

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, MARCH 6, 2018**

INTRODUCTORY PROCEDURES

Chairperson Carlos Velasquez called the meeting to order at 7:02 P.M.

The Pledge of Allegiance was led by commissioner Hurtado.

ROLL CALL: By Norma Cardenas, Recording Secretary

Present: Vice-Chairperson Guevara, Commissioner Delgado, Commissioner Hurtado, and Commissioner Masushige.

Absent/Excused: Chairperson 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 approving the minutes for the regular Planning Commission meeting of February 6, 2018.

Commissioner Delgado said he preferred to abstain from the item because he was not present at the February 6, 2018 Planning Commission meeting.

Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to continue the Planning Commission minutes of February 6, 2018. The motion carried (3-0) with all Commissioners in favor Chairperson Velasquez and Commissioner Masushige absent.

2. PUBLIC HEARING

**ZONE TEXT AMENDMENT NO. 159 TO
AMEND CHAPTER 11.51.060 (DESIGN
REVIEW) AND ADOPT A REVISED
DISCRETIONARY REVIEW PROCESS AND
REVISED THRESHOLDS FOR POTENTIAL
DEVELOPMENT PROJECTS CITYWIDE**

Community Development Director Perez introduced this item to the Planning Commission. He recommended that the Commission open the public hearing and continue the hearing for this

item to the next meeting of March 20, 2018. Director Perez explained that the City is currently formulating possible development thresholds that would trigger discretionary design review. Proposed thresholds will be presented at the next Planning Commission meeting for consideration.

Vice-Chairperson Guevara opened the public hearing.

Being that there were no public comments from the audience, Vice-Chairperson Guevara continued the Public Hearing to March 20, 2018.

Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to continued the public hearing for the item to March 20, 2018, motion carried (3-0) with Chairperson Velasquez and Commissioner Masushige absent.

3. PUBLIC MEETING

ZONE TEXT AMENDMENT NO. 160 TO AMEND THE SOUTH GATE MUNICIPAL CODE CHAPTER 11.33 (PARKING STANDARDS) SECTION 11.33.030 GENERAL STANDARDS AND LIMITATIONS, 11.33.080 URBAN MIXED-USE ZONE REQUIREMENTS, 11.33.090 MULTI-FAMILY PARKING REQUIREMENTS AND 11.33.100 NL ZONE PARKING REQUIREMENTS TO PROHIBIT VEHICULAR PARKING ON FRONT LAWNS

Community Development Director Perez introduced this item to the Planning Commission. Director Perez stated that during the last update to the Zoning Code in 2015, language prohibiting vehicular parking on front lawns was included in the NL (Neighborhood Low) Zone. This amendment modifies this language and adds the prohibition to all zones. The proposed ordinance, thereby, creates consistency for residential uses in all zones. Director Perez acknowledged that the City is aware of the need for off-street parking and is taking measures to address the parking situation including a City wide parking study.

Commissioner Masushige arrived at 7:10PM.

Vice-chairperson Guevara opened the public hearing.

Virginia Johnson, 5751 McKinley Avenue, voiced her support of the item.

Norma Cardenas Frank, 9227 Alexander Avenue, requested that the Commission consider preferential parking or other types of front lawn parking with landscaping.

Carmen Avalos, 10209 Richlee Avenue, spoke in favor of the prohibition of front lawn parking.

Sergeant Dalia, 8620 California Avenue, spoke in favor of the prohibition of front lawn parking and suggested that the City consider wider use of permitted parking.

Vice-Chairperson Guevara closed the public hearing.

Commissioner Masushige inquired about permit parking in the City.

Commissioner Hurtado spoke in favor of the prohibition of front lawn parking. He suggested adding language in the code that prohibits residents to add cement outside the driveway area. He explained the process of initiating permit parking on residential streets.

Director Perez explained that the Code Enforcement division regulates parking on non-permitted areas.

Sergeant Dalia stated that the Police Department will site vehicles parked on non-paved areas. He expressed his opinion that permit parking alleviates overcrowded parking situations in various parts of the City.

Vice-Chairperson Guevara sought clarification on recreational vehicles in the front setbacks.

City Attorney Hardwick stated that the parking of recreational vehicles may be prohibited in a different section of the code.

Sr. Planner Betancourt explained to the Commission that recreational vehicles are allowed to park only on the rear setback of the lot.

After no further comments, Commissioner Hurtado moved and Commissioner Masushige seconded to accept the determination that the project is exempt from the California Environmental Quality Act; to adopt the findings as outlined in Resolution No. 2018-04; and to recommend that the City Council adopt the draft ordinance approving Zone Text Amendment No. 160, prohibiting vehicular parking on front lawns and to add language clarifying restrictions on parking in front yard setback areas.

General Business

None

Audience Comments

None

City Staff Comments

Director Perez gave an update on Zone Text Amendment that updated the City's land use tables to prohibit all commercial activity related to marijuana. The item is moving forward to City Council for approval.

Planning Commission Comments

Commissioner Masushige invited the Commission to attend the Azalea Festival starting March 16, 2018.

Commissioner Masushige expressed her concerns regarding the restaurant on the corner of San Juan Avenue and Firestone Boulevard not having a pedestrian barrier and stated that it has a lot of foot traffic.

Commissioner Delgado asked the Commission to consider reopening Item No. 1 since Commissioner Masushige is present. Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to reopen item No. 1. The motion carried (4-0) with all Commissioners in favor and Chairperson Velasquez absent.

1. MINUTES

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of February 6, 2018.

Commissioner Hurtado moved and Commissioner Masushige seconded the motion to approve the Planning Commission minutes of February 6, 2018. The motion carried (3-1) with Commissioners Delgado abstaining and Chairperson Velasquez absent.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Masushige moved and Commissioner Hurtado seconded the motion to adjourn the meeting. The motion carried (4-0) to adjourn the meeting to March 20, 2018. The meeting was adjourned at 8:38 p.m.

Respectfully,

Joe Perez, Secretary

APPROVED:

Carlos Velasquez, Chairperson