



**CITY COUNCIL & PLANNING COMMISSION OF
THE CITY OF SOUTH GATE
JOINT SPECIAL MEETING AGENDA**

Tuesday, January 17, 2017 at 5:30 p.m.

I. Call to Order/Roll Call Joint Meeting

CALL TO ORDER	Bill De Witt, Mayor Sylvia Masushige, Chairperson
ROLL CALL	Carmen Avalos, City Clerk

II. City Officials (Joint City Council and Planning Commission)

MAYOR W.H. (Bill) De Witt	PLANNING COMMISSION CHAIR Sylvia Masushige
VICE MAYOR Maria Davila	PLANNING COMMISSION VICE CHAIR Vacant
COUNCIL MEMBERS Maria Belen Bernal Gil Hurtado Jorge Morales	PLANNING COMMISSION MEMBERS Angel Colon Carlos Velasquez Jose Delgado Jerry Guevara
CITY MANAGER Michael Flad	CITY ATTORNEY Raul F. Salinas
CITY CLERK Carmen Avalos	CITY TREASURER Gregory Martinez

III. Meeting Compensation Disclosure (Joint City Council and Planning Commission)

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by City Council Members is \$600 monthly regardless of the amount of meetings. Disclosure of compensation for meeting attendance by the Planning Commission Commissioners is \$125.00 per meeting.

IV. Reports, Recommendations and Requests

1. Receive And File Presentation Regarding Public Hearings And Due Process Relating To Development Projects

The City Council and the Planning Commission will consider receiving and filing a presentation on requirements for conducting public hearings and related due process for development projects. (ATTY)

Documents:

[ITEM 1 REPORT 01172016.PDF](#)

2. Receive And File Presentation Of Parking Conditions In Residential Neighborhoods

The City Council and the Planning Commission will consider: (PW)

- a. Receiving and filing a presentation of parking conditions in residential neighborhoods; and
- b. Directing staff to agendize consideration of a citywide parking study at a future City Council Meeting.

Documents:

[ITEM 2 REPORT 01172016.PDF](#)

3. Receive And File Report Regarding Development Review Process For New Land Uses

The City Council and the Planning Commission will consider receiving and filing a report pertaining to the development review process for new land uses. (CD)

Documents:

[ITEM 3 REPORT 01172016.PDF](#)

V. Special Meeting Adjournment

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on January 12, 2017 at 2:15 p.m., as required by law.

Carmen Avalos,
City Clerk

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office

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Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility

City of South Gate

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION

RECEIVED

AGENDA BILL

JAN 12 2017

9:00am

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

For the Special Meeting of: January 17, 2017

Originating Department: City Attorney

Department Head:

Raul F. Salinas
Raul F. Salinas

City Manager:

Michael Flad
Michael Flad

**SUBJECT: PUBLIC HEARING AND DUE PROCESS REQUIREMENTS FOR
DEVELOPMENT PROJECTS**

PURPOSE: To provide a recap of the public hearing process and related due process requirements relating to development projects.

RECOMMENDED ACTION: Receive and file presentation on requirements for conducting public hearings and related due process for development projects.

FISCAL IMPACT: None

ANALYSIS: The City Council and the Planning Commission will conduct a joint educational presentation provided by staff to briefly summarize the requirements for conducting public hearings, due process and Brown Act requirements relating to development projects.

BACKGROUND: Public hearings are subject to various legal requirements regarding notice, public testimony, ex parte communications, and the creation of an administrative record related to actions taken by the City Council and/or Planning Commission during meetings. The presentation will cover these requirements to aid in the decision making process. A brief supplemental guide will be provided for reference purposes.

ATTACHMENTS: None

City of South Gate

Item No. 2

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION

RECEIVED

JAN 12 2017

AGENDA BILL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

10:50am

For the Special Meeting of: January 17, 2017

Originating Department: Public Works

Department Head:

Arturo Cervantes

City Manager:

Michael Flad

SUBJECT: PARKING CONDITIONS IN RESIDENTIAL NEIGHBORHOODS

PURPOSE: To provide an overview of the various factors that impact parking conditions in residential neighborhoods and the City's ongoing efforts to mitigate them.

RECOMMENDED ACTIONS:

- Receive and file presentation of parking conditions in residential neighborhoods; and
- Direct staff to agendize consideration of a citywide parking study at a future City Council meeting.

FISCAL IMPACT: None.

ANALYSIS: Parking conditions in the City's residential neighborhoods are a challenge. In brief, residential streets are lined with parked cars and finding parking on the street is a problem. An "overnight" solution does not exist as the factors that impact parking conditions are many. To provide a better understanding, staff's presentation provides a comprehensive overview of the factors that impact parking conditions and the City's ongoing efforts to mitigate them.

BACKGROUND: Parking conditions in residential neighborhoods have been created by many factors which include, but are not limited too, human behavior, automobile dependency, population density, social economics, land use characteristics, lack of convenient access to a light rail station and roadway design. These factors have created a parking demand that has exceeding on-street parking capacity. They are complex and mitigating them will take time.

