



**SPECIAL SOUTH GATE CITY COUNCIL
SPECIAL SOUTH GATE CITY COUNCIL AGENDA**

Tuesday, July 28, 2026 at 5:00 p.m.

**SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280**

**DIAL-IN NUMBER 1 (213) 338-8477
MEETING ID: 894 2134 0556**

**VIEW MEETING LIVE ONLINE AT:
[HTTPS://YOUTUBE.COM/@SOUTHGATECA90280](https://youtube.com/@southgateca90280)**

City Officials

MAYOR , Joshua Barron	CITY CLERK , Yodit Glaze
VICE MAYOR , Al Rios	CITY TREASURER , Jose De La Paz
COUNCIL MEMBER , Maria del Pilar Avalos	CITY MANAGER , Rob Houston
COUNCIL MEMBER , Maria Davila	CITY ATTORNEY , Raúl F. Salinas
COUNCIL MEMBER , Gil Hurtado	

If you would like to participate in this meeting, you can participate via the following options:

1. VIEW THE MEETING LIVE ONLINE VIA YouTube: [South Gate, CA - YouTube](#)

Please allow up to 24 hours after the meeting for the archive to be available.

2. LISTEN TO THE MEETING ONLINE VIA ZOOM:

<https://us06web.zoom.us/j/89421340556>

To address the City Council press *9 to raise your hand and *6 to unmute yourself when instructed.

3. PARTICIPATE BEFORE THE MEETING by emailing the City Clerk at:

yglaze@sogate.org no later than 4:00 p.m. on the day of the meeting. Please write "Public Comment" in the subject line.

4. ATTEND THE MEETING IN PERSON

***The disruption in service of any alternative method does not prelude the City Council or other legislative body from taking further action and moving forward on the agenda.**

Meeting Schedule

The regular meetings of the City Council are held on the second and fourth Tuesday of each month, closed session business will usually commence at 5:30 p.m., when scheduled, and general business session will commence at 6:30 p.m.

Brown Act

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

City's Vision Statement

We envision a thriving, safe and inclusive community where everyone has the opportunity to access exceptional services, education and support to be resilient and live full, vibrant lives.

Public Communications

Public Comments on agenda items are limited to three (3) minutes. All comments are to be addressed directly to the Agency Members not to the members of the public.

Emails for public comment received prior to 4:00 pm on the day of the Council Meeting will be summarized by the City Clerk, not read in its entirety. A copy of the email will be provided to the City Council and will also be available at the City Clerk's Office for public review. A copy of each email will be recorded for public record and noted on the official minutes of tonight's meeting.

Call to Order/Roll Call

CALL TO ORDER: Joshua Barron, Mayor
ROLL CALL: Yodit Glaze, City Clerk

Open Session

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1. Introduction of the New Director of Parks & Recreation

The City Council will consider receiving and filing a presentation of the newly promoted Director of Parks & Recreation promoted June 28, 2026. (CM)

Documents:

[Item 1 Report 07282026 - Special.pdf](#)

2. Proposed Amendments to the South Gate Zoning Code (Title11) Concerning Development Standards, Land Use Classification and Development Review Procedures

The City Council will consider receiving and filing an update on a work program to update the Municipal Code Title 11 (Zoning), prior to staff returning with a formally drafted ordinance for Planning Commission recommendation and City Council Consideration (CD)

Documents:

[Item 2 Report 07282026 - Special.pdf](#)

Closed Session

1. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION

Pursuant to Government Code Section 54956.9(a), 54954.9(b)(3)(c)

a. Nandino v. Nandino (City of South Gate as Intervener)

b. Emmanuel Carrera Ruedas v. City of South Gate, et al.

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Documents:

[Closed Session 07282026.pdf](#)

Adjournment

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on July 23, 2026, at 2:06 p.m., as required by law.

Yodit Glaze

City Clerk

GENERAL NOTICE TO THE PUBLIC

The City Council adopted new rules relating to the conduct of the public meetings, proceedings, and business in the City of South Gate on July 12, 2022, (Resolution 2022-38-CC) and go into effect on August 1, 2022. Resolution #2022-38-CC is available at the City Clerk's Office.

