

**MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, NOVEMBER 21, 2017**

**INTRODUCTORY PROCEDURES**

Chairperson Carlos Velasquez called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was led by Commissioner Delgado.

**ROLL CALL:** By Norma Cardenas, Recording Secretary

**Present:** Chairperson Velasquez, Commissioner Hurtado, Commissioner Sylvia Masushige, and Commissioner Delgado,

**Absent/Excused:** Vice-Chairperson Guevara

**Staff:** Community Development Director Joe Perez, Senior Planner Alvaro Betancourt, Assistant Planner Jessica Jimenez, City Attorney Craig Hardwick, Public Work Director Arturo Cervantes, 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 October 3, 2017.

Commissioner Hurtado moved and Commissioner Delgado seconded the motion to approve the Planning Commission minutes of October 3, 2017. The motion carried (3-0) with all commissioners in favor with Vice-Chairperson Guevara and Commissioner Masushige absent.

**2. PUBLIC HEARING**

**MODIFICATION OF PRECISE PLAN NO.  
18 AND SITE PLAN NO. 283 FOR SOUTH  
GATE PLAZA LOCATED AT 9923  
ATLANTIC AVENUE.**

Community Development Director Perez introduced this item to the Planning Commission.

Senior Planner Alvie Betancourt gave a presentation for this project. The project involves the construction and subsequent occupancy and operation of a new mixed-use development, consisting of residential, commercial and office uses, on a 3.84 acre site. The development will include one five-level mixed-use building (multi-family, retail and office) and three commercial (retail) buildings. In addition, the five-level mixed use building will have two levels of commercial and office uses facing the Atlantic Avenue frontage and two levels of parking off the Pinehurst Avenue frontage. Multiple-family units would be located on the upper three levels over the parking area. The proposed project will have a total net floor area of 45,064 square feet (sf) of residential (providing for 91 units and associated private open space), and 39,482 sf of commercial (including 35,732 sf of retail and 3,750 sf of office uses). A total of 228 parking spaces would be provided within an attached parking structure for the residential units. An additional 166 surface-lot parking spaces would be provided for the commercial and offices uses.

If permit parking is approved by residents adjoining the development, developer will pay permit parking fees for two years for residents on Pinehurst, Rosewood and Walnut Avenue between Tweedy Boulevard and Tenaya Avenue.

Commissioner Masushige arrived 7:10 p.m.

Arturo Cervantes, Director of Public Works explained that the associated traffic study complies with all the City requirements and will be subject to Public Works final approval. Director Cervantes stated that on Pinehurst Avenue the developer will dedicate, construct and widen the street by five feet in the northbound directions along the frontage of the proposed development. Developer will also install new traffic signals at the southerly driveway on Atlantic Avenue. It will include egress and ingress on Pinehurst Avenue and Atlantic Avenue. The project includes bike racks within the development.

Chair Person Velasquez opened the public hearing.

Tom Hall, resident, 10505 St. James Avenue expressed his concerns about traffic congestion, egress and ingress to the development, and suggested that the project be done at a smaller scale.

Marcia Rodriguez Cox, resident, 10225 Pinehurst Avenue stated that she is in favor of progress in the City but is opposed to this project. She added her concerned about parking and traffic congestion on Pinehurst Avenue.

Walter Garcia, resident, 10243 Pinehurst Avenue expressed his support of the project and that he was impressed with the concept and goals of the proposal and urged the Planning Commission to approve the project.

Sandra Ochoa, resident and neighborhood watch captain, 10218 Rosewood Avenue expressed her support of the project. She recommends additional police patrol due to speeding on Atlantic Avenue and Tweedy Boulevard. She suggested adding more parking for employees and

consumers. She suggested the traffic study should include the additional traffic created by the future schools such as Legacy Middle School.

Gladis Magana, resident, 10301 Pinehurst Avenue expressed support for the project.

Angelica Martinez, resident, 10129 Orange Avenue expressed her concerns about traffic congestion and suggested that the project not be approved at this scale. She feels that crime rate will rise, and population will increase. She added that the City needs to invest in more road improvements.

Father Angel Castro, 8912 South Gate Avenue, expressed his support of the project. He is excited about these developments and believes new housing developments gives the City an opportunity to grow. He would like the city to consider hiring additional police officers.

Claudia Benavides, resident, 9933 Orange Avenue expressed her opposition to rental units.

