PLANNING COMMISSION
SPECIAL PLANNING COMMISSION MEETING AGENDA

Thursday, December 5, 2024 at 6:30 p.m.

SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVENUE
SOUTH GATE, CA 90280
VIEW MEETING LIVE ONLINE AT:
HTTPS://YOUTUBE.COM/@SOUTHGATECA90280

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **City officials**

CHAIRPERSON	VICE CHAIRPERSON	COMMISSIONERS
Jimmy Ozaeta	Jovanna Laborin	Jenny Perez
		Daisy Prieto
		Lizette Ruiz

5. **Report on Posting**
I, John F. Signo, AICP, Planning Manager, certify that a true and correct copy of the foregoing meeting agenda was properly posted on November 27, 2024, seventy-two hours prior to the scheduled meeting, as required by law.

6. **Meeting Compensation Disclosure**
Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission is $125.00 per meeting.

7. **Open Sessions Items**

   1. **Zoning Code Amendment & Conditional Use Permit (CUP 24-15)**
   Consideration of an Ordinance to amend Chapter 11.21 (Land Use Types) of Title 11 (Zoning) of the South Gate Municipal Code (SGMC), relating to restaurants with

ancillary alcohol sales within the Open Space (OS) zoning district. The project also involves a request for approval of a Conditional Use Permit (CUP) to allow the sales of alcohol (ABC License Type 41 - beer and wine) for on-site consumption in conjunction with an existing restaurant/café located within a soccer facility at 9599 Pinehurst Ave (the “Sofive Soccer Complex”), and finding that the project is Categorically Exempt from the CEQA under Section 15301, (Class 1) “Existing Facilities”.

Documents:

Agenda Bill (Zoning Code Amendment & CUP 24-15)

8. 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.

AUDIENCE COMMENTS

CITY STAFF COMMENTS

PLANNING COMMISSION COMMENTS

9. Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact Community Development Department. Notification 48 hours prior to the Planning Commission 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 filling the request with the City Clerk prior to 5:00pm on Tuesday, December 24, 2024.

Materials related to an item on this 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, California 90280 (323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org.

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Special Meeting of: ***December 5, 2024***

Senior Planner: *Rodrigo Pelayo* ***Planning Manager***: *John F. Signo, AICP*

SUBJECT: Zoning Code Amendment & Conditional Use Permit (CUP 24-15)

PROJECT PROPOSAL/REQUEST: Consideration of an Ordinance to amend Chapter 11.21 (Land Use Types) of Title 11 (Zoning) of the South Gate Municipal Code (SGMC), relating to restaurants with ancillary alcohol sales within the Open Space (OS) zoning district. The project also involves a request for approval of a Conditional Use Permit (CUP) to allow the sales of alcohol (ABC License Type 41 - beer and wine) for on-site consumption in conjunction with an existing restaurant/café located within a soccer facility at 9599 Pinehurst Ave (the "Sofive Soccer Complex").

BACKGROUND:

Project Overview

- General Plan Designation: Parks and Recreation
- Zoning: Tweedy Boulevard Specific Plan (TBSP) / (OS, Open Space)
- Project Location: 9599 Pinehurst Ave.
- Assessor's Parcel Number: 6222-023-900
- Site Characteristics: The subject site is a soccer complex operated under the tradename "Sofive Soccer Centers South Gate" and is located within South Gate Park, the largest park in the city. The park measures approximately 96.8 acres and is comprised of nine parcels bounded by Southern Avenue to the north, Hildreth Avenue to the west, Tweedy Boulevard to the south, and Pinehurst Avenue to the east. The park is currently developed with numerous facilities such as playgrounds, outdoor basketball and tennis courts, skatepark, baseball fields and batting cages, sports center with gym and pool, golf course, volleyball courts, senior recreation center, and other recreational facilities including the soccer complex.

  The Sofive Soccer Complex is located within the northeast quadrant of the park and is developed with twelve playing fields totaling roughly 299,650 square feet and a clubhouse measuring approximately 8,450 square feet. The clubhouse consists of amenities such as a reception desk, employee office and dressing rooms, locker rooms, restrooms, storage rooms, and a restaurant/café. The restaurant comprises a full kitchen, dining and lounge areas, a meeting/party room, and an outdoor patio area facing the playing fields.

- Surroundings: Surrounding properties include single-family residences across Hildreth Avenue to the west; a church and multi-family residential properties across Tweedy Boulevard to the south; a church, elementary school, and multi-family and single-family residences across Pinehurst Avenue to the east; and a fire station, park maintenance yard, and multi-family residential properties to the north across Southern Avenue.

- Project Description: The project consists of an Ordinance, amending Chapter 11.21 (Land Use Types) of Title 11 (Zoning) of the SGMC, to allow dine-in restaurants with ancillary alcohol sales within the Open Space (OS) zoning district. The project also involves a request for approval of a CUP to allow the sales of alcohol (ABC License Type 41 - beer and wine) for on-site consumption in conjunction with an existing restaurant/café located in the Sofive Soccer Complex, within the OS zone. The project does not propose site or tenant improvements.

- Applicant: F. Michael Ayaz, Esq., on behalf of Goals Soccer Centers, Inc. DBA Sofive Soccer Centers South Gate

- Municipal Code Requirements for Zoning Code Amendment: Pursuant to Table 11.50-1 (Initiation of Amendments) of SGMC Chapter 11.50.050(B), the City Council, Planning Commission, or City Manager may initiate a Zoning Code (text) Amendment. In this particular project, the proposed Ordinance amendment was initiated by the City Manager.

  Furthermore, pursuant to SGMC Chapter 11.50.050(C)(2), the proposed amendment shall be heard by the Planning Commission at a scheduled hearing. If approved, the amendment shall be adopted by ordinance and forwarded to the City Council for final review, adoption, or denial.

- Municipal Code Requirements for a CUP: Pursuant to SGMC Chapter 11.52.030, before a CUP may be granted, the Planning Commission (or the City Council on appeal) shall make all of the following findings, as applicable to the property:

  A. Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's General Plan.

  B. The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.

  C. Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.

ANALYSIS:

Zoning Code Amendment

The City of South Gate's General Plan goals and policies aim to foster vibrant, diverse, and sustainable community spaces that encourage economic development and enhance the quality of life for residents and visitors alike. The Open Space (OS) zoning district is designated for areas that are primarily dedicated to parks, recreational facilities, and natural areas, with the intent to preserve open land and provide public recreational opportunities. Integrating compatible and complementary uses such as dining and restaurant services within certain Open Space areas can enhance the public's experience of parks and open spaces, while supporting local businesses and promoting economic development. The addition of dine-in restaurants with ancillary alcohol sales in select Open Space areas can provide greater amenities for visitors, encourage longer visits, and create a welcoming atmosphere for families, tourists, and local residents to enjoy public spaces. The presence of restaurants with ancillary alcohol sales in designated Open Space areas can create opportunities for local businesses to thrive, attracting new customers, and boosting the local economy.

The City of South Gate Zoning Ordinance is part of the SGMC (Title 11, Zoning) and contains multiple sections describing the different zones within the City, general definitions as commonly used within the Title, entitlement processes, procedures for amendments to the Zoning Ordinance and regulations regarding land use, property development regulations, signs and parking. The land use permission tables in Chapter 11.21 of the Zoning Code establish the uses to which land in each zone may be put. Within this chapter, Table 11.21-5 specifies the types of land uses allowed in the OS zone. Under this table, dine-in restaurants and related alcohol sales currently are not listed as permitted uses in the OS zone; therefore, are prohibited within public and private parks, community recreation facilities, and open space resources throughout the city.

Table 11.21-5 of the City's Zoning Code is proposed to be amended to permit dine-in restaurants and related ancillary alcohol sales as an accessory use in the Open Space (OS) zone, subject to the approval of a CUP and in accordance with applicable regulations by adding the highlighted italics language as shown below:

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Residential Uses						
Accessory Structures	P	P	P	P	P	Chapter 11.43
Child Day Care Facility, Small Family Home	P	P	P	X	X	11.40.050
Child Day Care Facility, Large Family Home	P	P	P	X	X	11.40.050
Cottage Food Operation	P	P	P	X	X	Chapter 11.60
Duplex/Two-Family Residential	P	P	P	X	X	

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Greenhouse	P	P	X	X	CUP	
Live/Work Unit	P	P	X	X	X	Chapter 11.23; 11.33.080, 11.40.090
Mobile Home/Mobile Home Park (A-P)	P	P	P	X	X	11.25.090
Multifamily Residential (A-P)	X	P	X	X	X	11.25.070, 11.25.080, 11.33.090
Personal Property Sales	T	T	T	T	X	2.10.610
Residential Care Facilities, Small	P	P	X	X	X	
Residential Care Facilities, Large	X	P	X	X	X	
Single-Family Residential	P	P	X	X	X	
Single-Room-Occupancy Apartments (A-P)	X	P	X	X	X	11.40.190 and consistent with the housing element
Second Dwelling Unit (A-P)	P	X	X	X	X	Chapter 11.43
Senior/Age-Restricted Dwelling (A-P)	P	P	P	X	X	
Supportive Housing*	P	P	P	X	X	
Transitional Housing*	P	P	P	X	X	
Recreation, Education, Public Assembly Uses						
College, Nontraditional Campus	X	X	X	P	X	
College, Traditional Campus	X	X	X	CUP	X	
Community Assembly (A-P)	X	X	CUP	CUP	X	11.40.060
Library/Gallery/Museum (A-P)	X	X	X	P	X	
School	P	P	X	P	X	
Parks/Plazas/Open Space Uses						
Outdoor Amphitheater (A-P)	X	X	X	P	P	
Parks/Recreation Facility, Limited	P	P	P	P	P	
Parks/Recreation Facility, Full	X	X	X	P	P	
Public Garden	P	P	P	P	P	
Civic/Institutional Uses						
Adult Day Care Center, General	X	X	X	CUP	X	
Adult Day Care Center, Limited	P	P	P	CUP	X	
Child Day Care Facility, Day Care Center, Standalone Facility	CUP	CUP	X	CUP	X	11.40.050
Hospital (D)	X	X	X	CUP	X	
Institutions (D)	X	X	X	CUP	X	
Public/Utility/Energy Uses						

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Communications Equipment	CUP	CUP	CUP	CUP	CUP	
Fire/Police Station/Substation	CUP	CUP	CUP	P	X	
Parking Facility	X	CUP	X	P	P	Public or commercial
Public/Government Building	X	X	X	P	X	
Power Distribution Substation	CUP	CUP	CUP	X	X	
Public Utility, Structure or Yard	X	X	X	CUP	CUP	
Renewable Energy System, Building Mounted (A-P)	P	P	P	P	P	11.40.180
Renewable Energy System, Standalone Ground Mounted (D)	CUP	CUP	CUP	CUP	CUP	11.40.180
Transit Station/Stop	P	P	P	P	P	
Utility Metering/Distribution	X	X	CUP	CUP	CUP	
Commercial Uses						
Open Field Growing	P	P	X	X	CUP	
Personal Services, Fitness/Health Facility	X	X	X	P	X	
Stables, Equestrian, Commercial/Private (1)	X	CUP	X	X	X	11.25.060
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/Storing/Laboratory Testing/Labeling/Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (2)	X	X	X	X	X	Chapter 7.80
Restaurant, Dine In (3)	***X***	***X***	***X***	***X***	***CUP***	
Alcohol Sales, as Part of a Restaurant (4)	***X***	***X***	***X***	***X***	***CUP***	***11.42.070(A)&(B)***
Recycling Facilities						
Mobile Recycling Unit	X	X	X	CUP	CUP	11.44.080
Recycling/Collections Facilities, Small	X	X	X	CUP	X	11.44.080

Notes: All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.

See Table 11.20-1 for zone abbreviations.

See Table 11.21-2 for the abbreviations for the general land use permit types and processes.

(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.
(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.
(1) See Section 11.25.060 for use zone limitations for this use.
(2) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.
(3) a. Only one dine-in restaurant within a park per each 50 acres of land.
b. Restaurants are prohibited within public utility easements, rights-of-way, and other areas outside of parks that are designated OS.

c. The Department of Parks and Recreation shall review and issue a recommendation for approval to the Planning Commission.

(4) a. Alcohol sales for on-site consumption of beer and wine (ABC License Type 41) only.

b. Department of Parks and Recreation shall review and issue a recommendation for approval to the Planning Commission.

* Housing meeting this definition shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.

Business Operations

The Sofive Soccer Complex was established in South Gate Park in 2019 and has been operating under a Ground Lease Agreement with the City. The business currently operates Monday through Friday from 2:00pm to 11:00pm, and Saturday and Sunday from 8:00am to 11:00pm. The facility is staffed with a total of 30 employees. Its onsite café is equipped with a complete kitchen facility; however, currently offers a menu of concession-style items such as nachos, fries, chicken tenders, water, and sports drinks. The project seeks to obtain approval to allow the sale of beer and wine for on-site consumption in conjunction with the café/restaurant. As part of the request, the applicant proposes to operate as a traditional restaurant by incorporating a variety of appetizers, entree meals, and desserts (Attachment 5) to its menu and offering traditional dining services to patrons. Alcoholic beverages are proposed to be served at all times during the business hours of operation, and consumption will only be permitted in designated portions of the clubhouse. A recommended condition of approval will require the applicant to stop selling alcohol at 10:30pm, which is one-half-hour before closing time. The proposed designated areas for consumption of beer and wine encompasses the restaurant dining area (810 square feet), a lounge (589 square feet), party room (298 square feet), diner/café (120 square feet), and outdoor patio space (1,011 square feet). Consumption of alcohol will be prohibited adjacent to or on the soccer fields. To ensure that alcohol drinks are only consumed within the restaurant, staff recommends a condition of approval prohibiting alcoholic drinks outside of the restaurant, except for the outdoor patio area that is designated for dining. Should an approval be granted, the applicant proposes to hire up to seven (7) full-time employees including bartenders, cooks, and security personnel. The business will operate with eight (8) to ten (10) employees per shift.

The current seating configuration comprises a mix of fixed and non-fixed chairs, tables, and stools for a total of 60 persons. The applicant proposes to increase the current seating capacity to a new total of 88 persons. The proposed seating layout will include communal-style tables throughout restaurant/café, with each table having a capacity for eight (8) persons. Three (3) tables will be located in the restaurant dining area, three (3) tables will be located in the lounge, one (1) table is proposed within the party room, and four (4) tables within the outdoor patio area.

Pursuant to SGMC Chapter 11.60 (Definitions), a "restaurant" is defined as, "…Any establishment operated for the primary purpose of providing food, beverages, or meals for compensation that has suitable kitchen facilities for the preparation, storage, and service of food… Any bar area with all applicable licenses is typically limited to approximately five hundred square feet or approximately thirty percent of the dining area; bar areas exceeding these limits are classified as a bar." Although, "bars" and "lounges" are not defined within the Zoning Code, they are associated with each other due to their similar operating characteristics. Therefore, should approval of a CUP be granted, staff

recommends a condition requiring that the existing lounge area be reduced to a total of 500 square feet. Alternatively, the lounge shall be reclassified as a dining area and be maintained with tables and chairs excluding sofas/couches or other lounge-style seating amenities. This condition will ensure that the business model fulfills the definition of a "restaurant" to ensure it is an allowable use, contingent upon the adoption of the proposed Ordinance amendment.