MEETING SCHEDULE

Regular meetings of the City Council are held on the second and fourth Tuesday of each month, closed session meetings will commence at 5:30 p.m. unless posted otherwise on its agenda. The regular City

Council meetings will commence at 6:30 p.m. Agendas are available at the following locations: City Clerk Office, Public Notice Boards at City Hall, and on the City's web page at <https://www.cityofsouthgate.org>

The Public can sign up to receive automatic notices of postings of agendas for the City Council or any other Commission or Board of the City of South Gate. Visit the City webpage and click on the Agenda & Minutes icon. That will take you the page where an individual can enter their email in the "Email Updates" box to register.

PUBLIC COMMENT/PARTICIPATION

Any person may request to address a legislative body during a public meeting. The Presiding Officer will call upon those present in the Council Chambers first. After all speakers in the Chambers have spoken, the Presiding Officer will call upon those participating via zoom or teleconference.

Speakers are limited to three (3) minutes on any item listed on the agenda, including public hearings. Under Comments from the Audience portion, speakers are also limited to a single three (3) minutes time limit. Comments from the Audience is initially limited to 45 minutes at each meeting. Any speaker still wishing to speak, that did not speak, will have an addition Comments from the Audience opportunity after the last business item is finished. The Presiding Officer may extend the time limit as long as there is no objection from the City Council as a body.

To ensure that the public is able to participate, the City provides the opportunity to submit their comments in person, virtually, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

CURFEW

In absence of a motion duly adopted by majority vote of the City Council, the Presiding Officer may adjourn the City Council meetings at 10:30 p.m. The Presiding Officer may ask the City Council if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the City Council can direct the item be placed on the next City Council agenda or the current meeting may be adjourned to a time certain at which time the meeting shall be reconvened as an Adjourned Regular Meeting of the City Council and action upon the published agenda continued.

STAFF REPORTS

As a general rule, staff reports, or other written documentation are prepared/organized with respect to each item of business listed on the agenda. Meeting agendas and staff reports are available at least 72-hours prior to the scheduled regular City Council meeting and a minimum of 24-hours prior to a Special City Council meeting. There are times when the City Council receives written material. revised material after the posting of agendas, these materials are become a public record and will be available for public view within 72-hours after the meeting in which they were received. Those materials and any other public document can be inspected in the City Clerk's Office located at 8650 California Avenue, South Gate.

SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

In compliance with the American with Disabilities Act, if you need special assistance to participate in the City Council Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility. For further information, please contact the Office of the City Clerk at (323) 563-9510 or via email at yglaze@sogate.org.

JUL 23 2026

FILED

9:43am

City of South Gate
CITY COUNCIL

AGENDA BILL

For the Special Meeting of: **July 28, 2026**
Originating Department: **Human Resources**

Department Head: *Arturo Cernautes* **City Manager:** *Arturo Cernautes*
for Rob Houston for Rob Houston

SUBJECT: INTRODUCTION OF THE NEW DIRECTOR OF PARKS & RECREATION

PURPOSE: To introduce to the City Council the newly promoted Director of Parks & Recreation in the month of June 2026.

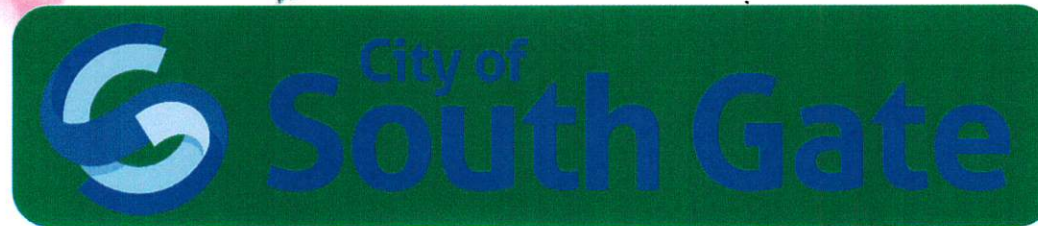
RECOMMENDED ACTION: The City Council will consider receiving and filing a presentation of the newly promoted Director of Parks & Recreation promoted June 28, 2026.

