

**MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, DECEMBER 5, 2017**

**INTRODUCTORY PROCEDURES**

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

The Pledge of Allegiance was led by Vice-Chairperson Guevara

**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, 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 November 21, 2017.

Commissioner Hurtado moved and Commissioner Delgado seconded the motion to approve the Planning Commission minutes of November 21, 2017. The motion carried (3-0) with Vice-Chairperson Guevara abstain and Commissioner Masushige absent.

**2. PUBLIC HEARING**

**TENTATIVE PARCEL MAP No. 80297  
FOR PROPERTY LOCATED AT 4136  
SANTA ANA STREET**

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

Senior Planner Alvie Betancourt gave a presentation for this project. The proposed parcel map will subdivide the site into two lots. Lot A will measure approximately 5,006 square feet facing Otis Street and Santa Ana Street. This lot will remain as a parking lot for the use of the commercial businesses across the street consisting of 11 parking stalls, per a covenant agreement between the applicant and the City of Huntington Park. Lot B will measure approximately 8,003 square feet facing Otis Street exclusively. This lot will be developed as a modern townhouse style triplex.

Chairperson Velasquez opened the public hearing.

Representing the applicant, Art Ashai, Architect 2173 Lomita Blvd., Lomita CA 90717 stated that the development meets all City requirements and that he would be happy to answer any questions from the Planning Commission.

Chairperson Velasquez closed the public hearing.

Commissioner Hurtado suggested that Lot A (parking lot) be accessible to the general public and not be for the exclusive use of the patrons from Huntington Park.

Chairperson Velasquez reopened the public hearing

Michael Bakhshi, property owner, 7828 Farm St Downey, CA 90241 further explained the parking covenant that runs with the land to provide parking for the business across the street. In response to Commissioner Hurtado, he explained that the parking lot will be open to all neighboring residents who wish to park there.

City Attorney Hardwick stated that The City of South Gate is not bound by the covenant. He added that there is a provision that allows the covenant to be released with the consent of the City of Huntington Park Community Development Department. He encourages the property owner to approach Huntington Park's Development Department to ask for the covenant to be released.

Chairperson Velasquez restated that South Gate residents are allowed to use the parking lot.

Vice-chairperson Guevara requested staff to include landscape and lighting for the proposed parking lot as part of the plan checks process.

Commissioner Delgado asked if the City of Huntington Park can impose parking restrictions on the parking lot in the future.

Chairperson Velasquez closed the public hearing.

Chairperson Velasquez reopened the public hearing for a member of the audience.

Ignacio Cano, resident, 4112 Santa Ana Street South Gate expressed his concerns about eliminating the existing parking lot and the addition of residential units.

Senior Planner Betancourt explained that the parking lot will be preserved and only a portion will be developing as residential.

Chairperson Velasquez closed the public hearing.

After no further comments, Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to accept the determination that this project is Categorical Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act; to adopt the findings as outlined in Resolution No. 2017-07; and to approve Tentative Parcel Map No. 80297, subject to the recommended conditions of approval, as contained in Resolution No. 2017-07, and any other limitations and/or conditions the Planning Commission may wish to impose. The motion carried (4-0) with all Commissioners in favor with Commissioner Masushige absent.

**General Business**

Director Perez stated that on November 28, 2017 City Council meeting adopted the marijuana ordinance prohibiting all marijuana activities with exception of indoor personal cultivation that Proposition 64 allows. The item will come to the Planning Commission for revisions and recommendation to the existing City's Zoning Code. This presentation will include data from surrounding cities as requested by Commissioner Delgado.

**Audience Comments**

None

**City Staff Comments**

None


**Planning Commission Comments**

Chairperson Velasquez thanked staff for their guidance throughout the year. He wished everyone a Merry Christmas and a Happy New Year.


**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 January 16, 2018. The meeting was adjourned at 7:46 p.m.

Respectfully,

  
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Joe Perez/ Secretary

APPROVED:

  
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Carlos Velasquez, Chairperson