



***Planning Commission Agenda  
8650 California Avenue, South Gate CA  
Council Chamber***

Tuesday, March 6, 2018 at 7:00 p.m.

**Call To Order**

**Pledge Of Allegiance**

**Roll Call**

**Report On Posting**

**City Officials:**

**CHAIRPERSON**

Carlos Velasquez

**COMMISSIONERS**

Jose Delgado

Gil Hurtado

**VICE CHAIRPERSON**

Jerry Guevara

Sylvia Masushige

**Meeting Compensation Disclosure**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission Commissioners is \$125.00 per meeting.

**Item No. 1**

The Planning Commission will consider approving the minutes for the regular Planning Commission Meeting of February 6, 2018.

Documents:

02-06-18 MINUTE.PDF

**Item No. 2**

The Planning Commission will conduct a Public Hearing for Zone Text Amendment No. 159 Amending Table 11.51-.060 (Design Review), adopting a revised discretionary review process and revised thresholds for potential

development projects citywide.

### **Item No. 3**

The Planning Commission will conduct a Public Hearing for 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 Neighborhood Low Zone Parking Requirements to prohibit vehicular parking on front lawns.

Documents:

ITEM NO. 3 AGENDA BILL.PDF  
RESOLUTION NO. 2018-04.PDF  
DRAFT ORDINANCE.PDF  
PUBLIC HEARING NOTICE.PDF

### **Comments**

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

General Business

Audience Comments

City Staff Comments

Planning Commission Comments

### **Adjournment**

Adjournment to the Regular Planning Commission meeting on Tuesday, March 20, 2018 at 7:00 p.m.

I, Norma Cardenas, Community Development Technician III, certify that a true and correct copy of the foregoing Meeting Agenda was properly posted on March 1, 2018, at 5:30 p.m., as required by law.

Norma Cardenas, Community Development Technician III Norma  
Cardenas

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact the Comm.Development Department.

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

Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filing the request with the City Clerk prior to 5:00 pm on Monday, March 12, 2018.

Materials related to an item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office, 8650 California Avenue, South Gate, CA 90280 (323) 563-9510 \* fax (323) 563-54111 \*  
[www.cityofsouthgate.org](http://www.cityofsouthgate.org)

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

**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 Sylvia Masushige.

**Absent/Excused:** Commissioner Jose Delgado

**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 January 16, 2018.

Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to approve the Planning Commission minutes of January 16, 2018. The motion carried (4-0) with all Commissioners in favor and Commissioner Jose Delgado absent.

**2. PUBLIC HEARING**

**GENERAL PLAN SAFETY ELEMENT UPDATE**

Community Development Director Perez introduced this item and explained that it was continued from the January 16, 2018 Planning Commission meeting. Director Perez introduced Aaron Pfannenstiel, the Michael Baker International consultant and Project Manager for the 2018 Safety Element update. Mr. Pfannenstiel gave a detailed presentation regarding the Safety Element. He stated that the Safety Element addresses geologic, seismic, flood, and fire hazards, as well as hazards created by human activity such as hazardous materials and incidents that call for emergency protection. The Safety Element describes the City's efforts to prepare for and respond to emergencies.

Chairperson Velasquez re-opened the continued public hearing.

Being that there were no public comments from the audience, Chairperson Velasquez closed the Public Hearing.

Commissioner Hurtado stated his concerns regarding flooding and emergency response operations.

Vice-Chairperson Guevara asked about the Local Hazard Mitigation Plan. Mr. Pfannenstiel explained that it's under review by the State. He explained that after FEMA reviews the plan it will be ready for the City Council to consider and approve by resolution.

After no further comments, Commissioner Hurtado moved and Chairperson Velasquez 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 adopt the findings as outlined in Resolution No. 2018-01; to recommend that the City Council adopt the Negative Declaration for the 2018 Safety Element Update to the General Plan and adopt the proposed 2018 Safety Element Update to the General Plan, subject to the recommended conditions of approval, as contained in the attached Resolution No. 2018-01. The motion carried (4-0) with all Commissioners in favor and Commissioner Jose Delgado absent.