Off-Street Parking

Pursuant to SGMC Chapter 11.33.040, the minimum off-street parking requirement for Clubs and other public assembly spaces is 1 parking space per 100 square feet of floor area used for assembly. In addition, the minimum requirement for a dine-in restaurant measuring less than 4,000 square feet in floor area is 1 parking space per 100 square feet of gross floor area.

In accordance with the City's parking standards, a total of 95 off-street parking spaces are required for the Sofive Soccer Complex, including its proposed transition from café to restaurant service. The parking calculations are detailed in the table below:

PARKING REQUIREMENTS	
Parking Ratio / Calculations	(Clubs & other public assembly spaces) 1 space / 100 s.f. of floor area used for assembly Building area = 5,870 s.f.: 58.70 parking spaces (Restaurant < 4,000 sf of floor area) 1 space / 100 s.f. of g.f.a Building area = 2,580 s.f.: 25.8 parking spaces Outdoor patio area = 1,011 s.f.: 10.11 parking spaces 58.70 + 25.8 + 10.11 parking spaces = 94.61 = **95 parking spaces**
Required # of parking spaces	95 parking spaces
Proposed # of parking spaces	234 parking spaces
Surplus # of parking spaces	139 spaces

In accordance with the current Ground Lease Agreement between the applicant and property owner (City of South Gate), the applicant is allowed to use up to 234 of the existing parking spaces within a designated parking area as illustrated in Attachment 3. The project request will not trigger additional parking requirements since there are no proposed tenant improvements, addition or intensification of the existing permitted land uses. Therefore, the project will comply with the off-street parking requirements.

CUP Analysis

As noted above, restaurants and alcohol sales are currently prohibited within the OS zone. However, if the City Council adopts the proposed Ordinance, restaurants with ancillary alcohol sales will become permitted uses subject to the approval of a Conditional Use Permit. Therefore, the applicant's request for approval of a CUP is contingent upon the adoption of the proposed Ordinance.

In granting approval of a CUP, the Planning Commission (or the City Council on appeal) shall make all of the following findings, as applicable to the property:

A. Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the City's General Plan ***in that the City's General Plan emphasizes promoting quality recreational opportunities, enhancing community amenities, and supporting sustainable and balanced development. Allowing a dine-in restaurant/café with alcohol sales within the Sofive Soccer Complex supports these goals by providing a social and recreational venue that encourages longer visitation, community engagement, and opportunities for social gathering. The proposed use will not undermine any goals related to open space preservation or public health, as it is specifically tied to an active recreational use (the soccer complex) and will be subject to appropriate controls under the CUP, including conditions regarding the sale and consumption of alcohol. The proposed use aligns with the General Plan's policies for improving public amenities and enhancing the visitor experience in active recreational areas.***

   The Open Space (OS) zoning district is intended to preserve and enhance open space areas for recreation, passive uses, and other public activities. The proposed use of a dine-in restaurant with alcohol sales complements the recreational and community-oriented nature of the existing Sofive Soccer Complex. As an existing, established sports complex, the proposed restaurant/café will provide a food and beverage option that enhances the overall experience for visitors to the site. The addition of alcohol sales (beer and wine) in conjunction with this existing use does not conflict with the primary intent of the OS zone, which encourages activities that foster public enjoyment and leisure. Furthermore, the request to allow alcohol sales as part of the restaurant operation is designed to be a controlled, low-impact use that will not interfere with or negatively affect surrounding open space uses.

B. The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone ***in that a restaurant/café with ancillary alcohol sales will be located within the existing Sofive soccer complex, which is an active recreational facility that serves the surrounding community. This use is entirely consistent with the current purpose of the Open Space (OS) zone, which is to provide space for recreational, community-serving, and public activities. The existing soccer complex is already a destination for social and recreational activities, and the addition of a restaurant with alcohol service is an enhancement that will directly support and complement these existing uses. The design of the restaurant and its integration with the soccer complex***

ensures that it is a low-impact, supportive use that does not conflict with the recreational functions of the property.

The Open Space (OS) zone is typically intended to preserve areas for parks, recreational facilities, and other uses that promote public enjoyment of outdoor spaces. The proposed restaurant/café and alcohol sales are consistent with this long-term vision, as they serve to enrich the visitor experience and provide an amenity for users of the facility. The introduction of food and beverage services, including alcohol, is compatible with the types of recreational uses envisioned for the OS zoning district. As such, the proposed development aligns with the City's goal of providing diverse and engaging recreational experiences, and it will not hinder the future uses or long-term development of the zone.

The location of the restaurant/café within the Sofive Soccer Complex will be sensitive to the open space environment. No site improvements or changes to the physical character of the complex are proposed, and the existing landscaping, parking, and recreational areas will remain intact. This ensures that the open space and recreational qualities of the site are preserved while providing a complementary service to those using the complex. The project does not alter the fundamental purpose or aesthetic of the OS zoning district but instead enhances it by providing a social space for visitors.

C. Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood ***in that the proposed use is located within the established Sofive soccer complex, which already serves as a community-oriented recreational facility. This facility is designed to accommodate high levels of activity and visitor traffic, including sports events, social gatherings, and community functions. The addition of a restaurant/café with alcohol sales will not significantly alter the nature of the existing use, but rather will enhance the visitor experience in a way that is consistent with the recreational atmosphere. As the property is already a hub of activity, the proposed land use is compatible with the existing character and function of the site and will not introduce any uses that are out of character with the surrounding recreational environment.***

The recommended conditions of approval will ensure that the sale and consumption of alcohol is done responsibly and does not negatively impact the surrounding residential, school, and church uses. These conditions include limits on the hours of alcohol service to align with family-friendly and community-oriented activities at the soccer complex, and to minimize conflicts with adjacent sensitive uses. Specifically, the restaurant will be required to cease alcohol sales at least one-half-hour prior to closing, ensuring that alcohol-related activity does not extend beyond the business hours. These conditions are designed to minimize any potential for noise, loitering, or disruptive behavior. Another condition of approval will prohibit the consumption of alcohol on the soccer fields or adjacent areas. This restriction ensures that alcohol consumption is confined to the designated restaurant/café area and will not spill over into the recreational fields or surrounding open space. By limiting alcohol consumption to a controlled and supervised environment, the CUP ensures that the primary use of the fields for sports and family-friendly activities remains unaffected. This mitigates any concerns regarding disruptive behavior or alcohol-

related issues on the fields, which could be detrimental to the safety, enjoyment, and function of the recreational facility.

Conclusion

Based on the above analysis, the staff has determined that with the adoption of the proposed Ordinance and the recommended conditions of approval, the proposed project will comply with the SGMC, and all the required findings in support of a CUP will be made.

ENVIRONMENTAL ANALYSIS:

The Planning Commission's act of recommending adoption of the Zoning Code Amendment is not subject to CEQA review because it is not an "approval" of the Zoning Code Amendment, as defined in CEQA Guidelines Section 15352, but is rather a recommendation of approval, and therefore does not commit the City to any definite course of action regarding the Zoning Code Amendment.

Furthermore, in accordance with the California Environmental Quality Act (CEQA), this project (request for approval of a CUP) qualifies for a categorical exemption under CEQA Guidelines Section 15301, (Class 1) "Existing Facilities", in that the project will not result in any alterations or expansion to the existing buildings within the project site.

COMMENTS FROM OTHER DEPARTMENTS:

Staff routed the project for comments to several City Departments including the Public Works, Parks and Recreation, Police Department, Code Enforcement, and the Building & Safety Division. If the project is approved, the comments received from the departments would be incorporated as conditions of approval.

RECOMMENDATION:

Based on the evidence presented, Staff recommends that the Planning Commission consider:

1. Adopting Resolution No. 2024-07 recommending City Council approval of a Zoning Code Amendment to adopt an Ordinance, amending Chapter 11.21 (Land Use Types) of Title 11 (Zoning) of the SGMC, relating to alcohol sales within the Open Space (OS) zoning district.

2. Finding that the project is Categorically Exempt from the CEQA under Section 15301, (Class 1) "Existing Facilities", make the required findings and requirements set forth in the South Gate Municipal Code, and **approve the application for Conditional Use Permit (CUP 24-15)** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

1. The permittee shall agree to defend, indemnify and hold harmless the City of South Gate, its agents, officers, and employees from any claim, action, or proceeding against the City of South Gate or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of South Gate, its legislative body, advisory agencies, or administrative officers concerning the issuance of the permit to which these conditions are attached. The City of South Gate will promptly notify the permittee of any such claim, action, or proceeding against the City of South Gate and the permittee will either undertake the defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of South Gate fails to promptly notify the permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible for defending, indemnify or hold harmless the City of South Gate. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the permittee's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

2. Except as set forth in subsequent conditions, all-inclusive, the property shall be developed substantially in accordance with the application, environmental assessment, and plans submitted to the City in the permittee's application for this permit and any modifications thereof imposed by the City as a condition of the issuance of this permit.

3. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

4. If determined to be required by the Building & Safety Division, the permittee shall submit plans to the Los Angeles County Fire Department for review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Community Development Director.

5. The proposed use shall be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times pursuant to South Gate Municipal Code Section 5.08.020(A).

6. The approval of this permit, and the permit itself, shall expire if the entitlement is not exercised within one (1) year from the date of approval by the Planning Commission, unless an extension has been granted by the Planning Commission.

7. The permittee shall obtain the approvals, clearances, permits, and/or licenses required from City departments and outside agencies (i.e. County of Los Angeles Public Health Department, California Department of Alcoholic Beverage Control, and South Gate Building & Safety) prior to the expiration of this entitlement.

8. No alcoholic beverages, including beer and wine, shall be sold from the premises for off-premises consumption.

9. No alcohol sales displays shall be permitted that are visible from the public street or parking lot.

10. Employees selling alcoholic beverages shall be of an age consistent with Section 25663 of the California Business and Professions Code.

11. The validity of the permit shall be conditioned on compliance with all state regulations and conditions.

12. The premises shall be maintained at all times in a neat and orderly manner.

13. Trash receptacles shall be provided in such number and at such locations as specified by the Planning Commission.

14. All alcoholic beverages sales, offerings, and consumption shall be conducted completely within the enclosed building or permitted outdoor patio seating area for on-sale uses.

15. Building and site design and maintenance shall be consistent with the standards of the immediate neighborhood so as not to cause blight or deterioration, or to substantially diminish or impair property values within the neighborhood.

16. The permittee shall be responsible for the conduct of all employees, including their education concerning Alcoholic Beverage Control regulations and provisions of the South Gate Municipal Code pertaining to sales of alcohol (e.g., verification of age of purchaser).

17. The permittee shall acknowledge that the city has specifically reserved the right and authority to impose sanctions, including suspension or revocation of the permit, as a consequence of one or more violations of a state statute, rule, or regulation concerning the sale to or consumption of alcoholic beverages by a minor.

18. The permit shall be subject to compliance review of the property and permit conditions at Planning-Commission-established intervals; the first compliance review shall occur within six months of permit issuance or actuation.

19. Any kitchen facility on premises (in conjunction with a restaurant) shall be maintained at all times in a clean and sanitary condition.

20. Adequate refrigeration shall be maintained at all times for the preservation of any food on the permittee's premises.

21. The permit shall, after notice to the permittee and an opportunity to be heard, be subject to additional conditions to maintain or remedy land use compatibility, security, or crime control issues that have arisen since the issuance of the permit.

22. The sales of alcohol shall cease at 10:30pm, or one-half hour before closing, whichever is earlier.

23. All alcoholic beverages sales, offerings, and consumption shall be prohibited on the playing fields and areas adjacent to the playing fields.

24. The existing lounge area shall be reduced to a total of 500 square feet. Alternatively, the lounge shall be reclassified on the plans as a dining area and be maintained with tables and chairs excluding sofas/couches or other lounge-style seating amenities.

25. All noise shall be contained within the facility's structure only and shall not carry out into adjacent parking areas.

26. The permittee shall post on-premises signs within and throughout the facility structure in a manner that meaningfully advises permittee's patrons that they may not loiter after permittee's scheduled hours of operation in the designated joint use parking area and must leave within 30 minutes after closing. The permittee shall take reasonable steps as may be necessary to monitor the designated joint use parking area to ensure material compliance with this condition.

27. All equipment, furniture, or other appurtenances that are not in use shall be kept inside the building. Outdoor storage shall not be permitted.

28. Approval of this permit shall not become effective until the effective approval date of the amended Ground Lease Agreement between City Council/City of South Gate and Tenant ("Sofive Soccer Centers.") to allow for the alcohol sales for on-site consumption within the premises.

29. If the City's Director of Parks and Recreation believes that the sale of alcohol pursuant to this permit is creating risks to public safety, permittee shall, upon notice from said Director, meet with the Director informally to discuss mitigating those risks by implementing mutually agreeable modifications to permittee's alcohol sales operations. Such modifications may include changing the hours when alcohol is served, adding security personnel when alcohol is served, or other changes acceptable to the Director and permittee. Nothing in this Condition No. 29 constitutes a waiver of the City's rights under Condition No. 34.

30. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.

31. Permittee shall obtain its City of South Gate Business License prior to commencing business operations.

32. Violation of, or noncompliance with, any of these conditions shall constitute grounds for revocation of this permit.

33. Permittee shall agree to maintain (and/or cause its landlord to maintain, if the permittee is a tenant) the property and all related on-site improvements and landscaping thereon, including without limitation, buildings, parking areas, lighting, signs, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at permittee's sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) sweeping and the removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an age similar to the material being replaced; (iii) maintenance of all irrigation systems in properly operating condition; (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition.

34. If the application for this permit, or any conditions of the permit, violate the Zoning Code or do not fulfill the intent of the Code, the Planning Commission shall, following a public hearing, be authorized to take the following actions:

    a. Revoke the permit, revoke and reissue the permit with new or modified conditions, or modify the conditions of the existing permit as may be appropriate under the circumstances.

    b. Impose, as a condition of the continuation, reinstatement, or reissuance of the permit, a requirement that the permittee reimburse the City for all costs and expenses reasonably incurred in investigating, identifying, and documenting the violation, and in processing information concerning the violation for presentation to the Planning Commission, and, upon any appeal, to the City Council.

    c. This permit shall be revocable if the exercises of rights granted by the permit are discontinued for 6 consecutive months. The use subject to the permit may not be resumed of the permit is revoked; a new permit, including processing and public notification, shall be required.

35. The permittee shall agree in writing to the above conditions.

Building & Safety

36. The permittee shall submit plans, including a complete site plan for building plan check to review the proposed increase occupancy. The plans shall comply with all building code requirements applicable to occupancy loads and the minimum egress requirements. The plans shall also identify a clear exiting path and dispersal area.