FISCAL IMPACT: None

ANALYSIS: None

BACKGROUND: Following the retirement of the previous Director of Parks & Recreation on December 31, 2025, Deputy Director of Parks & Recreation Tina De La Rosa performed the duties of Acting Director of Parks & Recreation proficiently, professionally, and competently for six months. As a result, Tina De La Rosa was promoted to the full-time position of Director of Parks & Recreation on June 28, 2026. On August 16, 2021, following an extensive recruitment process, Director De La Rosa was initially hired by the City of South Gate into the position of Deputy Director of Parks & Recreation.

ATTACHMENT: A. PowerPoint Presentation



INTRODUCTION OF THE CITY'S NEW DIRECTOR OF PARKS & RECREATION

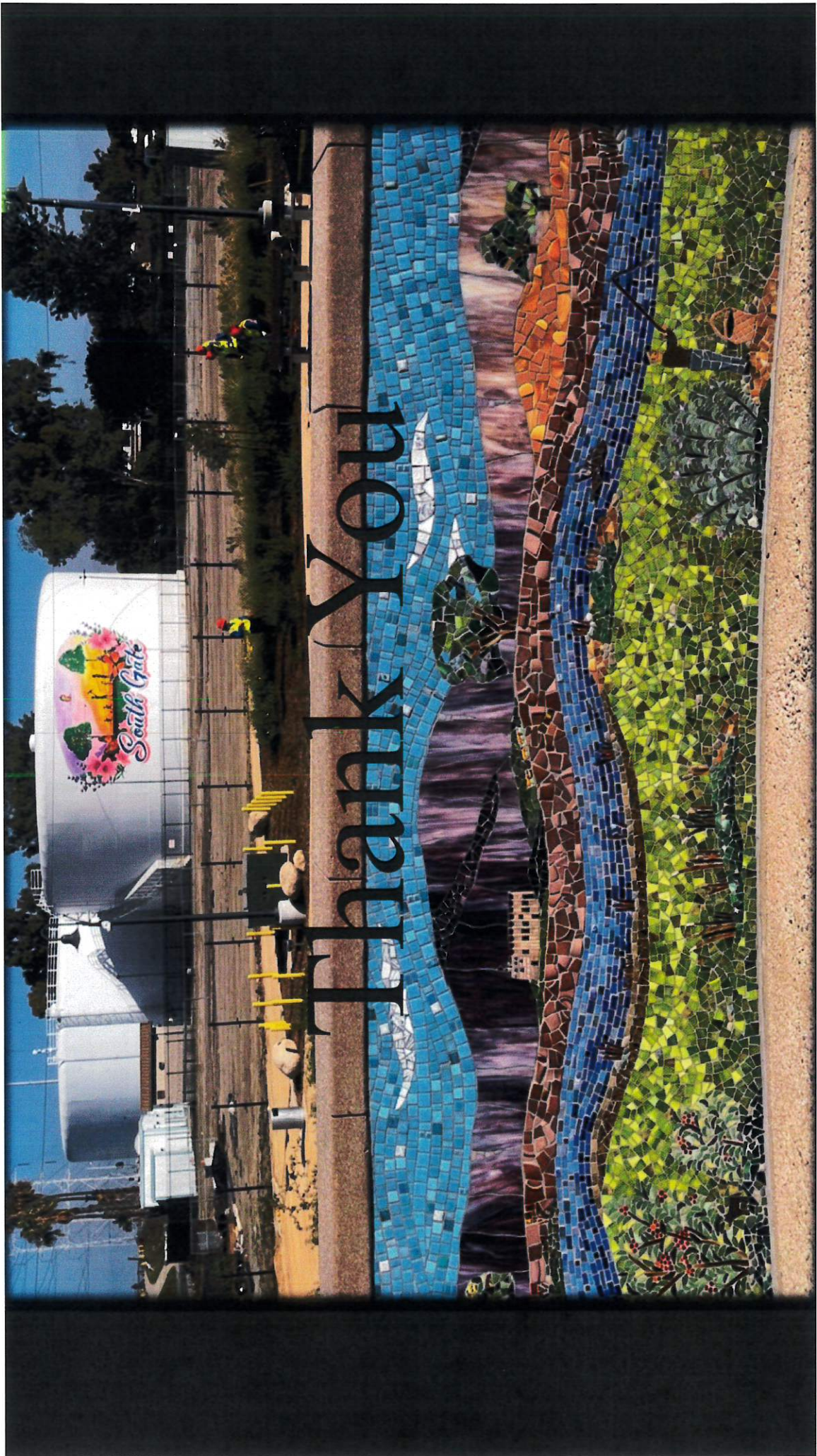
Tina De La Rosa

Director of Parks & Recreation

Original Hire Date: 1/09/23

Date of Promotion: 6/28/26





JUL 23 2026

FILED

9:40am

City of South Gate
CITY COUNCIL

AGENDA BILL

For the Special Meeting of: **July 28, 2026**
Originating Department: **Community Development**

Department Director: *Gabriel Perez* City Manager: *Arturo Camacho*
Gabriel Perez for *Rob Houston*

SUBJECT: PROPOSED AMENDMENTS TO THE SOUTH GATE ZONING CODE (TITLE 11) CONCERNING DEVELOPMENT STANDARDS, LAND USE CLASSIFICATION AND DEVELOPMENT REVIEW PROCEDURES.

PURPOSE: To update City Council on a work program to update Municipal Code Title 11 (Zoning), prior to staff returning with a formally drafted ordinance for Planning Commission recommendation and City Council consideration.

RECOMMENDED ACTION: Receive and File.

BACKGROUND: Planning Division staff identified a work program to update City of South Gate Municipal Code Title 11, Zoning, to allow greater flexibility in development standards, improve aesthetics in commercial corridors and city gateways, streamline the development review process, and establish high performance standards for the built environment. Staff compiled a set of proposed Code Amendments addressing land use classifications, development and design standards, and development review procedures.

Staff presented the proposed Code Amendments to the Planning Commission at study sessions on March 17, 2026 and April 7, 2026. The Planning Commission reviewed staff's initial recommendations, asked clarifying questions, and provided preliminary direction on several items, while requesting additional information and data on other items. The proposed Code Amendments will return to the Planning Commission at a future date, as a formally drafted ordinance, for the Planning Commission's recommendation to the City Council for final consideration and adoption.