Published data demonstrates that the magnitude of these factors is disproportionate when you compare South Gate to Los Angeles County (LA County). Therefore, the demand for parking in residential neighborhoods is also disproportionate. For example, South Gate's population density is 13,084 per square mile as compared to 2,449 in LA County and South Gate averages 4.1 residents per household as compared to 2.8 in LA County. According to the 2015 US Census, the average household income was \$44,000, and the average mortgage was \$2,200. The number of household is higher than the number of residential units by more than several thousands. The US Census also indicated that there is an average of 2.3 vehicles per household in the City, and more than 27% of households have 3 vehicles or more. Needless to say, these factors have intensified the demand for on-street parking.

Residential streets do not have the capacity to accommodate all of the vehicles registered in the City. According to published statistics, South Gate residents own approximately 54,000 vehicles; however, staff estimates that there are approximately 27,000 on-street parking spaces.

The City has taken on numerous efforts to enhance parking conditions. For example, parking restrictions are being relaxed where possible; some streets are being redesigned to accommodate more parking; Eco Rapid Transit will provide convenient access to light rail; complete streets with bike lanes are being funded and constructed; converted garages are being enforced; and new development is designed with adequate parking.

ATTACHMENT: None

AC:lc

RECEIVED

JAN 12 2017

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

9:10am

Item No. 3

City of South Gate
SPECIAL JOINT MEETING OF THE
CITY COUNCIL AND
PLANNING COMMISSION

AGENDA BILL

For the Special Meeting of: January 17, 2017

Originating Department: Community Development

Department Head:


Joe Perez

City Manager:


Michael Flad

SUBJECT: DEVELOPMENT REVIEW PROCESS REPORT

PURPOSE: To provide a summary of the review process for private development projects in the City of South Gate.

RECOMMENDED ACTION: Receive and file report pertaining to the development review process for new land uses.

FISCAL IMPACT: None

ANALYSIS: The City's Zoning Code is a vital document that ensures an orderly planned use of land resources within the City. The Zoning Code applies to land uses, activities, structures, subdivisions and development. An area of particular significance is the process used to review new development covered in the City's Zoning Code which was recently adopted in 2015. When addressing new development and land uses, they typically fall within the three following categories:

"As of Right" Land Uses

These are specific land uses that are allowed "as of right" and are specifically listed in the Zoning Code as allowed uses. Such uses are processed by staff and require verification that the land use is listed as an allowed use in a particular zone and a business license for non-residential uses. An example of an "as of right" land use would be a food market located in a commercial zone.

Land Uses That Require Discretionary Approval

These are land uses that are also listed in the Zoning Code but require greater scrutiny due to their potential to cause a unique and distinct impact on the surrounding area. Such uses typically require a Conditional Use Permit (CUP) that allows conditions to be placed on the use to mitigate or eliminate any potential detrimental effects on adjacent properties. An example of such use is alcohol sales in a commercial zone which requires the review and approval of a CUP

from the Planning Commission. The Planning Commission reviews all CUPs and its decisions can be appealed to the City Council by interested parties, applicants or City Council Members.

Development Review - New Development

Under the current Zoning Code, new developments undergo either an Administrative Plan Review or a Design Review. Furthermore, the current Zoning Code places the responsibility of review and approval for new developments, regardless of size or scope, with the Community Development Director. The current approval process differs from that of the City's previous Zoning Code, which required Site Plan approval from the Planning Commission for projects meeting a certain size threshold. Specifically, the previous Zoning Code required Site Plan approval from the Planning Commission for new developments on parcels of land 15,000 square feet or larger, or where two or more parcels were to be consolidated for the project.

In the course of updating the Zoning Code, the Site Plan process was replaced by the administrative review process. This change was made to encourage development by reducing the time needed to receive approval and making the process more predictable to the development community.

Provided below is a matrix showing various discretionary and decision-making actions by the City Council and staff as indicated in the City's current Zoning Code:

Permit Type	Director	Planning Commission	City Council	Public Hearing Required
Administrative Permit	D	A	A	Appeals Only
Temporary Permit	D	A	A	Appeals Only
Design Review	D	A	A	Appeals Only
Conditional Use Permit		D	A	Yes
Variance		D	A	Yes
Density Bonus		R	D	Yes
Specific Plan		R	D	Yes
Regulating Plan/Zoning Amendment		R	D	Yes

D = deciding body whose decision is final unless appealed; A = appeal authority; R = advisory body required to make recommendations.

BACKGROUND: In 2015, the City adopted a new Zoning Code that replaced the Site Plan review process (which required Planning Commission approval for larger projects), with an administrative review process. Although development review processes and thresholds for approval vary for each local government, they are important elements in determining whether new development projects meet the City's zoning and development standards. The presentation for this Special Joint meeting of the City Council and Planning Commission will cover the development review process and various thresholds for project approval.

ATTACHMENT: None