37. The permittee shall provide a copy of plans approved by the Los Angeles County Public Health Department.

38. Address numbers shall be installed to the front of the building to the satisfaction of the Building Department.

39. The permittee shall obtain the necessary approval, permit, and inspection to legalize the signage located above the main building entrance.

40. The damaged stucco wall areas around the exterior of the building shall be patched, repaired, and painted.

41. The non-functional water closet located inside the men's restroom shall be repaired.

42. The chains and padlocks on existing gates located throughout the playing fields shall be removed to ensure proper functionality of their panic hardware and emergency egress.

43. All of the appurtenances blocking the "exit" door adjacent to the kitchen area shall be removed to ensure it remains accessible.

44. The bent steel posts supporting the netting on the playing fields shall be repaired or replaced.

45. The damaged drywall areas and light fixtures shall be repaired.

46. Junction boxes with exposed electrical wiring shall be properly sealed.

ATTACHMENTS:

1. Resolution No. 2024-07 and draft Ordinance
2. Applicant submittal including Site Plan and floor plans
3. Ground Lease Agreement (Sofive and City of South Gate)
4. Recommendation letter from Department of Parks and Recreation
5. Proposed Food Menu
6. Public Comments

RESOLUTION NO. 2024-07

A RESOLUTION OF THE CITY OF SOUTH GATE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF A ZONING CODE AMENDMENT TO ADOPT AN ORDINANCE, AMENDING CHAPTER 11.21 (LAND USE TYPES) OF TITLE 11 (ZONING) OF THE SOUTH GATE MUNICIPAL CODE (SGMC), RELATING TO RESTAURANTS WITH ANCILLARY ALCOHOL SALES WITHIN THE OPEN SPACE (OS) ZONING DISTRICT; AND A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE SALES OF ALCOHOL (ABC LICENSE TYPE 41 - BEER AND WINE) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RESTAURANT/CAFÉ LOCATED WITHIN A SOCCER FACILITY ("SOFIVE") AT 9599 PINEHURST AVE.

WHEREAS, the City of South Gate is committed to fostering vibrant, diverse, and sustainable community spaces that encourage economic development and enhance the quality of life for residents and visitors alike; and

WHEREAS, the Open Space (OS) zoning district is designated for areas that are primarily dedicated to parks, recreational facilities, and natural areas, with the intent to preserve open land and provide public recreational opportunities; and

WHEREAS, the addition of dine-in restaurants with ancillary alcohol sales in select Open Space areas can provide greater amenities for visitors, encourage longer visits, and create a welcoming atmosphere for families, tourists, and local residents to enjoy public spaces; and

WHEREAS, the City is committed to ensuring that any restaurant with ancillary alcohol use within the Open Space zone will be subject to appropriate regulations to ensure compatibility with the surrounding environment, preserve public health and safety, and minimize any negative impacts on the natural landscape or nearby residents; and

WHEREAS, the City Manager initiated an Ordinance amendment to allow dine-in restaurants with ancillary alcohol sales within the Open Space (OS) zoning district; and

WHEREAS, F. Michael Ayaz, Esq., on behalf of Goals Soccer Centers, Inc. DBA Sofive Soccer Centers South Gate ("the Applicant"), filed a complete application requesting the approval of a Conditional Use Permit (CUP 24-15) described herein ("Application"); and

WHEREAS, the Application pertains to an approximately 8,450 square-foot facility within South Gate Park property having Los Angeles County Assessor's Parcel Number 6222-023-900, more commonly known as 9599 Pinehurst Avenue, South Gate, California ("Property");

WHEREAS, the Applicant requests approval of a Conditional Use Permit (CUP) to allow the sales of alcohol (ABC License Type 41 - beer and wine) for on-site consumption in conjunction with an existing restaurant/café. If the City Council adopts the proposed Ordinance, restaurants with ancillary alcohol sales will become permitted uses subject to the approval of a Conditional Use Permit. Therefore, the Applicant's request for approval of a CUP is contingent upon the adoption of the proposed Ordinance; and

WHEREAS, Pursuant to South Gate Municipal Code, Chapter 11.52.030, before a CUP may be granted, the Planning Commission (or the city council on appeal) shall make all of the following findings, as applicable to the property:

(a) Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's General Plan.

(b) The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.

(c) Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.

WHEREAS, notice of the Planning Commission special public hearing of December 5, 2024, was published in compliance with State law in a local newspaper of general circulation. In addition, a public notice was mailed 14 days in advance of the hearing to each property owner, occupants and resident within a 1000-foot radius of the project site, indicating the date and time of the public hearing in accordance with California Government Code 65091; and

WHEREAS, on December 5, 2024 the Planning Commission held a special public hearing to receive public testimony and other evidence regarding the Zoning Code Amendment and CUP Application, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its public hearing including, without limitation, the staff report submitted by the Community Development Department; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have been met**.**

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings:

Zoning Code Amendment

A. **The addition of dine-in restaurants with ancillary alcohol sales in select Open Space areas can provide greater amenities for visitors, encourage longer visits, and create a welcoming atmosphere for families, tourists, and local residents to enjoy public spaces. The proposed ordinance would allow for responsible, small-scale, sit-down dining and the ancillary sale of alcohol at specific locations within the Open Space zone, subject to approval of a Conditional Use Permit (CUP) and compliance with all applicable local, state, and federal laws regarding alcohol service and consumption.**

B. **The Planning Commission's act of recommending adoption of the proposed Ordinance is not subject to CEQA review because it is not an "approval" of the Zoning Code Amendment, as defined in CEQA Guidelines Section 15352, but is rather a recommendation of approval, and therefore does not commit the City to any definite course of action regarding the Zoning Code Amendment.**

Conditional Use Permit

C. **Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's General Plan** *in that the City's General Plan emphasizes promoting quality recreational opportunities, enhancing community amenities, and supporting sustainable and balanced development. Allowing a dine-in restaurant/café with alcohol sales within the Sofive soccer complex supports these goals by providing a social and recreational venue that encourages longer visitation, community engagement, and opportunities for social gathering. The proposed use will not undermine any goals related to open space preservation or public health, as it is specifically tied to an active recreational use (the soccer complex) and will be subject to appropriate controls under the CUP, including conditions regarding the sale and consumption of alcohol. The proposed use aligns with the General Plan's policies for improving public amenities and enhancing the visitor experience in active recreational areas.*

The Open Space (OS) zoning district is intended to preserve and enhance open space areas for recreation, passive uses, and other public activities. The proposed use of a dine-in restaurant with alcohol sales complements the recreational and community-oriented nature of the existing Sofive soccer complex. As an existing, established sports complex, the proposed restaurant/café will provide a food and beverage option that enhances the overall experience for visitors to the site. The addition of alcohol sales (beer and wine) in conjunction with this existing use does not conflict with the primary intent of the OS zone, which encourages activities that foster public enjoyment and leisure. Furthermore, the request to allow alcohol sales as part of the restaurant operation is designed to be a controlled, low-impact use that will not interfere with or negatively affect surrounding open space uses.

D. **The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone** *in that a restaurant/café with ancillary alcohol sales will be located within the existing Sofive soccer complex, which is an active recreational facility that serves the surrounding community. This use is entirely consistent with the current purpose of the Open Space (OS) zone, which is to provide space for recreational, community-serving, and public activities. The existing soccer complex is already a destination for social and recreational activities, and the addition of a restaurant with alcohol service is an enhancement that will directly support and complement these existing uses. The design of the restaurant and its integration with the soccer complex ensures that it is a low-impact, supportive use that does not conflict with the recreational functions of the property.*

The Open Space (OS) zone is typically intended to preserve areas for parks, recreational facilities, and other uses that promote public enjoyment of outdoor spaces. The proposed restaurant/café and alcohol sales are consistent with this long-term vision, as they serve to enrich the visitor experience and provide an amenity for users of the facility. The introduction of food and beverage services, including alcohol, is compatible with the types

of recreational uses envisioned for the OS zoning district. As such, the proposed development aligns with the City's goal of providing diverse and engaging recreational experiences, and it will not hinder the future uses or long-term development of the zone.

The location of the restaurant/café within the Sofive soccer complex will be sensitive to the open space environment. No site improvements or changes to the physical character of the complex are proposed, and the existing landscaping, parking, and recreational areas will remain intact. This ensures that the open space and recreational qualities of the site are preserved while providing a complementary service to those using the complex. The project does not alter the fundamental purpose or aesthetic of the OS zoning district but instead enhances it by providing a social space for visitors.

E. **Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood** *in that the proposed use is located within the established Sofive soccer complex, which already serves as a community-oriented recreational facility. This facility is designed to accommodate high levels of activity and visitor traffic, including sports events, social gatherings, and community functions. The addition of a restaurant/café with alcohol sales will not significantly alter the nature of the existing use, but rather will enhance the visitor experience in a way that is consistent with the recreational atmosphere. As the property is already a hub of activity, the proposed land use is compatible with the existing character and function of the site and will not introduce any uses that are out of character with the surrounding recreational environment.*

The recommended conditions of approval will ensure that the sale and consumption of alcohol is done responsibly and does not negatively impact the surrounding residential, school, and church uses. These conditions include limits on the hours of alcohol service to align with family-friendly and community-oriented activities at the soccer complex, and to minimize conflicts with adjacent sensitive uses. Specifically, the restaurant will be required to cease alcohol sales at least one hour prior to closing, ensuring that alcohol-related activity does not extend beyond the business hours. These conditions are designed to minimize any potential for noise, loitering, or disruptive behavior. Another condition of approval will prohibit the consumption of alcohol on the soccer fields or adjacent areas. This restriction ensures that alcohol consumption is confined to the designated restaurant/café area and will not spill over into the recreational fields or surrounding open space. By limiting alcohol consumption to a controlled and supervised environment, the CUP ensures that the primary use of the fields for sports and family-friendly activities remains unaffected. This mitigates any concerns regarding disruptive behavior or alcohol-related issues on the fields, which could be detrimental to the safety, enjoyment, and function of the recreational facility.

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code Section 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Section 15000, et seq., the "CEQA Guidelines") and finds the project to be exempt under a Class 1 Categorical Exemption pursuant to section 15301 (Existing Facilities) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

SECTION 4. The Planning Commission hereby recommends City Council approval of a Zoning Code Amendment to adopt the proposed Ordinance (Exhibit "A"), amending Chapter 11.21 (Land Use Types) of Title 11 (Zoning) of the SGMC, relating to restaurants and ancillary alcohol sales within the Open Space (OS) zoning district; and approves Conditional Use Permit (CUP 24-15) contingent upon City Council's adoption of the proposed Ordinance, and subject to the execution and fulfillment of Conditions of Approval set forth in Exhibit "B" attached to this Resolution.

This recommendation was adopted by the following vote at the Planning Commission meeting of December 5, 2024.

AYES:

NOES:

Approved and ADOPTED this 5th of December 2024.

_____
John F. Signo, AICP
Planning Manager

APPROVED:

_____
Jimmy Ozaeta
Chairperson
City Planning Commission

Exhibit "A"

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORNIA, AMENDING CHAPTER 11.21 (LAND USE TYPES) OF TITLE 11 (ZONING) OF THE SOUTH GATE MUNICIPAL CODE (SGMC), RELATING TO ALLOWING DINE-IN RESTAURANTS AND ANCILLARY ALCOHOL SALES WITHIN THE OPEN SPACE (OS) ZONE.

WHEREAS, the City of South Gate is committed to fostering vibrant, diverse, and sustainable community spaces that encourage economic development and enhance the quality of life for residents and visitors alike; and

WHEREAS, the Open Space (OS) zoning district is designated for areas that are primarily dedicated to parks, recreational facilities, and natural areas, with the intent to preserve open land and provide public recreational opportunities; and

WHEREAS, the City recognizes that integrating compatible, complementary uses such as dining and restaurant services within certain Open Space areas can enhance the public's experience of parks and open spaces, while supporting local businesses and promoting economic development; and

WHEREAS, the addition of dine-in restaurants and alcohol sales in select Open Space areas can provide greater amenities for visitors, encourage longer visits, and create a welcoming atmosphere for families, tourists, and local residents to enjoy public spaces; and

WHEREAS, the presence of restaurants and alcohol sales in designated Open Space areas will create opportunities for local businesses to thrive, attracting new customers, and boosting the local economy; and

WHEREAS, the City is committed to ensuring that any restaurant and alcohol use within the Open Space zone will be subject to appropriate regulations to ensure compatibility with the surrounding environment, preserve public health and safety, and minimize any negative impacts on the natural landscape or nearby residents; and

WHEREAS, the proposed ordinance would allow for responsible, small-scale, sit-down dining and the sale of alcohol at specific locations within the Open Space zone, subject to approval of a Conditional Use Permit (CUP) and compliance with all applicable local, state, and federal laws regarding alcohol service and consumption; and

WHEREAS, the City Council believes that approving dine-in restaurant uses with alcohol sales within the Open Space zone aligns with the City's broader goals of promoting recreation, community engagement, and sustainable economic development, while also preserving the intent of the Open Space zoning designation;

WHEREAS, the City's Zoning Code, together with the City's General Plan, Specific Plans and Zoning Map, divide the City into various geographical use zones; and

WHEREAS, land use permission tables in Section 11.21.030 of the Zoning Code establish the uses to which land in each zone may be put; and

WHEREAS, Table 11.21-5 specifies uses allowed in the OS zone; and

WHEREAS, under this table, dine-in restaurants and alcohol sales currently are not listed as permitted uses in the OS zone; and

WHEREAS, the City Council has determined it to be in the best interest of the City to include "dine-in restaurants" and "alcohol sales" as allowed land use types within Table 11.21-5 (Residential Neighborhood Zone Allowed Land Uses) subject to the approval of a CUP.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Table 11.21-5 of the City's Zoning Code is hereby amended to permit dine-in restaurants and alcohol sales as an accessory use in the Open Space (OS) zoning district, subject to the approval of a CUP and in accordance with applicable regulations by adding the highlighted italics language as shown below:

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Residential Uses						
Accessory Structures	P	P	P	P	P	Chapter 11.43
Child Day Care Facility, Small Family Home	P	P	P	X	X	11.40.050
Child Day Care Facility, Large Family Home	P	P	P	X	X	11.40.050
Cottage Food Operation	P	P	P	X	X	Chapter 11.60
Duplex/Two-Family Residential	P	P	P	X	X	
Greenhouse	P	P	X	X	CUP	
Live/Work Unit	P	P	X	X	X	Chapter 11.23; 11.33.080, 11.40.090
Mobile Home/Mobile Home Park (A-P)	P	P	P	X	X	11.25.090
Multifamily Residential (A-P)	X	P	X	X	X	11.25.070, 11.25.080, 11.33.090

Exhibit "A"

