



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

Tuesday, August 7, 2018 at 7:00 p.m.

Call To Order

Roll Call

Pledge Of Allegiance

Report On Posting

City Officials:

CHAIRPERSON

Jose Delgado

COMMISSIONERS

Sylvia Masushige

Jenny Perez

Carlos Velasquez

VICE CHAIRPERSON

Gil Hurtado

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 July 17, 2018.

Documents:

[7-17-18 MINUTES.PDF](#)

Item No. 2

The Planning Commission will conduct a Public Hearing for Conditional Use Permit No. 829 a request to allow the operation of a gymnasium

(Chuze Fitness) located at 4354 Tweedy Boulevard.

Documents:

[ITEM 2.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, August 21, 2018 at 7:00 p.m.

I, Erika Soriano, Administrative Services Coordinator, certify that a true and correct copy of the foregoing Meeting Agenda was properly posted on August 1, 2018, at 5:30 p.m., as required by law.

Erika Soriano, Administrative Services Coordinator Erika Soriano

In compliance with the Americans 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, August 13, 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

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, JULY 17, 2018**

INTRODUCTORY PROCEDURES

Chairperson Jose Delgado called the meeting to order at 7:08 P.M.

The Pledge of Allegiance was led by Commissioner Jenny Perez.

ROLL CALL: By Erika Soriano, Recording Secretary.

Present: Chairperson Jose Delgado, Vice-Chairperson Gil Hurtado, Commissioner Jenny Perez, and Commissioner Sylvia Masushige.

Absent/Excused: Commissioner Carlos Velasquez.

Staff: Community Development Director Joe Perez, Senior Planner Alvaro Betancourt, City Attorney Craig Hardwick, and Recording Secretary Erika Soriano.

REPORT ON POSTING: By Erika Soriano, Recording Secretary.

1. MINUTES

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of June 19, 2018. Vice Chairperson Hurtado moved and Commissioner Perez seconded the motion to approve the Planning Commission minutes of June 19, 2018 with minor edits. The motion carried (3-0) with Commissioner Masushige abstaining and Commissioner Velasquez absent.

2. PUBLIC HEARING – **CONDITIONAL USE PERMIT NO. 830 FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION FOR BUFFALO SPOT RESTAURANT LOCATED AT 5840 FIRESTONE BOULEVARD**

Community Development Director Perez introduced the Conditional Use Permit No. 830 to the Planning Commission.

Sr. Planner Alvaro Betancourt gave a brief presentation regarding this project. Sr. Planner stated that the Conditional Use Permit No. 830 is a request by Ivan Flores, on behalf of Buffalo Spot 9 LLC, to allow the on-site consumption of beer and wine (Type-41 alcohol license) at an existing Buffalo Spot restaurant located at 5840 Firestone Boulevard. The property is located within the new Crossroads at Firestone retail center, at the southeast corner of Firestone Boulevard and Garfield Avenue. Buffalo Spot currently occupies an approximate 1,614 square foot space at the northeast portion of the Crossroads at Firestone shopping center. The restaurant is located within a commercial center, making it an appropriate location for restaurants that sell beer and wine for on-site consumption. The restaurant operates Monday thru Sunday from 10:30 am to 10:00 pm and is proposing alcohol sales from opening until closing time.

Chairperson Delgado opened the item to the public.

Stan Szeto, applicant's representative, 879 W. Ashiya Rd., Montebello, CA 90640, thanked the Commission for considering this application. Mr. Szeto said the applicant is in agreement with the conditions of approval (COA)

and expressed they will comply with all COA's. He made himself available for questions from the Commission.

There being no other comments from the audience, Chairperson Delgado closed the public hearing.

Commissioner Masushige mentioned she visited the restaurant and was very pleased with it.

Vice Chairperson Hurtado asked how many State Alcohol Beverage Control Board (ABC) licenses were issued in the City.

Community Development Director Perez informed the Commission that there are approximately 120 ABC licenses throughout the City and 10 ABC licenses within the census tract where Buffalo Spot restaurant is located.

After no further comments, Vice Chairperson Hurtado moved and Chairperson Delgado seconded to accept the determination that this project is Categorically Exempt under Class 1 (Existing Facilities) Section 15301 of the California Environmental Quality Act; adopt the findings as outlined in Resolution No. 2018-15; and approve Conditional Use Permit No. 830, subject to the recommended. The motion carried (4-0) with all Commissioners in favor and Commissioner Velasquez absent.

General Business

None

Audience Comments

None

City Staff Comments

Community Development Director Perez provided an update on the City Council meeting of June 26, 2018;

- Sign Ordinance was approved and will become effective in August. Code Enforcement Division will be notifying by flyer all the businesses. Also, staff will provide information to the Chamber of Commerce and the Tweedy Mile Association.
- Ordinance amending the discretionary review process and thresholds for potential development projects city wide was not approved. City Council requested staff to provide a flow chart with the City's current review process for new development for Planning Commission review and City Council approval.