DISCUSSION/ANALYSIS:

The following proposed Zoning Code Amendments were presented to the Planning Commission and the Commission's feedback is outlined below:

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses (Chapter 11.21 Land Use Types)

- **Prohibit Concrete or Cement Manufacturing.** Concrete manufacturing uses are only permitted with conditional use permit (CUP) approval in the M2 (Light Manufacturing) and M3 (Heavy Manufacturing) Zones due to the intensity of the use that involves outdoor storage of cement materials,

heavy industrial equipment, and regular truck trips. The M2 and M3 zones are concentrated primarily in areas along the Union Pacific railroad near the intersection of Firestone Blvd and Atlantic Avenue and East of the 710 Freeway along Garfield Avenue. Staff recommends amending the Code to prohibit concrete manufacturing in the M2 and M3 zones. The code modification would prohibit new cement manufacturing businesses and limit expansion of existing cement manufacturing businesses.

Planning Commission feedback: The Commission expressed consistent support at both sessions for a citywide prohibition, citing dust and environmental health concerns for nearby residents and South Gate Park.

- **Modify Vehicle Services, Repair/Storage.** Vehicle services repair/storage uses are permitted by-right in the M2 and M3 zones and by CUP approval in the IF (Industrial Flex), CDR1 (Corridor 1), CDR2 (Corridor 2) zones. The proposed amendment prohibits vehicle storage as a primary use only and would allow vehicle storage as an accessory use to vehicle repair uses. Outdoor vehicle storage would be restricted to rear or side areas of vehicle services buildings where vehicle services are conducted.

Planning Commission feedback: The Commission supported limiting storage to an accessory use tied to active vehicle repair, capped at 15 consecutive days and restricted to side/rear yards, and directed staff to extend the same standard to the Tweedy Boulevard Specific Plan area in response to resident complaints there.

- **Vehicle Towing.** Vehicle towing services are only permitted by-right in the M2 and M3 zones. Staff recommends requiring CUP approval for vehicle towing services in order to ensure towing operations maintain public safety, orderly traffic flow on nearby public streets and preserve community aesthetics.