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Personal Property Sales	T	T	T	T	X	2.10.610
Residential Care Facilities, Small	P	P	X	X	X	
Residential Care Facilities, Large	X	P	X	X	X	
Single-Family Residential	P	P	X	X	X	
Single-Room-Occupancy Apartments (A-P)	X	P	X	X	X	11.40.190 and consistent with the housing element
Second Dwelling Unit (A-P)	P	X	X	X	X	Chapter 11.43
Senior/Age-Restricted Dwelling (A-P)	P	P	P	X	X	
Supportive Housing*	P	P	P	X	X	
Transitional Housing*	P	P	P	X	X	
Recreation, Education, Public Assembly Uses						
College, Nontraditional Campus	X	X	X	P	X	
College, Traditional Campus	X	X	X	CUP	X	
Community Assembly (A-P)	X	X	CUP	CUP	X	11.40.060
Library/Gallery/Museum (A-P)	X	X	X	P	X	
School	P	P	X	P	X	
Parks/Plazas/Open Space Uses						
Outdoor Amphitheater (A-P)	X	X	X	P	P	
Parks/Recreation Facility, Limited	P	P	P	P	P	
Parks/Recreation Facility, Full	X	X	X	P	P	
Public Garden	P	P	P	P	P	
Civic/Institutional Uses						
Adult Day Care Center, General	X	X	X	CUP	X	
Adult Day Care Center, Limited	P	P	P	CUP	X	
Child Day Care Facility, Day Care Center, Standalone Facility	CUP	CUP	X	CUP	X	11.40.050
Hospital (D)	X	X	X	CUP	X	
Institutions (D)	X	X	X	CUP	X	
Public/Utility/Energy Uses						
Communications Equipment	CUP	CUP	CUP	CUP	CUP	
Fire/Police Station/Substation	CUP	CUP	CUP	P	X	
Parking Facility	X	CUP	X	P	P	Public or commercial
Public/Government Building	X	X	X	P	X	
Power Distribution Substation	CUP	CUP	CUP	X	X	
Public Utility, Structure or Yard	X	X	X	CUP	CUP	

Exhibit "A"

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Renewable Energy System, Building Mounted (A-P)	P	P	P	P	P	11.40.180
Renewable Energy System, Standalone Ground Mounted (D)	CUP	CUP	CUP	CUP	CUP	11.40.180
Transit Station/Stop	P	P	P	P	P	
Utility Metering/Distribution	X	X	CUP	CUP	CUP	
Commercial Uses						
Open Field Growing	P	P	X	X	CUP	
Personal Services, Fitness/Health Facility	X	X	X	P	X	
Stables, Equestrian, Commercial/Private (1)	X	CUP	X	X	X	11.25.060
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/Storing/Laboratory Testing/Labeling/Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (2)	X	X	X	X	X	Chapter 7.80
Restaurant, Dine In (3)	***X***	***X***	***X***	***X***	***CUP***	
Alcohol Sales, as Part of a Restaurant (4)	***X***	***X***	***X***	***X***	***CUP***	***11.42.070(A)&(B)***
Recycling Facilities						
Mobile Recycling Unit	X	X	X	CUP	CUP	11.44.080
Recycling/Collections Facilities, Small	X	X	X	CUP	X	11.44.080

Notes: All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.

See Table 11.20-1 for zone abbreviations.

See Table 11.21-2 for the abbreviations for the general land use permit types and processes.

(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.
(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.
(1) See Section 11.25.060 for use zone limitations for this use.
(2) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.
(3) a. Only one dine-in restaurant within a park per each 50 acres of land.
b. Restaurants are prohibited within public utility easements, rights-of-way, and other areas outside of parks that are designated OS.
c. The Department of Parks and Recreation shall review and issue a recommendation for approval to the Planning Commission.
(4) a. Alcohol sales for on-site consumption of beer and wine (ABC License Type 41) only.
b. Department of Parks and Recreation shall review and issue a recommendation for approval to the Planning Commission.
* Housing meeting this definition shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.

SECTION 2. This ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) because it consists only of minor revisions and clarifications to an existing zoning code and will not have the effect of deleting or substantially changing any regulatory standards or findings. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment but will include new allowable land use types within the Open Space zone in the City. Entitlements will require review, and CEQA analysis will be performed for specific projects.

SECTION 3. If any Section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every Section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The City Clerk shall certify the adoption of this Ordinance and shall cause a copy of the same to be published in a manner prescribed by law.

SECTION 5. This Ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

ADOPTED this _____ day of _____, 2025

CITY OF SOUTH GATE:

_____
Gil Hurtado, Mayor

ATTEST:

_____
Yodit Glaze, City Clerk

(Seal)

APPROVED AS TO FORM:

_____
Raúl F. Salinas, City Attorney

Exhibit "B"

CONDITIONS OF APPROVAL (permit 24-15)

Violation of, or noncompliance with, any of these conditions shall constitute grounds for revocation of this Conditional Use Permit ("permit"):

Planning Division

1. The permittee shall agree to defend, indemnify and hold harmless the City of South Gate, its agents, officers, and employees from any claim, action, or proceeding against the City of South Gate or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of South Gate, its legislative body, advisory agencies, or administrative officers concerning the issuance of the permit to which these conditions are attached. The City of South Gate will promptly notify the permittee of any such claim, action, or proceeding against the City of South Gate and the permittee will either undertake the defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of South Gate fails to promptly notify the permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible for defending, indemnify or hold harmless the City of South Gate. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the permittee's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

2. Except as set forth in subsequent conditions, all-inclusive, the property shall be developed substantially in accordance with the application, environmental assessment, and plans submitted to the City in the permittee's application for this permit and any modifications thereof imposed by the City as a condition of the issuance of this permit.

3. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

4. If determined to be required by the Building & Safety Division, the permittee shall submit plans to the Los Angeles County Fire Department for review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Community Development Director.

5. The proposed use shall be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times pursuant to South Gate Municipal Code Section 5.08.020(A).

6. The approval of this permit, and the permit itself, shall expire if the entitlement is not exercised within one (1) year from the date of approval by the Planning Commission, unless an extension has been granted by the Planning Commission.

7. The permittee shall obtain the approvals, clearances, permits, and/or licenses required from City departments and outside agencies (i.e. County of Los Angeles Public Health Department, California Department of Alcoholic Beverage Control, and South Gate Building & Safety) prior to the expiration of this entitlement.

8. No alcoholic beverages, including beer and wine, shall be sold from the premises for off-premises consumption.

9. No alcohol sales displays shall be permitted that are visible from the public street or parking lot.

10. Employees selling alcoholic beverages shall be of an age consistent with Section 25663 of the California Business and Professions Code.

11. The validity of the permit shall be conditioned on compliance with all state regulations and conditions.

12. The premises shall be maintained at all times in a neat and orderly manner.

13. Trash receptacles shall be provided in such number and at such locations as specified by the Planning Commission.

14. All alcoholic beverages sales, offerings, and consumption shall be conducted completely within the enclosed building or permitted outdoor patio seating area for on-sale uses.

15. Building and site design and maintenance shall be consistent with the standards of the immediate neighborhood so as not to cause blight or deterioration, or to substantially diminish or impair property values within the neighborhood.

16. The permittee shall be responsible for the conduct of all employees, including their education concerning Alcoholic Beverage Control regulations and provisions of the South Gate Municipal Code pertaining to sales of alcohol (e.g., verification of age of purchaser).

17. The permittee shall acknowledge that the city has specifically reserved the right and authority to impose sanctions, including suspension or revocation of the permit, as a consequence of one or more violations of a state statute, rule, or regulation concerning the sale to or consumption of alcoholic beverages by a minor.

18. The permit shall be subject to compliance review of the property and permit conditions at Planning-Commission-established intervals; the first compliance review shall occur within six months of permit issuance or actuation.

19. Any kitchen facility on premises (in conjunction with a restaurant) shall be maintained at all times in a clean and sanitary condition.

20. Adequate refrigeration shall be maintained at all times for the preservation of any food on the permittee's premises.

21. The permit shall, after notice to the permittee and an opportunity to be heard, be subject to additional conditions to maintain or remedy land use compatibility, security, or crime control issues that have arisen since the issuance of the permit.

22. The sales of alcohol shall cease at 10:30pm, or one-half hour before closing, whichever is earlier.

23. All alcoholic beverages sales, offerings, and consumption shall be prohibited on the playing fields and areas adjacent to the playing fields.

24. The existing lounge area shall be reduced to a total of 500 square feet. Alternatively, the lounge shall be reclassified on the plans as a dining area and be maintained with tables and chairs excluding sofas/couches or other lounge-style seating amenities.

25. All noise shall be contained within the facility's structure only and shall not carry out into adjacent parking areas.

26. The permittee shall post on-premises signs within and throughout the facility structure in a manner that meaningfully advises permittee's patrons that they may not loiter after permittee's scheduled hours of operation in the designated joint use parking area and must leave within 30 minutes after closing. The permittee shall take reasonable steps as may be necessary to monitor the designated joint use parking area to ensure material compliance with this condition.

27. All equipment, furniture, or other appurtenances that are not in use shall be kept inside the building. Outdoor storage shall not be permitted.

28. Approval of this permit shall not become effective until the effective approval date of the amended Ground Lease Agreement between City Council/City of South Gate and Tenant ("Sofive Soccer Centers.") to allow for the alcohol sales for on-site consumption within the premises.

29. If the City's Director of Parks and Recreation believes that the sale of alcohol pursuant to this permit is creating risks to public safety, permittee shall, upon notice from said Director, meet with the Director informally to discuss mitigating those risks by implementing mutually agreeable modifications to permittee's alcohol sales operations. Such modifications may include changing the hours when alcohol is served, adding security personnel when alcohol is served, or other changes acceptable to the Director and permittee. Nothing in this Condition No. 29 constitutes a waiver of the City's rights under Condition No. 34.

30. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.

31. Permittee shall obtain its City of South Gate Business License prior to commencing business operations.

32. Violation of, or noncompliance with, any of these conditions shall constitute grounds for revocation of this permit.

33. Permittee shall agree to maintain (and/or cause its landlord to maintain, if the permittee is a tenant) the property and all related on-site improvements and landscaping thereon, including without limitation, buildings, parking areas, lighting, signs, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at permittee's sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) sweeping and the removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an age similar to the material being replaced; (iii) maintenance of all irrigation systems in properly operating condition; (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition.

34. If the application for this permit, or any conditions of the permit, violate the Zoning Code or do not fulfill the intent of the Code, the Planning Commission shall, following a public hearing, be authorized to take the following actions:

    a. Revoke the permit, revoke and reissue the permit with new or modified conditions, or modify the conditions of the existing permit as may be appropriate under the circumstances.

    b. Impose, as a condition of the continuation, reinstatement, or reissuance of the permit, a requirement that the permittee reimburse the City for all costs and expenses reasonably incurred in investigating, identifying, and documenting the violation, and in processing information concerning the violation for presentation to the Planning Commission, and, upon any appeal, to the City Council.

    c. This permit shall be revocable if the exercises of rights granted by the permit are discontinued for 6 consecutive months. The use subject to the permit may not be resumed of the permit is revoked; a new permit, including processing and public notification, shall be required.

35. The permittee shall agree in writing to the above conditions.

Building & Safety

36. The permittee shall submit plans, including a complete site plan for building plan check to review the proposed increase occupancy. The plans shall comply with all building code requirements applicable to occupancy loads and the minimum egress requirements. The plans shall also identify a clear exiting path and dispersal area.

37. The permittee shall provide a copy of plans approved by the Los Angeles County Public Health Department.

38. Address numbers shall be installed to the front of the building to the satisfaction of the Building Department.

39. The permittee shall obtain the necessary approval, permit, and inspection to legalize the signage located above the main building entrance.

40. The damaged stucco wall areas around the exterior of the building shall be patched, repaired, and painted.

41. The non-functional water closet located inside the men’s restroom shall be repaired.

42. The chains and padlocks on existing gates located throughout the playing fields shall be removed to ensure proper functionality of their panic hardware and emergency egress.

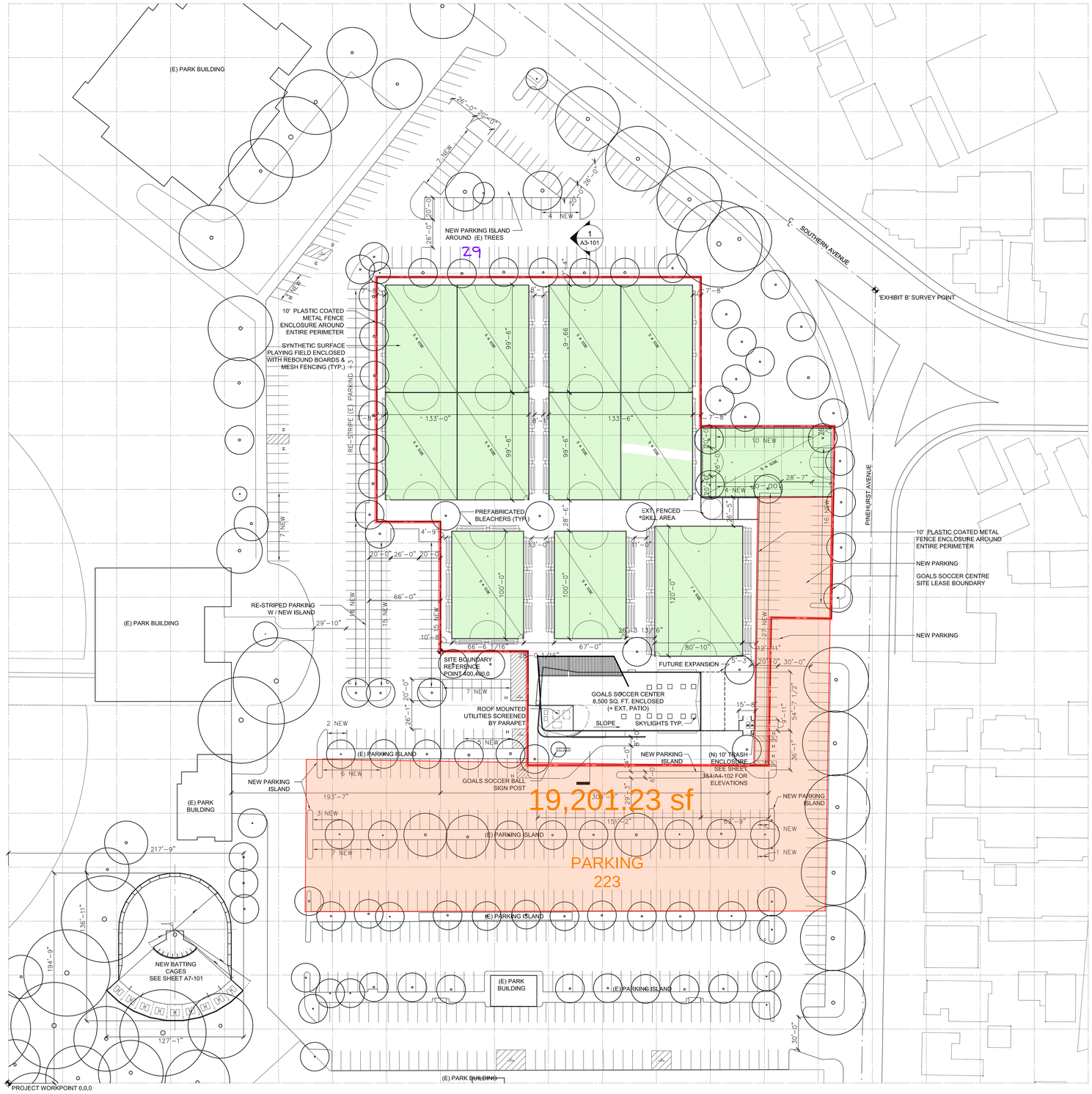
43. All of the appurtenances blocking the “exit” door adjacent to the kitchen area shall be removed to ensure it remains accessible.