Mr. Perez also provided an update regarding the American Legion site located at 11269 Garfield Avenue. The site is owned by the County of Los Angeles, within the City of Downey and bordering the Hollydale residential neighborhood.

Planning Commission Comments

Vice Chairperson Hurtado informed staff he has observed the DD's Discount shopping center parking lot inadvertently leads patrons off the curb facing Tweedy Boulevard and asked staff for an update.

Community Development Director Perez informed the Commission that the Code Enforcement Division is working with the owner in resolving the issue.

Vice Chairperson Hurtado asked if the ATM kiosk need permits.

Community Development Director informed the Commission that the ATM kiosk applicants are required to follow the City's permit process.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Masushige adjourned the meeting in memory of Angel Luis Colon "Papi", long time South Gate resident at 7:45pm and seconded by Vice Chairperson Hurtado. The motion carried (4-0) to adjourn the meeting to August 7, 2018.

Respectfully,

Joe Perez, Secretary

APPROVED:

Jose Delgado, Chairperson

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: August 7, 2018

Senior Planner:


Alvie Betancourt

Community Development Director:


Joe Perez

SUBJECT: CONDITIONAL USE PERMIT NO. 829 – A REQUEST TO ALLOW THE OPERATION OF A GYMNASIUM (CHUZE FITNESS) AT 4354 TWEEDY BOULEVARD

PURPOSE: Chapter 11.21 of the South Gate Municipal Code requires a Conditional Use Permit for the operation of a gymnasium and requires Planning Commission approval.

ACTIONS:

1. **CONDUCT** a public hearing; and
2. **RECEIVE AND FILE** this report.

PUBLIC NOTIFICATION: Advertising and notification of the public hearing for the application was conducted in compliance with Chapter 11.42, Title 11 of the South Gate Municipal Code. Notice of the hearing was originally published in the “Los Angeles Wave” and mailed to surrounding properties on July 26, 2018.

REPORT SUMMARY: Conditional Use Permit 829 is a request by Elevated Entitlements, LLC on behalf of Hopevale Properties, LP, for the benefit of lessee Chuze Fitness to allow the operation of a full-service indoor gymnasium at 4354 Tweedy Boulevard. The applicant intended to occupy the westerly portion of the building at 4354 Tweedy that measures approximately 20,000 square feet. The property is located at the south-east corner of Tweedy Boulevard and Bowman Avenue. The zoning designation for the property is C-2 (Restricted Commercial) Zone and the General Plan designation is Corridor Tweedy (Sub Area 5). The surrounding uses to the north, east and west are commercial and the uses to the south are parking and residential. In June 2018, the City Council approved a zone text amendment allowing gymnasiums in the C-2 (Restricted Commercial) Zone with a conditional use permit.

According Hopevale Properties, LP, the applicant/property owner, Chuze Fitness has decided not to lease the subject property. The applicant has withdrawn the conditional use permit application until a new tenant is identified. If and when a new fitness center tenant is identified, the City will analyze their tenancy and return to the Planning Commission for consideration.

PROPERTY SUMMARY:

Property Address:

4354 Tweedy Boulevard
South Gate, CA 90280

Tenant:

Chuze Fitness
1011 Camino Del Rio South
San Diego, CA 92108

Representative:

Elevated Entitlements, LLC
C/O Kevin Kohan
4493 Rayburn Street
Westlake Village, CA 91362

Applicant/Property Owner:

Hoplevale Properties, LP
6420 Wilshire Boulevard
Los Angeles, CA 90048

Existing Zoning:

C-2 (Restricted Commercial) Zone

General Plan Designation:

Corridor Tweedy (Sub Area 5)

Assessor's Parcel Number:

6218-007-053, 054, 055, 056

Surrounding Land Uses:

North: Commercial/Retail
South: Residential
East: Commercial/Retail
West: Commercial/Retail

ATTACHMENTS: A. Public Hearing Notice.

**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 Conditional Use Permit No. 829

DATE OF HEARING: Tuesday, August 7, 2018

TIME OF HEARING: 7:00 pm

LOCATION OF HEARING: City Hall Council Chamber, City of South Gate
8650 California Avenue
South Gate, CA 90280

PROJECT LOCATION: The project site is at 4354 Tweedy Boulevard

PROJECT DESCRIPTION: Request to allow the operation of a full-service indoor gymnasium at a proposed Chuze Fitness facility.

ENVIRONMENTAL REVIEW: The project has been deemed Categorical Exempt under Class 1 Section 15301 of California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

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 project 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: July 26, 2018