Jaime, resident, 10124 Pinehurst Avenue expressed his concern about speeding on Pinehurst and Atlantic Avenue. He spoke in favor of the development but would like a smaller density.

Francisco Amezcua, resident, 10000 Rosewood Avenue said he is concerned about the residential part of the project and the impact about the traffic congestion on Atlantic Avenue.

Hezi Kashanian, Universal Properties Investments representative, 606 E. 8th Street, Los Angeles CA thanked the Commission and audience for participating in the meeting. He explained this development will create jobs, add housing for the community, and provide revenue for the City. He added that the development includes 51 additional parking spaces, which exceeds the required parking per code.

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

Commissioner Hurtado suggested that the traffic study include the two additional schools on Tweedy and consider the impact of the traffic around the area. He added that the anticipated revenue is about \$50,000 per year and not one million dollars as stated by the developer. He said he was happy to see residents in attendance who support the project as well as those who have concerns about the development.

Commissioner Hurtado requested staff to include revenue estimate as part of the City Council report. He suggested the developer to pay for one additional year for neighborhood permit parking.

Applicant Hezi Kashanian agreed to payment for neighborhood permit parking be increase from two to three years as requested by Commissioner Hurtado.

Commissioner Delgado thanked the audience for attending the meeting, and commented that he would like the traffic impact analysis to be finalized prior to the project being presented to City Council.

Director Cervantes stated that the school is working in synchrony with this development. He added that Tweedy Boulevard and Atlantic Avenue intersection will be widened to address and relieve traffic. A new roadway on Chakemko will create an outlet and provide some relief to the existing congestion. The new Legacy Middle School will also install a new traffic signal. The final traffic analysis is required to reflect the school and must receive Public Works approval.

Applicant Hezi Kashanian shared with the Commission that the anchor tenant would be WSS shoe store, along with national tenants and restaurants. The project completion timeline will be approximately 18 months.

Commissioner Masushige expressed her support of the project and thanked City staff for their work on the project.

Chairperson Velasquez thanked the audience for attending the meeting. He stated that the area is in need of improvement and looks forward to this project coming to the city. He added that parking stalls be appropriate size and not all compact stalls on the project. He expressed his concern about speeding on Pinehurst Avenue and asked Director Cervantes to explore additional mitigation measures to alleviate speeding and congestion issues.

Director Cervantes suggested adding a traffic calming program as part of the conditions of approval.

Chairperson Velasquez recommended having the final traffic study prior to going to council to include the new schools and traffic calming measures to the project.

After no further comments, Commissioner Masushige moved and Commissioner Delgado seconded the motion to find that the initial study and Negative Declaration is complete, correct, and adequate and complies with the requirements of CEQA; to approve the findings as outlined in Resolution No. 2017-06; to recommend that the City Council adopt the Negative Declaration for Precise Plan No. 18 and Site Plan No. 283; to recommend that the City Council approve modification of Precise Plan No. 18 and Site Plan No. 283, subject to the recommended conditions as contained in the attached Resolution No. 2017-06, with the added conditions that (1) the traffic impact analysis be complete and include additional future developments such as the new proposed school prior to the project being presented to the City Council, (2) traffic calming measures on Pinehurst Avenue be included as part of the development, and (3) the condition regarding payment for neighborhood permit parking be increased from two to three years after the development is completed. The motion carried (4-0) with all Commissioners in favor with Vice-chairperson Guevara absent.

**General Business** - None

**Audience Comments**

Virginia Johnson, resident, 5751 McKinley Avenue, stated that there is no define ordinance for no parking on lawns in the City of South Gate. She would like for the City of revise the Municipal Code to include no parking on lawns.

Yvonne Ojeda, resident, 10004 Orange Avenue is concern about traffic congestion and speeding on Michigan Avenue.

Cindy Esquivel 4618 Tweedy Boulevard is opposing to the project on Atlantic and Tweedy with that many units.

**City Staff Comments**

None


**Planning Commission Comments**

Commissioner Masushige invited the Commission to attend the annual Posada on December 7, 2017 at 7:00 p.m. Posada will start on California Avenue and Tweedy Blvd. She added that the Police Department will be hosting Pageants of the Trees on December 2, 2017.

**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 Vice-Chairperson Guevara absent to adjourn the meeting to December 5, 2017. The meeting was adjourned at 9:07 p.m.

Respectfully,

  
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Joe Perez, Secretary

APPROVED:

  
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Carlos Velasquez, Chairperson