Planning Commission Direction: The Planning Commission supported requiring a CUP for vehicle towing uses, which would give the City the ability to condition future towing operations.

- **Truck Storage/Terminals.** Truck storage uses are only allowed by CUP approval in M2 and M3 zones. Staff recommends the Planning Commission consider the merits of prohibiting truck storage uses in all zones in the City. Truck storage activities may result in noise impacts from truck activity, increased traffic congestion, increased air pollution, visual blight, and street pavement impacts.

Planning Commission feedback: The Planning Commission did not reach consensus and requested additional data on traffic, air quality, and land value impacts before choosing between an outright prohibition and conditional allowance with parameters. The Commission also directed staff to close the “parking fleets” loophole so that it excludes truck/semi storage.

- **Storage Facilities.** Storage facilities are permitted by CUP approval in the LI (Light Industrial) and by-right in the M3 zone. Staff recommends prohibiting storage facilities as a primary use, but allowing storage facilities as an accessory use in order to preserve land for higher-value and job generating uses.

Planning Commission feedback: The Planning Commission supported not allowing mini-storage as a by-right primary use in the LI/M2 zones, permitting it only as an accessory use to encourage mixed development, and directed staff to provide a map/count of existing facilities and to use the clearer term “mini-storage” to avoid confusion with general warehousing.

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones (Chapter 11.21 Land Use Types)

- **Laundromats:** Laundromats are currently not listed explicitly as a permitted use. Laundromats were previously listed as a conditionally permitted use in Title 11, Zoning, prior to 2015. Staff has relied on a determination that laundromats are most similar to “Laundry Agencies” (less than 2,500 sq. ft.) and “Laundry Plants” (2,500 sq. ft. or larger), although these terms in other cities are not intended for self-service laundry facilities. Staff recommends identifying laundromats on the land use table and allowing the use as a conditionally permitted use in the Urban Mixed Use zones with a minimum separation of 500 ft from other laundromats.

Planning Commission feedback: The Planning Commission supported creating a distinct “laundromat” land use category, defined separately from “laundry agency/plant,” requiring a CUP, and clearly distinguishing self-service coin laundromats from dry cleaning and industrial-scale laundry plants (given safety concerns related to dry cleaning chemical solvents). The Commission asked staff to research neighboring-city standards and return with a refined distance/size proposal. The Commission also directed that existing laundromats be grandfathered as legal non-conforming uses, subject to compliance only if they expand.

Ground-floor retail and pedestrian uses (11.23.070)

- **Storefront Transparency:** Staff recommends modifying retail storefront guidelines into standards that can be enforced for existing businesses. The guideline currently limits obscuring the view of windows by no more than 25%. Additional language would prohibit ground floor windows from being opaque or tinted. Product displays would be prohibited from obscuring visibility into the store.

Planning Commission feedback: The Planning Commission supported prohibiting opaque/tinted ground-floor windows and displays that obscure visibility, for safety and pedestrian activation, while allowing room for temporary shade allowances for sun or product protection.

Security Fencing (11.30.070)

- **Security fencing:** Barbed wire is identified as a prohibited fencing type in all zoning districts, but is prevalent at many industrial businesses throughout the City. Section 11.30.070 provides the ability for the Director to consider additional fencing design features in LI, M2, and M3 zones for security fencing on a case-by-case basis. Staff recommends the Planning Commission discuss the existing case-by-case security fencing exception. If the Planning Commission were to explore restricting barbed wire considerations on a case-by-case basis, staff would recommend that barbed wire fencing be permitted on a case-by-case, but restricted to areas not visible from public street view.

Planning Commission feedback: The Planning Commission provided consistent direction across both sessions to restrict barbed/razor wire to areas not visible from public streets on a case-by-case basis (similar to the City of Downey's approach) rather than an outright ban, and directed staff to conduct business outreach before finalizing the standard.

Prohibited Signs (11.36.050)

- **Prohibit Cabinet/Box Signs:** Staff recommends including cabinet/box signs in the list of prohibited signs to improve the visual quality of commercial corridors, reduce bulky signs, encourage higher quality sign designs, and prevent excessive illumination.