44. The bent steel posts supporting the netting on the playing fields shall be repaired or replaced.

45. The damaged drywall areas and light fixtures shall be repaired.

46. Junction boxes with exposed electrical wiring shall be properly sealed.

Attachment 2



BALIAN

ARCHITECTS

515 S. FIGUEROA ST. STE 1970
LOS ANGELES, CA 90071
+ 1.213.377.5500
www.balianarchitects.com

OWNER: **CJD 2L California LLC**
2015 Pitkin Ave,
Brooklyn, NY 11207
Contact: Charles Lagayette
T: 1 (347) 790.5032 E-Mail: charles.lagayette@soffire-goals.com

ARCHITECT: **BALIAN ARCHITECTS, INC.**
515 South Figueroa Street, Suite 1970
Los Angeles, CA 90071
www.balianarchitects.com Contact: David Balian
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

LEGAL: **BLAKE & AYAZ**
2107 N. BROADWAY SUITE 106
Santa Ana, CA 92706
www.blakeandayaz.com Contact: Michael Ayaz
T: 714.667.7171 E-Mail: mike@blakeandayaz.com

goals SOCCER CENTER
SOUTH GATE
9599 Pinehurst Ave, South Gate, CA 90280

NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: AUG. 28, 2015

ISSUE DATE: NOVEMBER 18, 2015
PROJ #: 14.036
TIME STAMP: 11/30/2015 11:35:31 AM
FILE: C:\Users\David Balian\Documents\14.036.1_Goals_Pomona Nms 4 - CENTRAL_David Balian(Recovered).rvt

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REVISIONS

#	DATE	ISSUE
0	JULY 10, 2015	ISSUED FOR PERMITTING

SHEET TITLE :

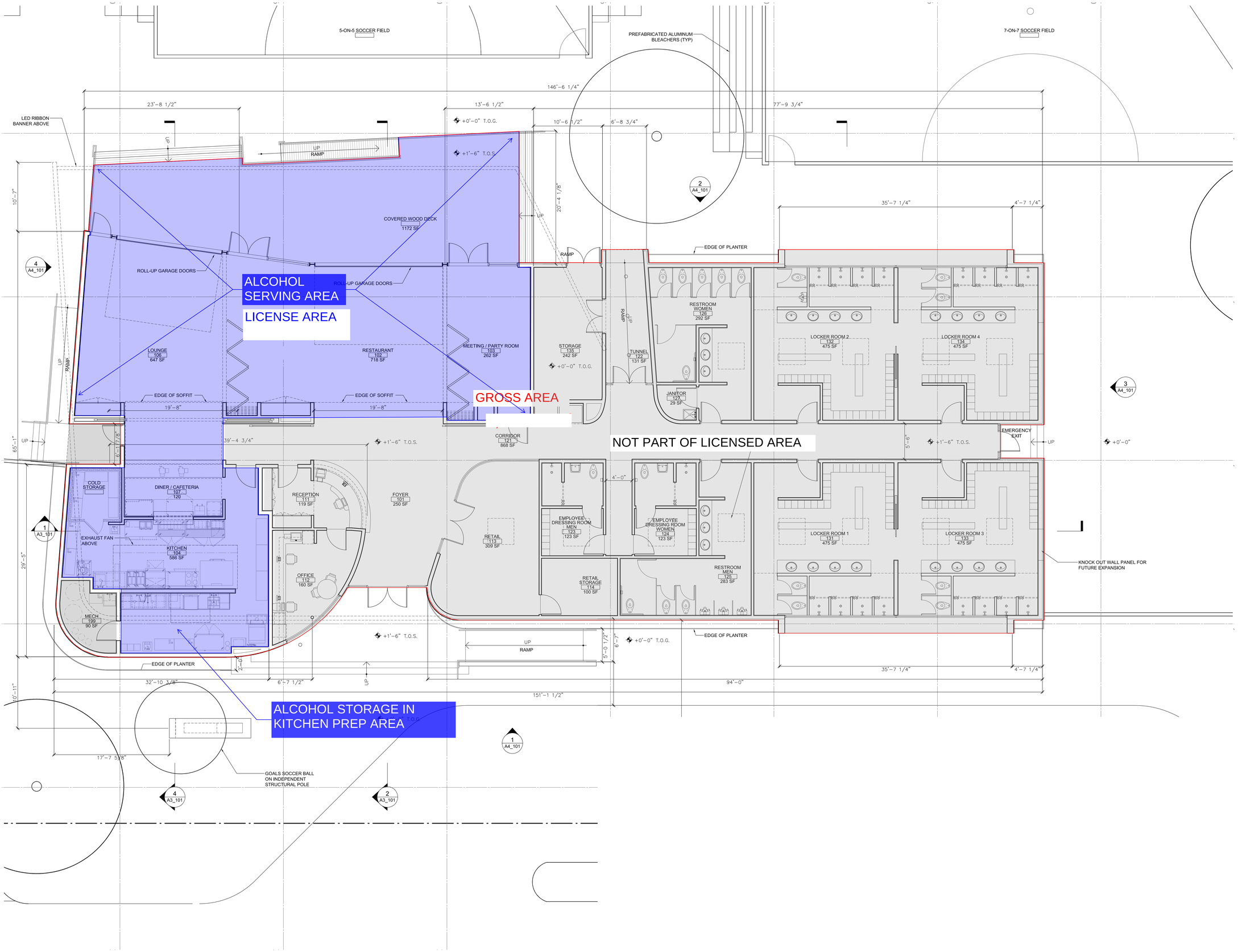
SITE PLAN - PHASE 1

SCALE : As indicated

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BALIAN

ARCHITECTS

515 S. FIGUEROA ST. STE 1970
LOS ANGELES, CA 90071
+ 1.213.377.5500
www.balianarchitects.com

OWNER: **CJD 2L California LLC**
2015 Pitkin Ave,
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T: 1 (347) 790 5032 E-Mail: charles.lagayette@soffire-goals.com

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515 South Figueroa Street, Suite 1970
Los Angeles, CA 90071
www.balianarchitects.com Contact: David Balian
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

LEGAL: **BLAKE & AYAZ**
2107 N. BROADWAY SUITE 106
Santa Ana, CA 92706
www.blakeandayaz.com Contact: Michael Ayaz
T: 714.667.7171 E-Mail: mike@blakeandayaz.com

goals SOCCER CENTE
SOUTH GATE
9599 Pinehurst Ave, South Gate, CA 90280

FOR REFERENCE ONLY

NAME:
LICENSE NUMBER:
SIGNATURE DATE:

ISSUE DATE:	AUG. 28, 2015
PROJ #:	14.036
TIME STAMP:	8/28/2015 1:41:27 PM
FILE:	W:\14.036_Barranca Elementary\02_Drawings\00_Rev\801_Revit CENTRAL Files\2015.08.28_Bid Addendum Archive\2015.08.28_Bid Addendum Archive.rvt

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REVISIONS

#	DATE	ISSUE
0	JULY 10, 2015	ISSUED FOR PERMITTING
A	Date 3	Revision 3

SHEET TITLE :

FLOOR PLAN

SCALE : As indicated

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SHEET NO:

A2.01A

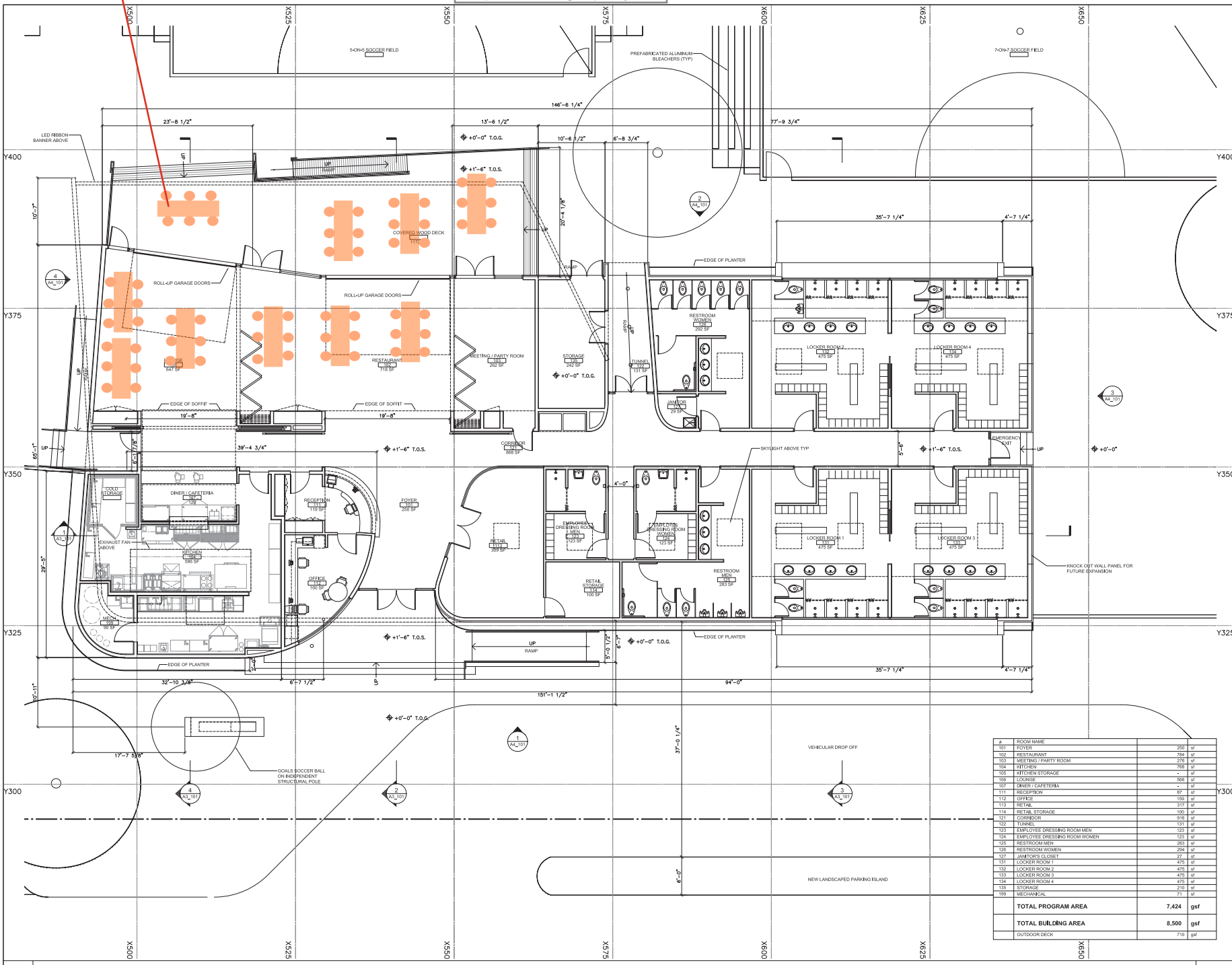
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This floor plan represents the proposed configuration.

Communal table typical dimension: 86"x 30", fits 6-8 people

Existing seating capacity: 60

Proposed seating capacity: 80



#	ROOM NAME		
101	FOYER	250	sf
102	RESTAURANT	784	sf
103	MEETING / PARTY ROOM	276	sf
104	KITCHEN	768	sf
105	KITCHEN STORAGE	-	sf
106	LOUNGE	566	sf
107	DINER / CAFETERIA	-	sf
111	RECEPTION	87	sf
112	OFFICE	159	sf
113	RETAIL	317	sf
114	RETAIL STORAGE	100	sf
121	CORRIDOR	916	sf
122	TUNNEL	131	sf
123	EMPLOYEE DRESSING ROOM MEN	123	sf
124	EMPLOYEE DRESSING ROOM WOMEN	123	sf
125	RESTROOM MEN	283	sf
126	RESTROOM WOMEN	294	sf
127	JANITOR'S CLOSET	27	sf
131	LOCKER ROOM 1	475	sf
132	LOCKER ROOM 2	475	sf
133	LOCKER ROOM 3	475	sf
134	LOCKER ROOM 4	475	sf
135	STORAGE	210	sf
199	MECHANICAL	71	sf
	TOTAL PROGRAM AREA	**7,424**	**gsf**
	TOTAL BUILDING AREA	**8,500**	**gsf**
	OUTDOOR DECK	710	gsf

01 GROUND FLOOR PLAN — 3/16" = 1'-0"

Drawing Type -

Credentials

Client
GOALS SOCCER CENTERS, INC.
70 S. Lake Avenue @1013
Pasadena, Ca 91101

Architect
AEDAS LA
1319 Abbot Kinney Blvd.
Los Angeles, Ca 90291
310.314.2200

Civil Engineer / Landscape Architect
KIMLEY-HORN & ASSOCIATES
5000 Topanga Canyon Blvd., Suite 200
Woodland Hills, Ca 91367
818.227.2760

Structural Engineer
RICCADENTI & WAGGONER
18818 Von Karman Ave, Suite 240
Irvine, Ca 92606
949.747.2002

MEP Engineer
ARC Engineering
15260 Ventura Blvd, Suite 1520
Sherman Oaks, Ca 91403
818.906.6300

Kitchen Consultant
TriMark Raygal
2719 White Rd
Irvine, Ca 92614
949.474.1000

Rev.	Description	Issue Date	Init
	100% SD PACKAGE	10.03.09	
	PROGRESS SET	09.25.09	

Old Build by	Date Created	Drawn	Check	App
GWM		XXX	XXX	XXX

Key Plan

Aedas
Aedas LA LLP
1319 Abbot Kinney Blvd.
Los Angeles, CA 90291
USA
T +1 310 314 5200
F +1 310 314 5223
E losangeles@aedas.com
aedas.com