### **3. PUBLIC MEETING**

### **OUTDOOR MURAL LOCATED AT 4626 FIRESTONE BOULEVARD FOR THE HOUND BAR**

Community Development Director Perez introduced this item to the Planning Commission. Sr. Planner Alvaro Betancourt gave a brief presentation regarding this project. Sr. Planner stated that the owner of the Hound Bar, Lynn Lupe Martinez, submitted a request for the installation of a painted mural on the exterior east wall of the building located at 4626 Firestone Boulevard. The proposed art work depicts one-half of a woman's face adjoining one-half of a wolf's face on a black background. The proposed mural makes use of four basic colors; black, white, gray and red. The artist, James Haunt, is a Southern California native who combines graffiti, anime and graphic novel genres to produce his signature large scale murals. He noted that the mural must be maintained clean and free of graffiti.

City Attorney Craig Hardwick discussed the Planning Commission's role and standards for reviewing murals.

Chairperson Velasquez opened item to the public.

Virginia Johnson 5751 McKinley Avenue stated that she likes the subdued color of the mural rather than bright colors. She feels that the Art Code should be revised.

Lynn Martinez business owner of The Hound Bar (4626 Firestone Boulevard) stated that if her mural proposal gets approved she will maintain the mural at all times and free of graffiti. She stated that the muralist would repaint the mural if it is damaged with graffiti in a timely manner. She explained that the artist does not use a coating for his murals and requested that recommended condition number seven, requiring an anti-graffiti coating to be removed. Director Perez explained that the Commission has the authority to add or remove conditions.

There being no other comments from the audience, Chairperson Velasquez closed the public meeting.

Commissioner Masushige voiced her support of the proposed mural.

Vice-Chairperson Guevara stated that he enjoys contemporary art and is in favor of the project.

Commissioner Hurtado voiced his support of the proposed mural. Chairperson Velasquez voiced his support of the proposed mural and welcomes more murals to attract visitors to the city.

After no further comments, Commissioner Masushige moved and Commissioner Hurtado seconded to approve the proposed painted mural (with the elimination of the condition of approval requiring a protective coating) at

4626 Firestone Boulevard, The Hound Bar. The motion carried (4-0) with all Commissioners in favor and Commissioner Jose Delgado absent.

**General Business**

None

**Audience Comments**

Ms. Martinez, business owner at 4626 Firestone Boulevard, thanked the Commission for the support regarding her proposed mural.

**City Staff Comments**

None

**Planning Commission Comments**

Commissioner Masushige invited the Commission to attend the Azalea Car show on March 18, 2018.

Chairperson Velasquez- encouraged Public Works Department to apply for ATP Cycle 4 grant funding for the City. He asked if the City is planning to repurpose the rail corridor on Independence Avenue and Ardmore Avenue. Director Perez stated that this area is part of a future large scale plan to connect the new Eco-line station with the Blue Line station.

Commissioner Masushige expressed her concerns regarding outside projects abutting the City South Gate.

**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 February 20, 2018. The meeting was adjourned at 8:23 p.m.

Respectfully,

\_\_\_\_\_  
Joe Perez, Secretary

APPROVED:

\_\_\_\_\_  
Carlos Velasquez, Chairperson

**City of South Gate**  
**PLANNING COMMISSION**

**AGENDA BILL**

For the Regular Meeting of: March 6, 2018

*Senior Planner:* \_\_\_\_\_ *Community Development Director:* \_\_\_\_\_  
*Alvie Betancourt* *Joe Perez*

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**SUBJECT: 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**

**PURPOSE:** The purpose of this amendment is to make clear that parking on front lawns is prohibited in all zones.

**RECOMMENDED ACTIONS:**

1. **CONDUCT** a public hearing;
2. **ACCEPT** the determination that this project is exempt from the California Environmental Quality Act;
3. **ADOPT** the findings as outlined in Resolution No. 2018-04; and
4. **RECOMMEND** that the City Council adopt the draft ordinance approving Zone Text Amendment No. 160, prohibiting vehicular parking on front lawns.

**PUBLIC NOTIFICATION:** Advertising and notification of the public hearing for this item was conducted in compliance with Chapter 11.50, Title 11 of the South Gate Municipal Code. Notice of the hearing was originally posted and published in the “Los Angeles Wave” newspaper on February 24, 2018.

**ENVIRONMENTAL EVALUATION:** The foregoing amendment to the South Gate Zoning Code is exempt from the California Environmental Quality Act (“CEQA”) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**SUMMARY:** Prohibited parking on front lawns in all zones is not expressed clearly in the City’s municipal code. This ordinance seeks to clarify any ambiguity.