- **Rooftop Signs.** Rooftop signs are currently prohibited, which is a commonly adopted prohibition in the sign ordinances of other cities. Staff recommends maintaining the prohibition unless approved by the Planning Commission as part of a sign program for a major shopping center visible from the 710 or 105 Freeway and determined to be of a superior architectural design. There are many examples of destination commercial areas in California that include rooftop signs that maintain a high aesthetic standard and could incentivize economic development activity.

Planning Commission Feedback: The Planning Commission supported prohibiting new cabinet/box sign installations citywide, while allowing existing cabinet casings to be re-faced by new tenants (grandfathered). The Commission supported maintaining the rooftop sign prohibition, subject to the exception for a Planning Commission-approved major shopping-center sign program, and directed staff to add glare/light-pollution language to protect nearby residential areas. The Commission also supported prohibiting exposed raceways.

Signs Allowed by Sign Permit in Commercial and Manufacturing Zone (11.36.050)

- **Establish a permitted sign type:** There are no requirements for sign type in the sign ordinance to communicate the standard for commercial and industrial signs. Staff recommends establishing a standard for channel letters, push-thru, or halo-lit letters as sign alternatives. Painted signs would continue to be an allowed sign type when approved by the Director and demonstrated to be designed in a superior quality.
- **Establish a sign type standard for freestanding or ground signs.** There are no standards for sign type for freestanding or ground signs. Staff recommends establishing a standard of channel, routed, halo-lit or push-thru letters.
- **Prohibit Pole Signs.** Staff recommends prohibiting pole signs to reduce visual clutter along commercial corridors, improve community aesthetic and streetscape appearance, and prevent oversized signs that dominate the skyline.

Planning Commission Feedback: The Planning Commission supported requiring channel, push-through, cut-through, or halo-lit letters, with painted signs allowed only if “superior quality” and Director-approved, and asked staff to return with visual examples/standards to define that term. The Commission's reaction to freestanding/monument sign standards was mixed, and staff was directed to bring back visual comparisons before finalizing. The Commission generally supported prohibiting pole signs in favor of monument signs, contingent on staff conducting outreach to corridor businesses beyond the Chamber of Commerce.

Flag Poles in Nonresidential Zoning District (11.40.250)

- **Establish flagpole standards in nonresidential zoning districts:** There are no standards for flag poles citywide. Staff recommends allowing flag poles at a maximum height of 25 feet by administrative approval and establishing a standard for oversized flag poles above 25 feet by City Council approval on developed sites of a minimum 10 acres.

Planning Commission Feedback: General Support.

Appeals (11.50.040)

- **Establish a call-up procedure for decisions under Title 11:** There are appeals procedures for decisions made by approval authorities pursuant to Title 11, but it is unclear how existing approval authorities can appeal decisions of lower decision-making bodies. Staff recommends adding a call-up procedure to allow the Planning Commission the ability to call-up administrative decisions and City Council the ability to call-up Planning Commission decisions.

Planning Commission Feedback: General Support.

Conditional Use Permit Process “CUP” (11.52.040)

- **Establish CUP expiration:** The Zoning code does not establish an expiration for a CUP. Staff recommends establishment of a 2-year expiration dates for a CUP and allow three 1-year time extensions that can be approved by the Planning Commission.

Planning Commission Feedback: General Support.

Lot Line Adjustment (12.02.020)

- **Lot Line Adjustments:** A Lot Line Adjustment (LLA) is a process that allows property owners to adjust their boundary between adjacent parcels without creating a new lot. The South Gate LLA standards require Planning Commission approval, although only tentative parcel and tract maps require Planning Commission and Council approval at a public hearing. Surrounding cities of Norwalk, Lynwood, Paramount, Downey, and Bellflower allow LLAs by approval of the City Engineer, which reduces the processing times for applicants and city staff.

Planning Commission Feedback: General Support with substantial projects reported to the Commission.

Maintenance and Rehabilitation of Vacant and Neglected Buildings (Add Chapter 9.47)

- **Establish performance standards for vacant/neglected buildings:** The South Gate Municipal Code lacks enforcement tools for vacant and neglected buildings, resulting in properties remaining fenced or buildings boarded up indefinitely. Staff recommends defining building and structures left vacant for more than 180 days as nuisances unless:
 1. Is subject to an active building permit for repair or rehab.
 2. Is actively being offered for sale, lease or rent
 3. Is actively maintained and monitored including removal of perimeter security fencing and window boards, and maintaining the exterior free of junk, trash and debris.