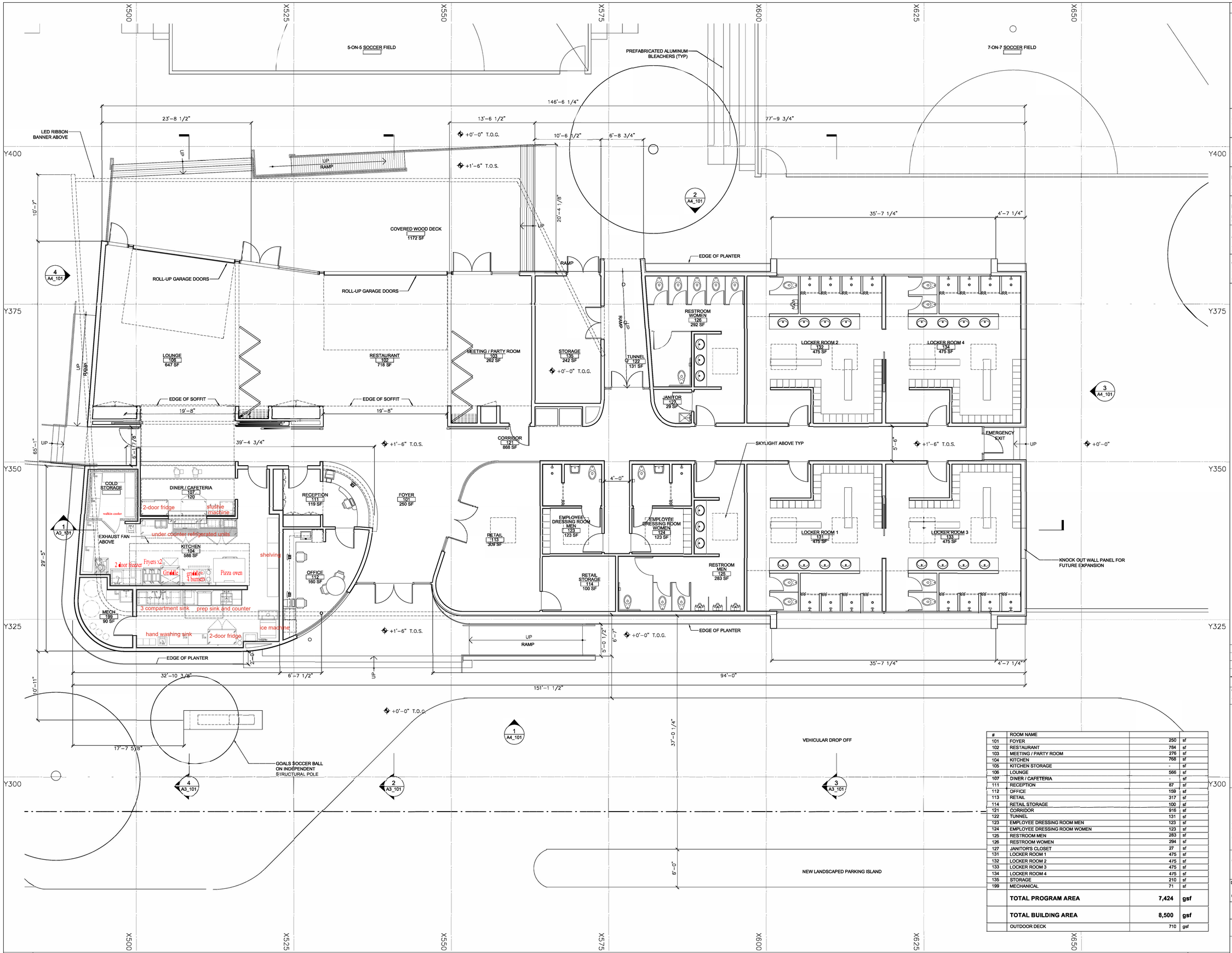
Project
GOALS SOCCER CENTERS
South Gate, California

Drawing
GROUND FLOOR PLAN

Computer file	Date
000-X-000	10.03.09
Project Number	Scale
09005	3/16" = 1'-0"

Drawing Number
A2_101

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3/16" = 1'-0"

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KIMLEY-HORN & ASSOCIATES
5550 Topanga Canyon Blvd. Suite 250
Woodland Hills, Ca 91367
818.227.2790

Structural Engineer
FICCADENTI & WAGGONER
16969 Von Karmen Ave. Suite 240
Irvine, Ca 92606
949.747.0502

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15260 Ventura Blvd. Suite 1520
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3719 White Rd
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Rev.	Description	Issue Date	Initial
	100% SD PACKAGE	10.03.09	
	PROGRESS SET	09.25.09	

Original by	Date Created	Draw	Check	App
GWM		XXX	XXX	XXX

Key Plan



Aedas

Aedas LA LLP
1319 Abbot Kinney Blvd.
Los Angeles, CA 90291
USA

T +1 310 314 5200
F +1 310 314 5223
E losangeles@aedas.com
aedas.com

Project
GOALS SOCCER CENTERS
South Gate, California

Drawing
GROUND FLOOR PLAN

Computer file	Date
000-X-000	10.03.09
Project Number	Scale
09005	3/16" = 1'-0"
Drawing Number	A2_101

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BLAKE & AYAZ
2107 N. Broadway, Suite 106 Santa Ana, CA 92706
Tel: (714) 667-7171 | Fax: (714) 667-0477
legal@blakeandayaz.com
www.blakeandayaz.com

April 3, 2024

VIA FEDEX ONLY

File No. CIT01-1003

City of South Gate
Community Development Department
Planning Division
8650 California Avenue
South Gate, CA 90280

Re: Justification Statement for Land Use Project Application for Goals Soccer Center, 9599 Pinehurst Avenue, South Gate, CA 90280

Dear Sirs and Madams:

We are pleased to announce that our office has been engaged by Sofive Soccer Center-South Gate ("Sofive") to process a Conditional Use Permit Application for the premise located at 9599 Pinehurst Avenue, South Gate, CA 90280. The request is to permit or otherwise allow the issuance of a California Department of Alcoholic Beverage Control ("ABC") Type 41 On-Sale Beer & Wine – Eating Place liquor license, as described more fully herein.

REQUEST

Applicant is in the process of filing an application with the California Department of Alcoholic Beverage Control for an On-Sale Beer & Wine – Eating Place Type 41 license to expand its current café to include ancillary beer and wine selections for on-site consumption. This license allows the Applicant to sell beer and wine for consumption on the premises where sold. Distilled spirits may not be on the premises. The Applicant must operate and maintain the licensed premises as a bona fide eating place. The Applicant must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. This project will utilize the existing restaurant café to expand its sales to patrons to include ancillary beer and wine selections for on-site consumption in the limited area depicted in the enclosed materials included herein.

BACKGROUND

Principals of Sofive Charles Lagayette and Jean-Damien Ladeuil met over a decade ago at business school in Paris. The two bonded over soccer and found it difficult to find places to play their beloved sport when they moved to New York, as many soccer clubs in America didn't have dedicated venues for teams to play. Filling a void to serve their athletic community, the duo opened

the first Sofive soccer facility in 2015 and found a market opportunity which is now thriving with multiple venues on each coast of the country.

After opening the first location in New Jersey, Sofive's principals' now own and operate thirteen soccer facilities in the United States. In 2017 Sofive merged with Goals creating a bi-coastal recreational soccer business with some of the world's finest and most technologically advanced facilities. After a recent joint venture with City Football Group, Goals is now part of an international network that spans the globe and includes shareholders from fortune 500 Companies and members of the Abu Dhabi royal family. Goals currently owns and operates four other centers in the Los Angeles Metro area, including facilities in Rancho Cucamonga, Covina, Upland, Pomona, and Alameda.

PROJECT

The subject site resides within South Gate Park, encompassing approximately 96.8 acres of open space, making it the largest park within city limits. The soccer facility occupies roughly 299,650 square feet of the park's open area, while the clubhouse spans approximately 8,500 square feet. The proposed beer and wine service will be confined to a designated portion of the existing clubhouse building. The licensed area for beer and wine consumption will encompass 3,610.58 square feet, inclusive of the lounge, restaurant dining area, party room, diner/cafeteria, kitchen, and outdoor patio space. All alcohol storage will be housed within or behind the counter area.

The current soccer facility resides within South Gate Park, comprised of various parcels owned by the City of South Gate. Consequently, the representatives of the soccer facility are presently operating under a Ground Lease Agreement with the City, which received prior approval from the City Council in 2009. Established in 2019, the soccer facility has operated in accordance with the terms of the Ground Lease Agreement. This agreement would be amended to accommodate the proposed Conditional Use Permit.

The Applicant and its principals founded Sofive Soccer Center in South Gate in 2010. The center has flourished, facilitating adult and youth leagues, tournaments, pickup games, and field rentals. With an investment exceeding $9 million in its development and enhancement, the site now welcomes over 250,000 visitors annually. The Center offers numerous advantages to its patrons and the City of South Gate, as detailed below.

Career Opportunities

Since its establishment, Sofive has been pivotal in shaping the South Gate job market, actively advocating for the employment of locals and minority women-led employment. Currently, the company boasts a steady workforce comprising around 30 full-time employees, with 6 of them residing in South Gate. Throughout the years, Sofive has prioritized internal advancement, enabling entry-level staff to ascend to positions like assistant managers or general managers within our centers.

Granting a liquor license to Sofive would further encourage this approach, creating opportunities for up to seven new full-time positions for the city's residents. This expansion aims

to accommodate the expected surge in Applicant's food and beverage activities, including the recruitment of 2-3 bartenders, 2 additional cooks to meet the heightened demand due to alcohol consumption (with plans for healthy options and a taco program), and 2 security guards to ensure the safety of both staff and customers. Securing a liquor license will necessitate significant capital investment to enhance the site's food and beverage operations, including the development of a bar and lounge. Local general contractors will be given priority in these endeavors.

Contribution to the Economic Development of South Gate

Sofive continues to attract individuals from neighboring communities, actively bolstering the economic growth of local businesses. According to Applicant's estimates, the combined spending of around 180,000 non-resident visitors at Sofive totals $1.2 million annually within local establishments.

Currently, Sofive faces a sales deficit compared to its competitors in the LA area due to the inability to offer alcohol, which poses a potential long-term risk to the site's popularity. By obtaining a Beer & Wine license, Sofive anticipates a 25% increase in overall foot traffic to the center (approximately 50,000 additional individuals). This increase is forecasted to generate a $300,000 annual impact on nearby businesses and an $80,000 rise in sales tax collection.

Active Member of the Community

Since its establishment, Sofive has actively collaborated with the Chamber of Commerce on various initiatives, including the South Gate State of the City, Holiday Parade, and Toy Giveaways. Sofive South Gate has successfully raised approximately $2,000 through auction initiatives for the Youth Commission by participating in the Pageant of the Tree event organized by the Police Department. In partnership with the Compatior Counsel Center, Sofive organizes multiple events each month to promote counseling and substance abuse prevention programs for our customers and the community. Additionally, Sofive contributes to food donation initiatives for at-risk youth. Sofive partners with Tweedy Elementary School to promote an active lifestyle, providing free facility access for one hour each month to approximately 8 different classrooms and rewarding classrooms with the best attendance. Sofive South Gate dedicates 8 hours a week to supporting the AYSO (American Youth Soccer Organization). The facility also offers free pick-up for 30 South Gate residents every Monday and Wednesday.

Café Operations

The onsite café allows for a more sophisticated menu in comparison to the traditional concessions offered at similar venues. The objective of the café is to allow teams to gather after games, as well as providing parents/guardians, and adult players with a place to socialize and relax. By expanding the current menu to include beer and wine, the Applicant seeks to increase its offerings and amenities to meet the demand of its patrons.

The project seeks to add two minor modifications to the current space, first by adding a beer dispenser for employees to serve beer at the existing beverage counter, and secondly by adding signs delineating the area authorized for alcoholic beverage consumption. Service of

alcoholic beverages will take place only at the counter, and consumption will only be permitted in the designated area, with prohibited consumption next to or on the soccer fields, and no off-sale is proposed.

Sofive will operate weekdays from 2:00 pm to 11:00 pm and weekends from 8:00 am to 11:00 pm. There will be eight to ten employees per shift (including management). The alcohol shall be served in the limited designated areas around the beverage counter with all alcohol storage maintained in or behind the counter area. Applicant plans to have four tables in a patio area, six indoor tables, one long counter height table, and lounge area with two couches and two chairs. 8-10 televisions for viewing will be available for patrons. The maximum capacity of the café will be approximately 35-40 patrons at one time.

Experienced Liquor License Operator

Sofive has a proven track record in the operation of liquor licenses, with 10 granted centers across the US, with 4 of the 10 centers in Southern California. Applicant's landlords include among other schools or district city governments. Through its investors, the company complies with extremely strict Safeguarding Policies

Upon arrival at the facility, individuals aged 18 and above are required to scan a QR code for check-in, a procedure similar to that of gyms. Sofive's security personnel will routinely conduct bag checks to prevent the entry of weapons, drugs, or alcohol into the premises. Furthermore, security will monitor patrons consuming alcohol within the designated area to ensure compliance with legal regulations and prevent patrons from leaving the facility with alcohol.

All bartenders will be mandated to possess TIPS certification, a nationally recognized training program aimed at preventing intoxication, underage drinking, and drunk driving. Strict enforcement of state-issued ID checks is maintained. A strict policy of no overservice will be enforced and robust training for all employees will be required including mandated LEAD training Additionally, our operational procedures dictate the tagging of patrons over 21 with a non-transferable wristband and the provision of a single cup per individual, thereby preventing the sharing of alcohol with underage customers. Our operational hours are tailored to our soccer-focused business model, underscoring that we are not a nightclub.

Sofive is equipped with an advanced cloud-based security camera system that ensures 24/7 recording of the center and its environment, including parking lots, with up to 30 days of video storage. This system boasts face recognition capabilities to identify individuals subject to bans or those posing a threat to others' security. Additionally, it aids in identifying witnesses to any criminal activity or misdemeanors occurring around the facility perimeter. Applicant actively collaborates with the Parks and Recreation and Police departments to bolster safety in South Gate Park through this sophisticated security infrastructure.

Support and Endorsements

Sofive centers are endorsed by the world leading sports brand Nike for youth sports camps and since 2021 has enrolled 1,600+ children in it's Manchester City and Lil' Kickers programs. The South Gate location has been recognized by the Chamber of Commerce, which states:

The prospect of granting Sofive South Gate a liquor license is not just an opportunity for growth, but a strategic move to enhance our community's landscape.
[See letter of support dated March 25, 2024 enclosed in the materials herein].

Along with large local support from both business owners and residents, Sofive has the support of the following Southern California cities: Upland, Pomona, Rancho Cucamonga, Alameda and Covina. In fact the Mayor of Covina provided the following endorsement for Sofive's Covina location:

Sofive requested a license to serve Beer and Wine at its facility in Covina in 2022. They were granted a temporary permit for one year conditional to a strict set of rules that would allow the city and other stakeholders to gain comfort before proceeding with a permanent license. ***We are happy to announce that based on the past year of operation we have granted a permanent license to the Sofive Covina soccer center****. Over the past 12 months, Sofive has proven consistently that they were seasoned operators with strict internal processes and a willingness to work with their landlord (barranca Elementary School) and neighbors to ensure a safe and welcoming space for everyone.* ***The granting of the license has significantly reduced the amount of illegal tailgating and loitering on the parking lot and has made the surrounding safer for kids and families playing at the center****.*

PERMITTED USE PER MUNICIPAL CODE

The proposed use is compliant with South Gate Municipal Code Sections §11.42 et seq. complying with the City's purpose of regulating the locations of alcoholic beverage sales in relation to one another and to certain public and private facilities and structures and to regulate the establishment and operation of land uses to ensure safety and compatibility throughout South Gate.