**ANALYSIS:** 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 it for the Urban Mixed-Use and Multi-Family Zones. The proposed ordinance, thereby, creates consistency amongst all residential zones. For clarification purposes, this amendment also replaces the subtitle for this section in the NL Zone (“Nonconforming Driveway Requirements”) with the same subtitle proposed for the Urban Mixed-Use and Multi-Family Zones (“Parking and Driveway Requirements – Residential Uses”). The amendment also identifies the Community Development Director as having the authorization to approve any planters, additional paved areas, or structures on the front yard setback and specifies that motor vehicles or trailers of any kind are prohibited from being parked in front lawn areas.

This amendment maintains existing language in the zoning code (Neighborhood Low Zone) which prohibits the parking of vehicles on areas other than approved driveways on residential properties and identifies allowances afforded to legal non-conforming residential properties built without garages. Specifically, properties legally built without a garage may make use of one driveway space, maximum 12 feet wide, within the front yard setback. More importantly, no parking is permitted in the front yard setback area except on the approved driveway surface.

Section 11.33.030, Parking Standards - General Standard and Limitations, will likewise be amended and the same proposed language will be added for consistency. The standards of this Section are applicable to properties in all zones. Therefore, this will clarify that parking on front laws is prohibited on all residential uses in all zones.

The proposed ordinance is attached. Provided below is a summary of the proposed code changes (changes are indicated in red text):

Proposed Changes to Section 11.33.030 Parking Standards - General Standards and Limitations

- Existing language:
  - None
- Proposed amendment:
  - **G. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Community Development Director. The parking of motor vehicles or trailers of any kind is prohibited in the front yard setback area except on the approved driveway surface.**

Proposed Changes to Section 11.33.080 Parking Standards - Urban Mixed-Use Zone Requirements

- Existing language:
  - None
- Proposed amendment:
  - **G. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Community Development Director. The parking of motor vehicles or trailers of any kind is prohibited in the front**

yard setback area except on the approved driveway surface.

Proposed Changes to Section 11.33.090 Parking Standards - Multi-Family Parking Requirements

- Existing language:
  - None
- Proposed amendment:
  - **H. Parking and Driveway Requirements – Residential Uses.** Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Community Development Director. The parking of motor vehicles or trailers of any kind is prohibited in the front yard setback area except on the approved driveway surface.

Proposed Changes to Section 11.33.100 Parking Standards - NL Zone Parking Requirements

- Existing language:
  - **A. Nonconforming Driveway Requirements.** Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Director. No parking is permitted in the front yard setback area except on the approved driveway surface.
- Proposed amendment:
  - **A. Parking and Driveway Requirements – Residential Uses.** Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the **Community Development** Director. **The parking of motor vehicles or trailers of any kind is prohibited** in the front yard setback area except on the approved driveway surface.

Zoning Amendment Consistency with General Plan 2035

The proposed changes are consistent to the City’s General Plan 2035. The General Plan 2035 under Chapter 3, Community Design Element, states the following policy, listed below in bold and a staff notation in italics that is applicable to the proposed amendments:

- Objective CD 4.1: Preserve the character of existing neighborhoods.
- P.1 The ongoing conservation, maintenance and upgrading of existing neighborhoods is encouraged.** *The proposed amendment will establish the standards for parking, driveways and garages thereby preventing a saturation of unsightly front-yard parking.*
- Objective CD 4.4: Improve residential parking in neighborhoods.
- P.1 New construction will provide adequate on-site parking for residents.** *The proposed amendment will establish the standards for parking, driveways and garages thereby encouraging off-street parking opportunities and alleviating street parking demand.*

Objective CD 8.1: Ensure high quality architecture and urban design throughout the City.  
**P.4** **New non-residential and multi-family buildings will be designed with attractive and inviting frontage on all public streets.** *The proposed amendment will establish the standards for parking, driveways and garages thereby preventing a saturation of unsightly front-yard parking.*

Objective CD 8.2: Ensure that the City is attractive and free of public nuisances.  
**P.1** **All housing and businesses should be adequately maintained and, where required, rehabilitated to protect health and safety and to improve the visual appearance of the City.** *The proposed amendment will establish the standards for parking, driveways and garages thereby preventing a saturation of unsightly front-yard parking.*

**ATTACHMENTS:** A. Resolution No. 2018-04  
B. Draft Ordinance  
C. Public Hearing Notice

**RESOLUTION NO. 2018-04**

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE SOUTH GATE CITY COUNCIL ADOPT AN ORDINANCE 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**

**WHEREAS**, in March 2015, the City adopted a comprehensive update to the Zoning Ordinance of the South Gate Municipal Code; and