Planning Commission Feedback: General Support.

ADDITIONAL CONSIDERATIONS:

Since the Planning Commission study session, Councilmembers, individually or collectively, have raised additional potential code amendments that require Commission discussion and direction. Staff also identified additional Code amendments that require direction and prioritization as follows:

- **Distance restrictions for certain land uses to limit concentration**
 - ***Smoke shops*** – Currently permitted by right in the Industrial Flex (IF), Corridor 2 (CDR2), Urban Neighborhood (UN), Regional Commercial (RC); prohibited in the Transit Village (TV), Civic Center (CC), Corridor 1 (CDR1), Main Street (MS), TMU-1 and TMU-2 zones.
 - ***Barber/beauty shops*** – Classified as Personal Services, General, and therefore permitted by right in all zones (TV, IF, CC, CDR1, CDR2, UN, MS, RC, LI, TMU-1, and TMU-2 zones); prohibited in the M2 and M3 zones.
- **Reduce maximum building height in the Neighborhood Low (NL) zone** – The current standard permits a maximum of 3 stories or 45 feet in height (whichever is less) on lots under 5,000 square feet.
- **Limitations on side-yard residential fencing adjacent to vehicle driveways** – Interior fencing on the property line is currently permitted up to 36 inches within the front-yard setback, and up to a maximum height of 6 feet beyond the front-yard setback.
- **Special restrictions in the M2 and M3 zones** – The Municipal Code envisions single-use retail in the M2 and M3 zones, generally located between the Los Angeles River and Rio Hondo River south of the Firestone Boulevard/I-710 interchange, and on M3-zoned land east of the Rio Hondo River and west of the existing multifamily development on Karmont Avenue.
- **Data centers** – The Zoning Code does not list data centers as a permitted use; the use is therefore considered prohibited.
- **Art in Public Places** – Chapter 11.32 lacks procedures for the review and approval of proposed public art.
- **Phase out billboards** – Consider a phase-out of billboards in non-freeway-oriented locations through amortization provisions.
- **Healthy Community Element code/ordinance review** – The South Gate General Plan includes implementation actions directing a review of the Zoning Code to address Healthy Community Element goals.

ATTACHMENTS:

- A. Consolidated Summary of Planning Commission Feedback (March 17, 2026 and April 7, 2026 Study Sessions)

Consolidated Planning Commission Direction: Southgate Zoning Code Amendments (2026)

Land Use Classifications

Cement/concrete manufacturing

- Consistent support across both sessions for prohibiting citywide (currently allowed by CUP in M2/M3), citing dust/environmental health concerns near residents and Southgate Park.

Laundromats

- Support for creating a distinct "laundromat" land use category, defined separately from "laundry agency/plant," and requiring a CUP.
- Support for a definition that clearly separates self-service coin laundromats from dry cleaning and industrial-scale laundry "plants" (dry cleaning's use of chemical solvents raised safety concerns).
- Separation requirement revisited between sessions: initial 2,500-ft buffer was supported March 17, but by April 7, data showed existing laundromats on Tweety Blvd. are only 500–1,000 ft apart — commission asked staff to research neighboring-city standards and return with a refined distance/size proposal.
- Existing laundromats to be grandfathered as legal non-conforming uses, needing compliance only if they expand.

Vehicle storage (general)

- Support for limiting storage to an accessory use tied to active vehicle repair, capped at 15 consecutive days, restricted to side/rear yards.
- Direction to extend this standard to the Tweety Boulevard Specific Plan given resident complaints there.

Towing

- Support for requiring a CUP (currently by-right in M2/M3), giving the city ability to condition operations.

Truck storage/terminals

- No firm consensus — commission wants more data (traffic, air quality, land value) before choosing between prohibition and conditional allowance with parameters.

- Direction to close the "parking fleets" loophole so it excludes truck/semi storage.
- Staff directed to continue dialogue with JB Hunt regarding its in-process expansion project and report back on how any new restriction would affect it.