This project is Categorically Exempt from CEQA under state regulations known as the "CEQA Guidelines" codified at Division 6 of Title 14 of the California Code of Regulations. The Class 1 (Existing Facilities) exception under the CEQA Guidelines, at 14 CCR Section 15301, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations 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. The project falls within this existing facilities exemption because the proposed business would occur within an existing structure.

APPLICANT'S MISSION

Applicant seeks to expand its bona fide eating place menu to provide beer and wine to its patrons. This ancillary amenity would allow for customers to socialize after games and provide additional hospitality to spectators.

Per the City's municipal codes on-sale liquor in a bona fide eating place is a permitted use through a conditional use permit. Thus, by permitting an establishment of this kind the city is not only providing a benefit to the visitors and residents of the city, but also allowing for the benefit of increased sales tax revenue.

The Applicant is dually invested in the success of the retail operation and maintaining the surrounding value of the neighborhood in which the premises is located. As the Applicant has vested interests in providing premier service to his clientele and maintaining the welfare of the property, ensuring compliance with the City standards for selling alcohol will be the Applicant's highest priority.

In conclusion, the Applicant respectfully requests that the application herein be approved and looks forward to a great working relationship with the City of South Gate, the surrounding businesses, and the community at large.

Very truly yours,

F. MICHAEL AYAZ

FMA:kah

Encls.

CITY OF COVINA www.covinaca.gov
125 East College Street • Covina, CA 91723-2199

Police Department
David Povero
Chief of Police

July 10, 2024

Blake and Ayaz
F. Michael Ayaz
2107 N. Broadway, Suite 106
Santa Ana, CA 92706

Dear Mr. Ayaz,

As you know, the Sofive Soccer Centers opened its doors in Covina December 2018. The Covina location is a world-class outdoor soccer facility for all soccer interests in the area, offering top quality fields, video technology, a viewing lounge, café and free on-site parking. The Covina location features a variety of athletic field for all levels of play and ages of player.

In October of 2023, Sofive sought a Type 41 on-sale beer and wine ABC license for the Center. The request was considered by the California Department of Alcoholic Beverage Control, City of Covina Community Development Planning Department and the Covina Police Department. The City of Covina prefers to encourage local businesses to be good community partners. At the time the Type 41 license was being considered for the Sofive café, the Covina Police Department assessed calls for service and any community issues related to Sofive's existing operations. There were no significant community issues. When your office reached out to me, to ascertain if there were any issues since October 2023, we once again assessed our calls for service. There have been no significant community issues since Sofive has been permitted for on-sale beer and wine at their café.

My understanding is that Sofive's South Gate location is seeking a Type 41 ABC license. My correspondence is meant to share our experience in Covina, in hopes it will shed light on the fact that the Type 41 ABC license has had no significant affect in our community of Covina.

Respectfully,

David Povero
Chief of Police

South Gate
CHAMBER OF COMMERCE

March 25, 2024

Re: ***Support for Sofive Soccer Liquor License Application***

To whom it may concern,

I am writing on behalf of the South Gate Chamber of Commerce to express our enthusiastic endorsement of Sofive South Gate's application for a liquor license.

After thorough review of the provided data, which highlights an impressive annual foot-traffic of 250,000 visitors, including approximately 180,000 non-South Gate residents contributing $1.2 million to local businesses, we are thoroughly impressed. The prospect of granting Sofive South Gate a liquor license is not just an opportunity for growth, but a strategic move to enhance our community's economic landscape.

According to our analysis, awarding Sofive South Gate a liquor license is projected to catalyze a 25% increase in foot traffic, accommodating an additional 50,000 individuals. This surge in visitors is anticipated to generate a substantial $300,000 positive economic impact on local businesses, encompassing pharmacies, grocery stores, and gas stations. Moreover, this rise in foot traffic, coupled with an anticipated increase in Food and Beverages (F&B) sales, is poised to yield an annual increment of $80,000 in local tax revenue, a significant boon for our community's fiscal health.

Sofive South Gate's active engagement in the Chamber of Commerce initiatives, including their pivotal role as an official partner of the Children's Christmas Lane Parade & Festival, Centennial State of the City Event, along with the successful fundraising endeavors for the Youth Commission, underscores the profound positive influence the organization has on our community.

The South Gate Chamber of Commerce staunchly supports Sofive South Gate's pursuit of a liquor license, recognizing the seamless alignment of this expansion with the vibrant and dynamic spirit of our community. We firmly believe that Sofive's commitment to local businesses, coupled with the projected economic benefits, not only makes this application a welcome addition to our thriving city but also serves as a crucial safeguard against the potential risk of long-term customer attrition to neighboring cities.

Should you require any additional assistance or information from the Chamber of Commerce, please do not hesitate to reach out. We eagerly anticipate the favorable outcomes that this venture will bring to Sofive South Gate and our community at large.

Exciting times lie ahead for Sofive South Gate, and we are honored to be a part of this journey.

Best regards,

Ana Elizarraras
Executive Director
South Gate Chamber of Commerce

3350 Tweedy Blvd. South Gate, CA 90280 Tel 323-567-1203 Email: info@southgatecc.org Website: www.southgatecc.org
Facebook: TheSouthGateChamber Instagram: @TheSouthGateChamber Twitter: @SoGateChamber1



SOFIVE SOUTH GATE

Unlocking New Horizons: Sofive South Gate Liquor License Application Presentation

October 2023

2023

SOFIVE IN SOUTH GATE

A long-standing commitment to local economic development

$9m+
invested in site improvement since 2010

30
employees, with a focus on minority and women-led initiatives

250k+
visitors every year including c.75% of whom are not South Gate residents

Neighborhood Businesses
benefiting from new customers with a direct positive economic impact

1,600+
kids enrolled in our Man. City & Lil' Kickers programs since 2021, benefiting the local community

$600k+
in taxes paid to Los Angeles country since the center's inception

SITE OVERVIEW





SOFIVE, CREATING CAREER OPPORTUNITIES

Granting a beer & wine license to Sofive will allow us to open no fewer than 7 new full-time positions

- From its inception, Sofive has played a central role in the South Gate job market, actively promoting local and minority women-led employment.
- Presently, the company maintains a stable workforce of approximately 30 full-time employees, with 6 of them being South Gate residents.
- Sofive has consistently emphasized internal growth, allowing entry-level employees to progress into roles such as assistant managers or general managers within our centers over the years. .
- Granting a liquor license to Sofive would further encourage this approach, creating opportunities for up to seven new full-time positions for the city's residents. This expansion aims to accommodate the expected surge in our F&B activities, including the recruitment of:
  - 2-3 bartenders ;
  - 2 additional cooks to meet the heightened demand due to alcohol consumption (with plans for healthy options and a taco program) ; and
  - 2 security guards to ensure the safety of both staff and customers.
- Securing a liquor license will necessitate significant capital investment to enhance the site's F&B operations, including the development of a bar and lounge. Local general contractors will be given priority in these endeavors.

F&B JOB CREATION

TODAY



1
full-time multi-tasked employee (cook, cashier,…)

TOMORROW(1)



3
full-time cooks



2-3
full-time bartenders



2
full-time security guards

Note: (1) projected employee count

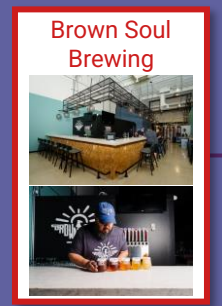
SOFIVE, SUPPORTING SOUTH GATE BUSINESSES

Thanks to its large customer base, Sofive attracts new consumers to the city's local actors

- Attracting approximately 250,000 visitors annually, of which around 75% are not South Gate residents[1], the site continues to draw individuals from neighboring communities, actively contributing to the economic development of the city's businesses (see right).
- Based on our calculations[2], the collective expenditure by the approximately 180,000 non-South-Gate-resident visitors at Sofive amounts to $1.2 million annually in local businesses.
- Sofive SOG currently faces a sales gap compared to its competitors in the LA area due to the inability to offer alcohol consumption, posing a potential long-term risk to the site's popularity. With the acquisition of a Beer & Wine license, we anticipate a 25% increase in the center's overall foot traffic (around 50,000 additional people). This surge is projected to have a $300,000 annual impact on nearby businesses and an $80,000 increase in sales tax collection[2][3].

PROMOTION OF LOCAL PRODUCTION

- Sofive consistently supports local producers and distributors for its Food & Beverage products across most of its centers, aligning with customer preferences and fostering local production.
- For instance, the company plans to source local brews from Brown Soul Brewing to support South Gate growing business community.



NEARBY BUSINESSES POSITIVELY IMPACTED[4]



Note: [1] Sofive's database | [2] full and details computations have been approved by the South Gate Chamber of Commerce | [3] as mentioned by South Gate Council member | [4] non-exhaustive list

SOFIVE, A WIDE-REACHING EXPOSURE FOR THE CITY

By obtaining a liquor license, Sofive host events and associate the city of South Gate to some of the best sports brands worldwide

A REGIONAL INFLUENCE ...

- Since its inception, Sofive has played an active role in promoting soccer in the US, hosting a variety of welcoming and inclusive soccer events such as match broadcasts, meetings with industry professionals, and more at its centers nationwide.

- Today, Sofive South Gate has the exciting opportunity to establish a unique partnership with two highly regarded soccer clubs in the US, actively seeking a strong presence in the Los Angeles area – a home away from home:

  - Angel City Football Group, the most popular women-led football team in the US, founded by Natalie Portman in 2020 and an absolute world leader in women sport development ; and
  - Los Angeles Football Club, the winner of the 2022 MLS season followed by nearly 1 million people on social networks.

If this were to materialize, the center could receive at least 500 additional people on a 4-times-a-month basis, i.e., 2,000+ people per month and 25,000+ per year. This collaboration holds significant implications for the city of South Gate within the Los Angeles landscape

… AND BEYOND

- As a loyal and committed partner of the Manchester City Soccer Academy, Sofive benefits from the club's influence, reigning as champions of the Premier League and Champions League globally, with Sofive serving as the club's showcase in the US. Sofive has thus become one of the American leading players for non-US residents when it comes to soccer.

- The academy organize frequent events that highly promote the centers in which they are hosted both on a national and global scale[1]:
  - Weekly Manchester City classes for 1.5 to 12-year-old kids
  - Manchester City 5v5 Winter Cup, a national youth tournament across 10 Sofive locations, incl. South Gate
  - The 2022 Manchester City's trophies presentation by Shaun Wright-Phillips in Sofive Covina, CA

MANCHESTER CITY SOCCER ACADEMY



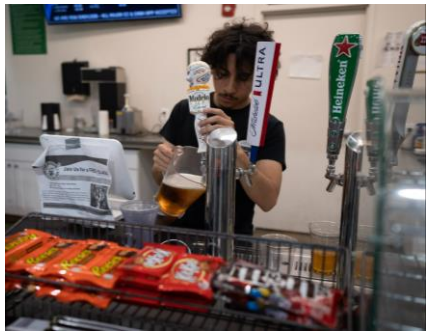
Note: [1] non-exhaustive list

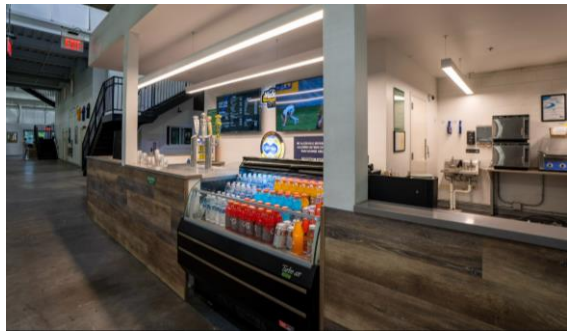
SOFIVE, A STRONG KNOW-HOW IN LIQUOR LICENSING

From both a physical and operational standpoint, Sofive has an extensive know-how in operating Beer & Wine licenses

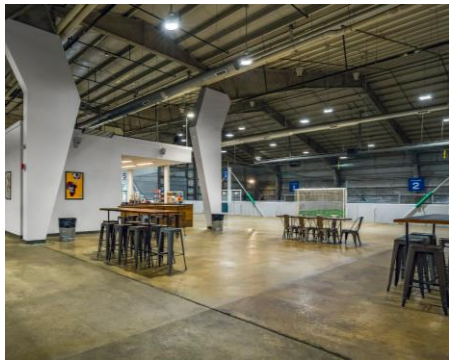
SOFIVE' TRACK RECORD IN BEER & WINE LICENSES

- Sofive has a proven track record in the operation of liquor licenses, with 10 granted centers across the US. Our landlords include among other schools or district city governments. Through its investors, the company complies with extremely strict Safeguarding Policies (CFG).



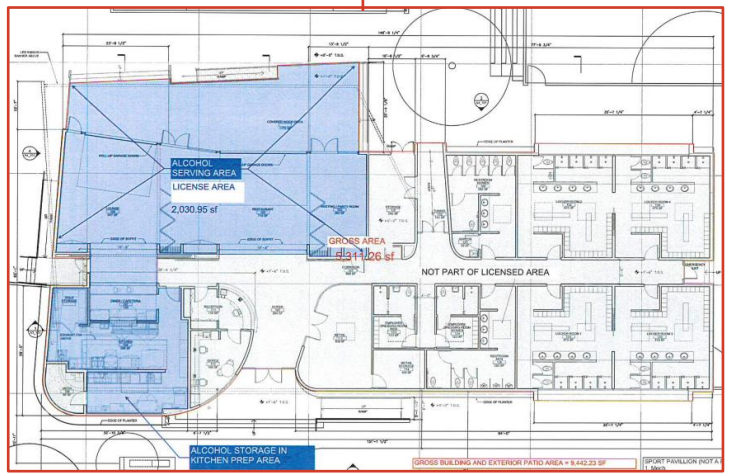






PLANNED RESTRICTED SERVING AREA IN SOFIVE SOG





A REGULATED BEER & WINE LICENSE

The company is committed to ensuring that this beer & wine license will be strictly regulated and controlled within the center

PRECAUTIONARY MEASURES THAT SOFIVE SOUTH GATE WILL TAKE TO ENSURE COMPLIANCE WITH THE RULES(1)

- Safety:
  - Upon entering our facility, individuals aged 18 and above must scan a QR code for check-in, mirroring the check-in process at gyms.
  - Our security staff will conduct routine bag checks to prohibit the entry of weapons, drugs, or alcohol into the facility.
  - They will also ensure that patrons consuming alcohol within the designated area (blue area on the plan above) abide by legal regulations and do not leave the facility with alcohol.
- Responsibility:
  - Our bartenders are required to hold TIPS certification, a nationally recognized skills-based training program designed to prevent intoxication, underage drinking, and drunk driving. State-issued ID checks will be strictly enforced.
  - Additionally, our operating procedure mandates tagging patrons over 21 with a non-transferable wristband and providing a single cup per individual, preventing the sharing of alcohol with underage customers.
  - Our operational hours align with our soccer-focused business model, emphasizing that we are not a nightclub.
- Security:
  - Sofive is equipped with an advanced cloud-based security camera system, ensuring 24/7 recordings of the center and its surroundings, including parking lots, with up to 30 days of video storage.
  - This system features face recognition capabilities to flag customers subject to a ban or posing a threat to others' security. It also aids in identifying witnesses to any crime or misdemeanor around the facility perimeter.
  - We are actively collaborating with the Parks and Recreation and Police departments to enhance safety around South Gate Park through this sophisticated security system.

