

**MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, MARCH 20, 2018**

**INTRODUCTORY PROCEDURES**

Chairperson Carlos Velasquez called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was led by Vice-Chairperson Guevara.

**ROLL CALL:** By Norma Cardenas, Recording Secretary

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

**Absent/Excused:** Commissioner Masushige

**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 March 6, 2018.

Director Perez recommended continuing the approval of the March 6, 2018 minutes in order for minor corrections to be made.

Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to continue the Planning Commission minutes of March 6, 2018. The motion carried (4-0) with all Commissioners in favor 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 re-open the public hearing. Director Perez explained that the City is currently formulating possible development thresholds that would trigger discretionary design review. The proposed development thresholds will increase oversight and provide opportunity for public review and input for major new residential, commercial, office and industrial developments. This formal review and action on such projects

would be conducted by the Planning Commission at noticed public hearings. Planning Commission decisions would be final unless appealed to the City Council. Marc Blodgett, from Blodgett Baylosis Environmental Planning, who assisted in developing the proposed thresholds is present to answers any questions the Commission might have.

Assistant Planner Jessica Jimenez gave a brief report about the proposed thresholds to the Planning Commission for consideration.

Marc Blodgett explained to the Commission the rationale of the thresholds.

Chairperson Velasquez opened the continued public hearing.

Virginia Johnson, 5751 McKinley Avenue, voiced her concerns regarding high rise development since Sacramento is looking to control higher density development around rail road stations.

John Moltavo, 9815 Virginia Avenue, inquired about the California Environmental Quality Act (CEQA) and the environmental review process.

Being that there were no other public comments from the audience, Chairperson Velasquez closed the public hearing.

Director Perez explained the actions taken by staff to comply with CEQA requirements for discretionary projects.

Commissioner Hurtado expressed concerns about the impact of additional housing in the City and asked what factors were considered when determining the thresholds.

Director Perez explained that the factors used to develop the thresholds for residential development included concerns expressed by the public and City Council during the Hollydale and Tweedy specific plan public hearings. Staff also looked at other factors such as the requirement that federally subsidized projects having 16 or more units must have on-site managers.

Marc Blodgett added that proposed thresholds are consistent with what other cities are implementing and that with these proposed changes the City has greater control of future projects.

Vice-Chairperson Guevara suggested adding a map to identify the areas in proximity to enhanced intersections. His concern is that this will dampen future development.

Commissioner Delgado expressed his concerns that the new thresholds should be in compliance with the State housing law.

Chairperson Velasquez suggested a stream-lined process instead of additional requirements for future developments. He added that traffic impacts from new development are important for future projects and was concerned that traffic studies were up to date and accurately reflected current conditions. He stated that is important the City Council is conscious that this will delay the process for new developments.

Vice Chairperson Guevara recommended adding language to threshold number two regarding building height requirement to specify the maximum building height.

After no further comments, Commissioner Hurtado moved and Commissioner Delgado 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. 2018-03; and recommend that the City Council adopt the draft ordinance approving Zone Text Amendment No. 159, amending Table 11.51-1 (Application and Review Authority) and Chapter 11.51.060 (Design Review) to modify the types of developments that require design review and requiring discretionary review of such projects citywide with the additional language that defines maximum building height for threshold #2 and to provide a map showing a 1/4 mile radius from designated enhanced intersections currently functioning at LOS E and F. The motion carried (4-0) with all Commissioners in favor with Commissioner Masushige absent.

**General Business**

None

**Audience Comments**

None

**City Staff Comments**

None

**Planning Commission Comments**

None

**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 April 3, 2018. The meeting was adjourned at 8:08 p.m.

Respectfully,

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Joe Perez, Secretary

APPROVED:

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Carlos Velasquez, Chairperson