Storage facilities (mini-storage)

- Support for not allowing as a primary use by-right in LI/M2; only as an accessory use to encourage mixed development.
- Staff to provide a map/count of existing facilities and use clearer terminology ("mini-storage") to avoid confusion with general warehousing.

Ground-floor windows / storefront transparency

- Support for prohibiting opaque/tinted ground-floor windows and obscuring displays, for safety and pedestrian activation, with room for temporary shade allowances (sun/product protection).

Security fencing / barbed wire

- Consistent direction: restrict barbed/razor wire to areas not visible from public streets (case-by-case, Downey model) rather than outright ban; staff to conduct business outreach before finalizing.

Signage (introduced/detailed in the April 7 session)

- **Cabinet/box signs:** Prohibit new installations citywide; allow existing casings to be re-faced by new tenants (grandfathered), potentially tied to a future CDBG façade-improvement program.
- **Rooftop signs:** Prohibited unless approved by Planning Commission as part of a major shopping-center sign program (freeway-visible, superior design); add glare/light-pollution language to protect nearby residential areas.
- **Raceways:** Support for prohibiting exposed raceways.
- **Required sign types:** Channel, push-through, cut-through, or halo-lit letters required; painted signs allowed only if "superior quality" and Director-approved — commission asked for visual examples/standards to define that term.
- **Freestanding/monument signs:** Mixed reaction; staff to bring back visual comparisons before finalizing.

- **Pole signs:** General support for prohibiting (replacing with monument signs), contingent on staff conducting outreach to corridor businesses, not just the Chamber of Commerce.

Flag Poles (April 7 only)

- Standard flag poles (≤ 35 ft): administrative permit required (not banned), in both residential and commercial zones.
- Oversized flag poles (> 35 ft): limited to sites of 10+ acres, City Council approval required case-by-case, no fixed upper limit set.

Administrative/Appeals Procedures (April 7 only)

- Support for a "call-up" procedure letting Planning Commission or City Council appeal staff/Commission decisions within 10 days via written request from at least two members (individually, to avoid Brown Act issues); staff to build a transparency mechanism reporting administrative decisions.
- Support for extending standard CUP expiration from 1 year to 2 years, with one-year extensions available via return to the Commission.

Other/Informational Items (raised in both sessions, non-Title 11)

- **Oversized vehicle queuing/parking (Rio Ave.):** Strong support (driven by significant public comment in both meetings) for prohibiting oversized commercial vehicles from stopping/queuing in active travel lanes; to apply citywide and tie back into vehicle-repair use standards to regulate offsite loading/idling.
- **Lot line adjustments:** Support for shifting from Planning Commission approval to an administrative/staff-level process, with substantial cases still reported to the Commission.
- **Vacant/neglected buildings:** General support for a 180-day nuisance designation (with exceptions for active permits, active marketing, or active maintenance), plus a request to track brownfield/contamination issues in a related vacant-lot inventory.

Overall Next Steps (as of April 7)

Staff is to: conduct targeted community/business outreach (beyond the Chamber of Commerce), gather comparative data from neighboring cities (laundromat caps, truck storage impacts), prepare visual signage standards/examples, continue coordination with JB Hunt, and return with formally drafted amendments for Planning Commission

recommendation to City Council — rather than the Commission acting on the study session discussion alone.

JUL 23 2026

MEMORANDUM

CITY MANAGER'S OFFICE

FILED 1:50pm

JUL 23 2026

TO: Rob Houston, City Manager

FROM: Raul F. Salinas, City Attorney 

DATE: July 23, 2026

SUBJECT: **CLOSED SESSION ITEMS FOR THE SPECIAL CITY COUNCIL
MEETING OF JULY 28, 2026**

The following items should be listed on the Closed Session Agenda for the Special City Council Meeting of the City of South Gate on July 28, 2026, at 5:00 p.m.:

1. **CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION**
Pursuant to Government Code Section 54956.9(a), 54954.9(b)(3)(C)
 - a. Nandino v. Nandino (City of South Gate as Intervener)
 - b. Emmanuel Carrera Ruedas v. City of South Gate, et al.

If you have any questions, please do not hesitate to contact the City Attorney's Office immediately.