



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

Tuesday, August 21, 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 August 7, 2018.

Documents:

[ITEM NO. 1.PDF](#)

Item No. 2

The Planning Commission will consider interpreting Zoning Ordinance - "Vehicle Parts Store" definition in relation to property at 8693 San Antonio

Avenue.

Documents:

[ITEM NO. 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, September 4, 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 16, 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 Community 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 27, 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) 563-5411 *
www.cityofsouthgate.org

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, AUGUST 7, 2018**

INTRODUCTORY PROCEDURES

Chairperson Jose Delgado called the meeting to order at 7:01 P.M.

The Pledge of Allegiance was led by Commissioner Sylvia Masushige.

ROLL CALL: By Erika Soriano, Recording Secretary.

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

Absent/Excused: None.

Staff: Senior Planner Alvaro Betancourt, 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 July 17, 2018. Commissioner Perez moved and Vice Chairperson Hurtado seconded the motion to approve the Planning Commission minutes of July 17, 2018. The motion carried (4-0) with Commissioner Velasquez abstaining.

2. PUBLIC HEARING – **CONDITIONAL USE PERMIT NO. 829 A REQUEST TO ALLOW THE OPERATION OF A GYMNASIUM (CHUZE FITNESS) LOCATED AT 4354 TWEEDY BOULEVARD**

Sr. Planner Alvaro Betancourt gave a brief presentation regarding this project. Sr. Planner informed the Commission that Chuze Fitness has decided not to lease the property. The applicant has withdrawn the conditional use permit application until a new tenant is selected. If and when a new fitness center tenant is selected, the City will analyze their tenancy and return to the Planning Commission for consideration.

Chairperson Delgado opened the item to the public.

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

Chairperson Delgado asked how long the facility has been vacant.

Senior Planner Betancourt informed the Commission the last business that occupied the facility was a Dental office in 2016 and the property went through an ownership change shortly after.

Vice Chairperson Hurtado stated that Tweedy Boulevard has a large number of vacant properties. Vice Chairperson Hurtado requested a list of vacancies including the length of vacancies. He also asked if the State can be asked to review absentee ownership, specifically those that use vacancies as tax write-offs.

Commissioner Perez stated that Tweedy Boulevard has a high number of barber shops and beauty salons and asked if the City can limit the number of those types of businesses.

Senior Planner Betancourt informed the Commission that the current code does not limit the number of barber shops and beauty salons, those establishments are a by right use on Tweedy Boulevard.

After no further comments, Vice Chairperson Hurtado moved and Commissioner Velasquez seconded to receive and file the report. The motion carried (5-0) with all Commissioners in favor.

General Business

None

Audience Comments

None

City Staff Comments

None

Planning Commission Comments

Commissioner Perez asked that City staff inspect 3310 Tweedy Boulevard for graffiti and vandalism in and around the property.

Vice Chairperson Hurtado expressed concern regarding the expired food product, wilted/moldy produce and rotten meats at Lucky's market. He also requested that the City follow up with the complaint at the corporate level.

Commissioner Velasquez asked that Public Works analyze the possibility of traffic calming measures for Liberty Boulevard between Otis and Long Beach.

ADJOURNMENT

There being no further business before the Planning Commission, Vice Chairperson Hurtado moved and Commissioner Masushige seconded the motion to adjourn the meeting. The motion carried (5-0) to adjourn the meeting to August 21, 2018. The meeting was adjourned at 7:43 p.m.

Respectfully,

Joe Perez, Secretary

APPROVED:

Jose Delgado, Chairperson

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of August 21, 2018

Senior Planner: Alvie Betancourt

Alvie Betancourt

Community Development Director: Joe Perez

Joe Perez

SUBJECT: REQUEST FOR INTERPRETATION OF ZONING ORDINANCE - "VEHICLE PARTS STORE" DEFINITION

PURPOSE: To provide an interpretation of "Vehicle Parts Store" and its applicability to a request to establish an automotive detail products retail store at 8693 San Antonio Avenue in the Civic Center Zone.

RECOMMENDED ACTIONS: It is recommended that the Planning Commission determine that the proposed sale of automotive detail products at 8693 San Antonio Avenue be considered an allowed use as "Retail Sales", rather than as a prohibited use under the definition of "Vehicle Parts Store."

ANALYSIS: The Zoning Code interpretation is a result of a question raised during the filing of a business license application for an automotive detail products retailer at 8693 San Antonio Avenue. On July 17, 2018, the applicant submitted a Zoning Clearance application form to the Planning Division. The application described the proposed business as follows:

"Selling Auto Detail Supplies to include auto accessories, towels, bottles, sprayers, sponges, Armor all, Windex."

The Zoning for 8693 San Antonio Avenue is Civic Center. Since the application included automotive accessories, it was initially reviewed as a "Vehicle Parts Store," which is not allowed within this zone. A vehicle parts store is defined as "a retailer specializing in automotive and motor vehicle accessories, lubricants, parts and/or tires."

The applicant has provided more detailed information to staff indicating that the proposed store will sell air fresheners, keychains and other small auto related items and not auto parts such as tires, shocks, struts, etc. The applicant believes that their proposal for retail sales store is distinct than that described in the definition for vehicle parts store. Accordingly, the applicant asserts the proposal for automotive detail products is in keeping with any other retailer selling general products to the public.

If the Planning Commission interprets this use as retail sales rather than as a vehicle parts store, the business could operate at the location by right, with the issuance of a business license. If the proposed use is interpreted as a vehicle parts store, the business would be prohibited from operating at 8693 San Antonio Avenue.

BACKGROUND: The South Gate Zoning Ordinance (SGZO) is a document that is written to cover typical situations and cannot cover every contingency. From time to time the SGZO lacks the specificity needed to interpret specific uses. Section 11.10.080 (Interpretation of Regulations) of the Zoning Code recognizes that these situations or instances will occur and provides for ways of clarifying ambiguity. The City's Municipal Code provides that the Director shall make a determination or interpretation of the SGZO as necessary to handle circumstances or refer the question to the Planning Commission for determination.