

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, JANUARY 16, 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, Commissioner Delgado and Commissioner Sylvia Masushige.

Absent/Excused: None

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 December 5, 2017.

Commissioner Hurtado moved and Commissioner Masushige seconded the motion to approve the Planning Commission minutes of December 5, 2017. The motion carried (5-0) with all Commissioners in favor.

2. PUBLIC HEARING

**GENERAL PLAN SAFETY ELEMENT
UPDATE.**

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 February 6, 2018. Director Perez explained that the consultant from Michael Barker International had a family emergency and was not able to attend this meeting.

Chairperson Velasquez opened the public hearing.

Being that there were no public comments from the audience, Chairperson Velazquez continued the Public Hearing to February 6, 2018.

Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to continued the public hearing for the item to February 6, 2018, motion carried (5-0) with all commissioners in favor.

Commissioner Hurtado requested additional information regarding the type of outreach done by the consultant and number of participants in the process.

3. PUBLIC HEARING

ZONE TEXT AMENDMENT NO. 158 TO AMEND SOUTH GATE MUNICIPAL CODE TABLE 11.21-1 (PROHIBITED LAND USES), 11.21-3 (ALLOWED LAND USES, URBAN MIXED-USE ZONES), 11.21-4 (COMMERCIAL INDUSTRIAL ZONES ALLOWED LAND USES), TABLE 11.21-5 (RESIDENTIAL NEIGHBORHOOD ZONE ALLOWED LAND USES) AND SECTION 11.60 (DEFINITIONS) TO PROHIBIT ALL COMMERCIAL MARIJUANA ACTIVITY AND PROHIBIT ALL OUTDOOR MARIJUANA CULTIVATION.

Community Development Director Perez introduced this item to the Planning Commission. Director Perez stated that on November 14, 2017, the City Council adopted Ordinance No. 2343 in response to Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), to prohibit all marijuana commercial activity, to prohibit all outdoor cultivation, and to regulate indoor cultivation of marijuana for personal use as allowed by State law. Ordinance No. 2343 repealed Chapter 7.80 (Marijuana Dispensary) of Title 7 (Public Safety and Morals) of the South Gate Municipal Code in its entirety and added a new Chapter 7.80 (Marijuana Use Regulations) of the South Gate Municipal Code to prohibit all marijuana commercial activity, prohibit all outdoor cultivation, and regulate indoor cultivation of marijuana for personal use. Director Perez summarized the proposed Zone Text Amendment that would amend the prohibited uses table, land use tables, and add new language to the definitions section of Section 11.60 of Title 11 (Zoning) of the South Gate Municipal Code to make them consistent with Ordinance No. 2343.

Chairperson Velasquez opened the public hearing.

Virginia Johnson 5751 McKinley Avenue - expressed her gratitude with the direction the City is taking regarding Marijuana prohibitions and regulations.

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

Commissioner Delgado asked if these changes are consistence with surrounding cities. Director Perez referred to a city survey summary attached to the agenda bill and stated that the proposed Zoning Text Amendment is consistent with the policies of several surrounding cities.

City Attorney Craig Hardwick added that State is clear that the Cities have the ability to prohibit the use, however; the city cannot prohibit the transportation of marijuana through the city from one manufacturing facility to another facility.

Vice-Chairperson Guevara recommended that on Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses, the following verbiage be added, “*indoor cultivation with some restrictions under Chapter 7.80 for the residential zone*”.

City Attorney Craig Hardwick suggested adding a foot note under residential uses in reference to permitted uses subject to the restrictions imposed by the marijuana ordinance.

Director Perez stated the goal of the Marijuana Ordinance is to operate within State law and at the same time to craft reasonable regulations. As of today the city has not received any applications for personal marijuana cultivation. He added that as part of community outreach the information will be available to the community through the Vista publication and the city’s website.

After no further comments, Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to accept the determination that this project is exempt from the California Environmental Quality Act; to adopt the findings as outlined in Resolution No. 2018-02; to recommend that the City Council adopt the draft ordinance approving Zone Text Amendment No. 158; and to add a footnote to Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses that states indoor cultivation of marijuana for personal use will be allowed in the residential zone and will include Section 7.80 for reference with respect to regulations. The motion carried (5-0) with all Commissioners in favor.

General Business

None

Audience Comments

None

City Staff Comments

Director Perez notified the Planning Commission that the Buffalo Spot restaurant located at the Crossroads had recent opened.

Planning Commission Comments

Commissioner Delgado invited the Commission to participate in the homeless count on Wednesday, January 24, 2018.

Commissioner Masushige expressed her concern regarding the Azalea center at night, that employees from TGI Fridays were asked to park behind Michaels and be shuttled to the restaurant. Her concern was for the safety of employees.

ADJOURNMENT

There being no further business before the Planning Commission, Chairperson Velasquez moved and Commissioner Hurtado seconded the motion to adjourn the meeting. The motion carried (5-0) to adjourn the meeting to February 6, 2018. The meeting was adjourned at 7:56 p.m.

Respectfully,

Joe Perez, Secretary

APPROVED:

Carlos Velasquez, Chairperson