**WHEREAS**, sections of the code require clarification that vehicular parking is prohibited on front lawns; and

**WHEREAS**, augmented language is particularly needed in the zoning code section pertaining to the Urban Mixed-Use and Multi-Family Zones; and

**WHEREAS**, during the last comprehensive Zoning Code update, language prohibiting vehicular parking on front lawns was included in the NL (Neighborhood Low) Zone. This amendment modifies this language and adds it for the Urban Mixed-Use and Multi-Family Zones as well as for the General Parking Standards section of the Zoning Code; and

**WHEREAS**, this update will replace the subtitle for this section in the NL Zone (“Nonconforming Driveway Requirements”) with the same subtitle proposed for the Urban Mixed-Use and Multi-Family Zone (“Parking and Driveway Requirements – Residential Uses”); which identifies the Community Development Director as having the authorization to approve any planters, additional paved areas, or structures on the front yard setback; and specifies that motor vehicles or trailers of any kind are prohibited from being parked in front lawn area; and

**WHEREAS**, this Zone Text Amendment clarifies where vehicles are allowed to park in front-yard setbacks of residential properties; prohibits the parking of vehicles and trailers on areas other than approved driveways on residential properties; and clarifies allowances afforded to legal non-conforming residential properties built without garages.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:**

SECTION 1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.

SECTION 2. The public health, safety and welfare would not be adversely affected by approval of the proposed amendments to prohibit vehicular parking on front lawns in all residential properties since the amendments would be consistent with the adopted General Plan. The General

Plan 2035 under Chapter 3, Community Design Element promotes the preservation of existing neighborhoods; the improvement of residential parking in neighborhoods; high quality architecture and urban design throughout the city; and assurance that the city is attractive and free of nuisances.

SECTION 3. The project is exempt from CEQA as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Section 15061 (b) (3) of the CEQA Regulations (14 CCR § 15061).

SECTION 4. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

SECTION 5. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends that the City Council approve amendments to 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 of the South Gate Municipal Code, as described in the draft ordinance, attached hereto and made a part of this resolution.

**BE IT FURTHER RESOLVED**, that the Secretary of this Commission be directed to transmit to the City Council a copy of this resolution as the report of the findings and recommendations of the Planning Commission with reference to this matter.

This recommendation was adopted by the following vote at the Planning Commission meeting of March 6, 2018:

**AYES:**

**NOES:**

**ABSENT:**

**NOT VOTING:**

**APPROVED** and **ADOPTED** this sixth day of March 2018.

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Joe Perez  
Secretary  
City Planning Commission

**APPROVED:**

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Carlos Velasquez  
Chairperson  
City Planning Commission

**ORDINANCE NO. \_\_\_\_**

**CITY OF SOUTH GATE  
LOS ANGELES COUNTY, CALIFORNIA**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE AMENDING 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**

**WHEREAS**, in March 2015, the City adopted a comprehensive update to the Zoning Ordinance of the South Gate Municipal Code; and

**WHEREAS**, sections of the code require clarification that vehicular parking is prohibited on front lawns; and

**WHEREAS**, augmented language is particularly needed in the zoning code section pertaining to the Urban Mixed-Use and Multi-Family Zones; and

**WHEREAS**, during the last comprehensive Zoning Code update, language prohibiting vehicular parking on front lawns was included in the NL (Neighborhood Low) Zone. This amendment modifies this language and adds it for the Urban Mixed-Use and Multi-Family Zones as well as for the General Parking Standards section of the Zoning Code; and

**WHEREAS**, this update will replace the subtitle for this section in the NL Zone (“Nonconforming Driveway Requirements”) with the same subtitle proposed for the Urban Mixed-Use and Multi-Family Zone (“Parking and Driveway Requirements – Residential Uses”); which identifies the Community Development Director as having the authorization to approve any planters, additional paved areas, or structures on the front yard setback; and specifies that motor vehicles or trailers of any kind are prohibited from being parked in front lawn area; and

**WHEREAS**, this Zone Text Amendment clarifies where vehicles are allowed to park in front-yard setbacks of residential properties; prohibits the parking of vehicles and trailers on areas other than approved driveways on residential properties; and clarifies allowances afforded to legal non-conforming residential properties built without garages; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on March 6, 2018 and adopted Resolution No. 2018-04 recommending that the City Council approve the amendments to the South Gate Zoning Code as set forth in this ordinance.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORNIA, DOES FIND AND ORDAIN AS FOLLOWS:**

**SECTION 1.** This Zoning Text Amendment proposes to amend the South Gate Municipal Code to prohibit vehicular parking on front lawns in all residential zones.

