties controlled by the City, the Successor Agency to the former Redevelopment Agency, and the Housing Authority.

Director Perez also is communicating with the Los Angeles County Office of Education, in order to make use of the currently vacant former Rancho Market building on the south east corner of Paramount and Gardendale.

Hollydale Specific Plan as well as Tweedy Mile Specific Plan were also included in the presentation.

After no further comments from the Commission, Commissioner Hurtado moved and Vice- Chairperson Guevara seconded and the motion carried (4-0) with Commissioner Masushige absent to receive and file the presentation of the Economic Development project update.

General Business - None

Audience Comments

J. R. Cho, 12411 Industrial Avenue, thanked the Commission and staff for approving his project. He added that he is looking forward to the new projects in the City.

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, Chairperson Velasquez moved and Commissioner Hurtado seconded the motion to adjourn the meeting. The motion carried (4-0) with Commissioner Masushige absent to adjourn the meeting to June 20, 2017. The meeting was adjourned at 8:36 p.m.

Respectfully,



Joe Perez, Secretary

APPROVED:



Carlos Velasquez, Chairperson