Note: (1) non-exhaustive list

CASE STUDY – COVINA, CA

Following a successful one-year probationary period, Sofive Covina was finally granted a permanent liquor license by the city in October 2023.

2019

Opening of the center

October 2022

The center obtained a temporary 12-month permit to sell beer and wine with strict suspensive conditions:

- Additional 2 bartenders
- Hosting of LAFC and Man. City events

October 2023

Permanent license to serve beer and alcohol confirmed by the local authorities

SITE OVERVIEW







Victor Linares, Mayor of Covina, CA

"Sofive requested a license to serve Beer and Wine at its facility in Covina in 2022. They were granted a temporary permit for one year conditional to a strict set of rules that would allow the city and other stakeholders to gain comfort before proceeding with a permanent license. ***We are happy to announce that based on the past year of operation we have granted a permanent license to the Sofive Covina soccer center****. Over the past 12 months, Sofive has proven consistently that they were seasoned operators with strict internal processes and a willingness to work with their landlord (Barranca Elementary School) and neighbors to ensure a safe and welcoming space for everyone.* ***The granting of the license has significantly reduced the amount of illegal tailgating and loitering on the parking lot and has made the surrounding safer for kids and families playing at the center****."*

SOFIVE SOUTH GATE, IN ITS COMMUNITY

Sofive has been since inception an active member of the South Gate community, forging lasting partnerships with a wide range of local organizations.

PARTNERING WITH THE CHAMBER OF COMMERCE

- Since its inception, Sofive has been actively collaborated with the Chamber of Commerce on various initiatives, including among others : South Gate State of the City, Holiday Parade and Toy Giveaways.

WIP – PICTURES FROM *COC*

YOUTH COMMISSION'S RAISING

- Sofive South Gate has successively raised c.$2k through auction initiatives for the Youth Commission by participating in the Pageant of the Tree event organized by the Police Department.





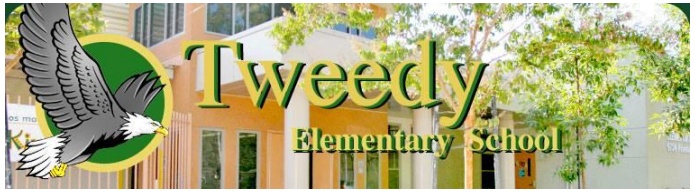


PARTNERING WITH COMPATIOR

- In conjunction with the Compatior Counsel Center, Sofive organizes multiple events each month to promote counseling and substance abuse prevention programs for our customers and the community. Additionally, we contribute to food donation initiatives for at-risk youth.

PARTNERING WITH TWEEDY ELEMENTARY

- Sofive partners with Tweedy Elementary School to encourage an active lifestyle, providing free facility access for one hour each month to approximately 8 different classrooms. Furthermore, we reward classrooms with the best attendance.



… AND MANY MORE!

- Sofive South Gate dedicates 8 hours a week to supporting the AYSO (American Youth Soccer Organization).
- The facility offers free pick up for 30 South Gate residents every Monday and Wednesday.

GROUND LEASE AGREEMENT

This Ground Lease Agreement (this "**Lease**"), dated for reference purposes only on the 1st day of June, 2009, is made by and between CITY OF SOUTH GATE, a municipal corporation in the State of California ("**Landlord**"), and GOALS SOCCER CENTERS, INC., a Delaware corporation ("**Tenant**"), each of whom is sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**". This Lease is made with reference to the following:

RECITALS

WHEREAS, Landlord is the owner of certain real property commonly known as South Gate Park and located in the city of South Gate, California ("**South Gate Park**"), on which Landlord operates a municipal park containing approximately 97 acres and offering 10 baseball diamonds, six tennis courts, an Olympic-sized swimming pool, picnic grounds and barbeques, basketball and handball courts, a par-3 golf course, a municipal auditorium and girls clubhouse; and

WHEREAS, Tenant desires to enter into a ground lease agreement with Landlord covering approximately 3.32 acres of land at the northeast corner of South Gate Park bounded by Pinehurst and Southern Avenues pursuant to which Tenant will design and construct certain improvements thereon, including "five-a-side" and "seven-a-side" soccer courts (the "**Soccer Courts**"), which will augment and enhance the existing public outdoor recreational activities available at South Gate Park.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, receipt of which is hereby acknowledged, the Parties agree as follows:

1. **Lease of Premises**. Subject to the provisions of this Lease, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain land and improvements of South Gate Park containing approximately 3.32 acres in approximately the location designated as the "Tweedy School Site Parcel" (the "**Premises**") as shown on the site plan attached hereto as **Exhibit "A"** and being more particularly described by the metes and bounds and plot map attached hereto as **Exhibit "A-1"** and both made a part hereof, together with rights of ingress to and egress from the Premises over parking areas, walkways, driveways and service lanes now or hereafter located on South Gate Park for Tenant, its employees, agents, contractors, customers, invitees and licensees. Landlord shall deliver the Premises on the Commencement Date (as defined below) in a "Ready for Permitting Condition" as such term is defined in Section 5.1 below and shall have no responsibility to perform any work or site preparation prior to the Commencement Date except as specifically set forth in such Section 5.1.

2. **Parking**. Automobile parking located entirely within the boundaries of the Premises shall be reserved exclusively for Tenant and its employees, agents, contractors, customers, invitees and licensees ("**Tenant's Exclusive Parking Area**"). Landlord also hereby grants

Tenant a non-exclusive license, for the term and subject to the provisions set forth in this Lease, to use approximately one (1) acre of the common parking area (the "**Common Parking Area**") serving South Gate Park for automobile parking for Tenant's employees, agents, contractors, customers, invitees and licensees in approximately the location shown on the site plan attached hereto as Exhibit "A" (the "**Additional Parking Area**"). In no event shall there be less than an aggregate of twenty (20) parking spaces located on the Premises and within the Common Parking Area which are designated as reserved for parking for the Soccer Courts. **Landlord shall not object to or interfere with Tenant's reasonable control and regulation of any parking spaces within Tenant's Exclusive Parking Area or with Tenant's towing of vehicles that are in violation of any designation posted by Tenant within Tenant's Exclusive Parking Area if Tenant's actions are consistent with applicable Governmental Regulations.** In the course of designing the improvements identified in Section 5 below, the Parties may by mutual written agreement modify the locations of the Premises and the Additional Parking Area shown on Exhibit "A".

3. **Term of Lease**.

3.1 **Inspection Period**. Tenant shall have the right for up to six (6) months ("**Initial Inspection Period**") after the execution and delivery of this Lease by Landlord and Tenant to: inspect and investigate the Premises and South Gate Park and to perform soil, groundwater, and other tests thereon; review and evaluate the Governmental Regulations (as defined below) applicable to the Premises and South Gate Park and the availability and probability of Tenant's receipt of all necessary governmental approvals; obtain surveys and other similar materials; obtain, review, and evaluate any title insurance commitment for the Premises; review and evaluate the availability of utilities and drainage facilities and easements therefor; review and evaluate the impact of the Governmental Regulations and/or conditions of the site on the economic or other feasibility of constructing and operating the Building on the Premises; consult with the appropriate governmental and private entities and organizations with respect to the provisions of free use of the sports facility by a number of local community user groups; review and evaluate the access to the Premises and matters such as curb cuts, crossovers, traffic signalization and the like; review and evaluate any environmental conditions of the Premises; and review and evaluate any other matter relating to Tenant's anticipated use of the Premises and Tenant's improvements and/or the value, cost, utility or feasibility thereof. Furthermore, Tenant may, by written notice to Landlord no later than sixty (60) days prior to the expiration of the Initial Inspection Period, extend the Inspection Period for up to an additional six (6) months. Tenant may terminate this Lease for any reason by sending written notice of termination to Landlord on or before 5:00 p.m. on the last day of the Inspection Period, as such may be extended pursuant to the preceding sentence, in which event the parties shall have no further rights or liabilities under this Lease (except for any that expressly survive termination of this Lease). So long as Tenant has provided Landlord with certificates of insurance as required pursuant to the terms of this Lease, Landlord hereby agrees that Tenant and Tenant's designated employees, agents and contractors shall be permitted to enter the Premises and South Gate Park at any time during normal business hours from and after the execution and delivery of this Lease in order to perform the inspection of the Premises and South Gate Park set forth above so long as Tenant does not unreasonably interfere with the conduct of Landlord's business on the property. Tenant shall indemnify, hold harmless and defend (with counsel selected by Landlord) Landlord and Landlord's City Council members, officers and employees from any and all loss, cost,

Exhibit "A"

Site Plan of South Gate Park,
Tweedy School Site, Additional Parking Area and Batting Cages

Site Plan of South Gate Park,
Tweedy School Site, Shared Parking Area and Proposed Batting Cages



Steve Costley
Director of Parks & Recreation

Attachment 4

City of South Gate
Parks & Recreation Department

WWW.CITYOFSOUTHGATE.ORG

Parks Make Life Better!

Application By Sofive for Alcohol Sales at the Soccer Center

November 11, 2024

To Whom it May Concern,

The Parks & Recreation Department supports the application by "Sofive" for a Conditional Use Permit, (CUP) to sell beer and wine at the Sofive location in South Gate Park. As noted by the applicant in their Letter of Justification:

When the City of Covina granted their license, it significantly reduced the amount of illegal tailgating and loitering on the parking lot and has made the surrounding area safer for kids and families playing at the center.

We believe that the same will be true here at South Gate Park. In addition, as the City has expanded its own availability of beer and wine for use at the park with no issues, this will be a welcome addition for the patrons at Sofive.

Should you have any questions or need additional information please feel free to contact me.

Sincerely,

Steve Costley

Steve Costley
Director of Parks & Recreation

Attachment 5

Sofive South Gate Draft Menu

Appetizers:

Elote
Mozzarella Sticks
Chicken Wings
Loaded Nachos - option to add meat*
Onion Rings
Guacamole and Chips
Seasonal Salad

Entrees:

Cheeseburger with fries
Cheese Quesadilla
Hot Dog with fries
Chicken tenders with fries
Tlayuda (“Mexican Pizza”) - option to add meat*
Tacos (x3)*
Mulitas (x3)*
Burrito*

* choice of Beef Barbacoa, Pork Carnitas or Chicken Tinga

Sweets:

Churros w Dulce de Leche
Spicy Mango Sorbet
Ice Cream Sandwich

Rodrigo Pelayo

From: Meredith Elguira
Sent: Tuesday, November 19, 2024 8:52 AM
To: Rodrigo Pelayo
Cc: John Signo
Subject: FW: Mario Domínguez - Public Comment

Hi,
Please receive and file and forward to the rest of the commissioners. This will need to be read tonight. Thanks.

Meredith T. Elguira
Director of Community Development
City of South Gate | Community Development Department
8650 California Avenue, South Gate, CA 90280
P: (323) 563-9566
E: melguira@sogate.org
W: cityofsouthgate.org

From: Jimmy Ozaeta [redacted]
Sent: Tuesday, November 19, 2024 12:34 AM
To: Meredith Elguira <melguira@sogate.org>
Subject: Mario Domínguez - Public Comment

This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments

Meredith,

Community member Mario Dominguez contacted me and asked I forward you his public comment for tomorrow's Planning Commission because he is having issues with emails or City of South Gate accounts.

Please refer to previous email below.

Public Comment For Planning Commission 10/19/24 - Open Session Items
1)Zoning Code Amendment & Conditional Use Permit I ask that the Planning Commission vote to approve and allow for the Ordinance pertaining to our Municipal Code for the sale of alcohol in Open Space zoning district be amended. To allow the sale of alcohol for on-site consumption within a restaurant/cafe located within the Sofive Soccer Complex. And to also vote to approve the Conditional Use permit that is needed for this location. Our parks are not solely intended to be used by children and families. They are also meant for adults. I ask that our Commissioners please give us adults a cool hang out space where adults can relax and socialize. I've read the item report for this item. And it states that the owners intend to provide security for this location and will be cutting off alcohol sales at 10:00pm which is one hour before they close. That works for me. If you go to Europe they have picnics and drink wine in their parks. Why must we be so puritanical here in the U.S.? Consuming alcohol in a restaurant that is inside of a park wouldn't even be an issue for these European countries. I don't know if our Commissioners are familiar with the classic comedy t.v. sit-com Cheers? This was a show about a local bar that was a hang out space for

adults. This Sofive Soccer Restaurant could be our version of Cheers. Don't be so rigid and narrow minded with our parks. Please let us have our own Cheers. We deserve it. Thank you for listening. - Mario Dominguez, Jr.

Thank you,

Jimmy Ozaeta
2[redacted]

Gmail Caroline Maravilla

(no subject)

1 message

Caroline Maravilla <c
To: Caroline Maravilla

Tue, Nov 19, 2024 at 5:08 PM

Prohibit the Sale of Alcohol in South Gate Park and Goals/ Sofive Soccer Center

This petition was born out of a personal tragedy. A deadly accident occurred on Hildreth and Duane Way, a sorrowful reminder of the consequences alcohol and bad driving. This isn't about demonizing alcohol or those who enjoy it responsibly, but about preserving the safety and integrity of our beloved South Gate.

Our demand is simple - to ban the sale of alcoholic beverages in two key locations: South Gate Park and the Goals/ Sofive Soccer Center. This isn't an unreasonable ask. Many parks and recreation centers across the country have already imposed similar restrictions.

According to National Institute on Alcohol Abuse and Alcoholism (NIAAA), approximately one-third of fatal traffic accidents involve drunk drivers, indicating the clear, irreversible danger of combining alcohol with activities such as driving. Outlawing the sale of alcohol in these areas can contribute to lowering these statistics in our local area.

Our community is known for its commitment to family and safety. By banning alcohol sales in these busy, family-friendly venues, we can take one more step towards ensuring the security of all South Gate community members. Sign today and make South Gate a safer place for everyone.

Address	Name	Signature
9207 Hildreth Ave		
9215	Priscilla Ruiz	
9223	Gabriela Huerta	
9229	MARIA R CRUZ	
9233	Maria Zamora	
9305		
9311	Martha Maravilla	
9317		
9323	Martha Mena	
9329	Maria Espalas	MIRNA Figueroa
9401		
9409	Jose Alfredo Gutierrez	