**SECTION 2.** The public health, safety and welfare would not be adversely affected by approval of the proposed amendments to prohibit vehicular parking on front lawns in all residential properties since the amendments would be consistent with the adopted General Plan. The General Plan 2035 under Chapter 3, Community Design Element promotes the preservation of existing neighborhoods; the improvement of residential parking in neighborhoods; high quality architecture and urban design throughout the city; and assurance that the city is attractive and free of nuisances.

**SECTION 3.** The project is exempt from CEQA as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Section 15061 (b) (3) of the CEQA Regulations (14 CCR § 15061).

**SECTION 4.** Section 11.33.030 “Parking Standards - General Standards and Limitations” of Title 11 (Zoning) of the South Gate Municipal Code is hereby amended to add the following subsection:

G. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Community Development Director. The parking of motor vehicles or trailers of any kind is prohibited in the front yard setback area except on the approved driveway surface.

**SECTION 5.** Section 11.33.080 “Parking Standards – Urban Mixed-Use Zone Requirements” of Title 11 (Zoning) of the South Gate Municipal Code is hereby amended to add the following subsection:

G. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Community Development Director. The parking of motor vehicles or trailers of any kind is prohibited in the front yard setback area except on the approved driveway surface.

**SECTION 6.** Section 11.33.090 “Parking Standards – Multi-Family Parking Requirements” of Title 11 (Zoning) of the South Gate Municipal is hereby amended to add the following subsection:

H. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Community Development Director. The parking of motor vehicles or trailers of any kind is prohibited in the front yard setback area except on the approved driveway surface.

**SECTION 7.** Section 11.33.100 “Parking Standards – NL Zone Parking Requirements Subsection ‘A’” of Title 11 (Zoning) of the South Gate Municipal Code is hereby amended in its entirety to read as follows:

**A. Parking and Driveway Requirements – Residential Uses**

- A. Parking and Driveway Requirements. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum 12 feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the Community Development Director. The parking of motor vehicles or trailers of any kind is prohibited in the front yard setback area except on the approved driveway surface.

**SECTION 8.** If any one or more of the provisions contained in this Ordinance shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Ordinance shall be construed as if such invalid, illegal, or unenforceable term or provision had never been contained herein.

**SECTION 9.** This Ordinance shall take effect and be enforced on the thirty-first (31<sup>st</sup>) day after its adoption.

**SECTION 10.** The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published as required by law.

**PASSED, APPROVED and ADOPTED** this \_\_\_ day of March, 2018.

**CITY OF SOUTH GATE:**

\_\_\_\_\_  
Maria Davila, Mayor

**ATTEST:**

\_\_\_\_\_  
Carmen Avalos, City Clerk  
(Seal)

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Raul F. Salinas, City Attorney

**PUBLIC NOTICE  
CITY OF SOUTH GATE  
PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of South Gate will hold a public hearing on Zone Text Amendment No. 160

**DATE OF HEARING:** Tuesday, March 6, 2018

**TIME OF HEARING:** 7:00 pm

**LOCATION OF HEARING:** City Hall Council Chamber, City of South Gate  
8650 California Avenue  
South Gate, California

**PROJECT LOCATION:** Citywide

**PROJECT DESCRIPTION:** 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.

**ENVIRONMENTAL REVIEW:** Passage of the proposed zone text amendment would be deemed to be a “Project” under the California Environmental Quality Act, pursuant to Section 15378 of the State CEQA Guidelines codified at 14 CCR § 13578. However, that project has also been deemed Categorically Exempt under Section 15061 (b)(3) of the State CEQA Guidelines codified at 14 CCR § 15061, which states “A project is exempt from CEQA if: [. . . the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA].”

**INVITATION TO BE HEARD:** All interested persons are invited to the public hearing to be heard in favor of or in opposition to the proposed ordinance or to provide comments. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this Notice, or in written correspondence delivered to the City of South Gate prior to or at the public hearing.

Those desiring a copy of the staff report or further information related to this project should contact

Contact: Alvie Betancourt, Senior Planner  
Phone: 323-563-9526  
E-mail: abetancourt@sogate.org

Mailing Address: Community Development Department  
City of South Gate  
8650 California Avenue  
South Gate, CA 90280-3075

**ESPAÑOL**

Información en Español acerca de esta junta puede ser obtenida llamando al 323-563-9526

**Published: February 24, 2018**