

**MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, APRIL 3, 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, Commissioner Hurtado, and Commissioner Masushige.

**Absent/Excused:** None

**Staff:** Senior Planner Alvaro Betancourt, 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.

Chairperson Velasquez stated he preferred to abstain from the item because he was not present at the March 6, 2018 Planning Commission meeting.

Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to approve the Planning Commission minutes of March 6, 2018. The motion carried (4-0) with all Commissioners in favor and Chairperson Velasquez abstaining.

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of March 20, 2018.

Commissioner Masushige stated she preferred to abstain from the item because she was not present at the March 20, 2018 Planning Commission meeting.

Commissioner Hurtado moved and Commissioner Delgado seconded the motion to approve the Planning Commission minutes of March 20, 2018. The motion carried (4-0) with all Commissioners in favor and Commissioner Masushige abstaining.

## **2. PUBLIC HEARING**

### **ZONE TEXT AMENDMENT NO. 161 TO ADD CHAPTER 11.36 (SIGNS) TO IMPLEMENT SIGNAGE REGULATIONS CITYWIDE**

Senior Planner Betancourt 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 April 17, 2018. Senior Planner Betancourt explained that the City is currently working with the City Attorney and receiving feedback regarding the previous sign code. The proposed changes will be presented at the next Planning Commission meeting for consideration.

Chairperson Velasquez opened the public hearing.

Being that there were no public comments from the audience, Chairperson Velasquez continued the Public Hearing to April 17, 2018.

Unanimously the Planning Commission agreed to continue this item to the next Planning Commission meeting of April 17, 2018.

## **3. PUBLIC MEETING**

### **OUTDOOR MURAL LOCATED AT 12019 GARFIELD AVENUE AT MARISCOS EL COSTENO FAMILY RESTAURANT**

Sr. Planner Alvaro Betancourt gave a brief presentation regarding this project. Sr. Planner stated that the owner of the restaurant submitted a request of an existing painted mural on the exterior northern wall of the building located at 12019 Garfield Avenue. The proposed art works depicts a tropical setting with beach front shack and aquatic life with a shoreline in the foreground and a mountainous range in the background. He noted that the mural must be maintained in good condition and free of graffiti.

Chairperson Velasquez opened item to the public.

Virginia Johnson 5751 McKinley Avenue stated that she likes the artwork of the mural and supports this project.

Jose Ramirez, business owner of Mariscos El Costeno Family Restaurant, thanked the Commission for considering his project.

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

Commissioner Masushige voiced her support of the mural. She stated that some merchants on the Tweedy Mile are not familiar with the City's regulations despite the efforts of the Tweedy Mile Association.

Commissioner Hurtado also voiced his support of the proposed mural and discussed the business license process.

Sr. Planner Betancourt added that when the Planning Division approves a prospective use, staff notifies the applicant of the regulations regarding modifications and new signage for the business.

After no further comments, Commissioner Hurtado moved and Vice-Chairperson Guevara seconded to approve the proposed painted mural at 12019 Garfield Avenue. The motion carried (5-0) with all Commissioners in favor.

#### **4. PUBLIC HEARING**

#### **CONDITIONAL USE PERMIT NO. 828 LOCATED AT 10920 GARFIELD AVENUE (MONOPOLE WIRELESS FACILITY)**

Sr. Planner Alvaro Betancourt gave a brief presentation regarding this project to the Planning Commission. He added that in order to provide uninterrupted service and compensate for the height of the apartment complex and parking structure, the applicant proposes to increase the height of the existing monopole at 10920 Garfield Avenue by 25' feet for a total of 70' feet. The monopole lease compound and monopole is to the rear of the property on the easterly property line. AT&T technicians have vehicular easement rights for ingress and egress to service the monopole as needed from Imperial Highway. Sr. Planner said that as with the original entitlement, design and location do not interfere with operations of the future apartment complex.

For the record, Chairperson Velasquez disclosed that the company he works with worked on the traffic impact study for the Garfield apartment complex adjacent to this project. He added that since the applicant is AT&T, this does not cause conflict of interest for this project.

Chairperson Velasquez opened the public hearing.

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

After no further comments, Commissioner Hurtado moved and Vice-Chairperson Guevara seconded the motion to accept the determination that this project is Categorical Exempt under Class 1 (Existing Facilities) Section 15301 of California Environmental Quality Act; and adopt the findings as outlined in Resolution No. 2018-07, and approve Conditional Use Permit No.828,

subject to the recommended conditions of approval, as contained in Resolution No. 2018-07, and any other limitations and/or conditions the Planning Commission may wish to impose. The motion carried (5-0) with all Commissioners in favor.

**General Business**

None

**Audience Comments**

None

**City Staff Comments**

Sr. Planner Betancourt notified the Commission of a number of different projects coming to the Planning Commission for consideration.

**Planning Commission Comments**

The Commission expressed their condolences to Director Perez and his family for the loss of a family member.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Hurtado moved and Commissioner Masushige seconded the motion to adjourn the meeting. The motion carried (5-0) to adjourn the meeting to April 17, 2018. The meeting was adjourned at 7:40 p.m.

Respectfully,

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Joe Perez, Secretary

APPROVED:

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Carlos Velasquez, Chairperson  
Jerry Guevara, Vice-Chairperson