



**PLANNING COMMISSION  
PLANNING COMMISSION AGENDA**

Tuesday, March 5, 2024 at 6:30 p.m.

**IN-PERSON MEETING**

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

**Call To Order**

**Pledge of Allegiance**

**Roll Call**

**City Officials**

**Chairperson**

Jimmy Ozaeta

**Commissioners**

Jose Delgado

Daisy Prieto

Jenny Perez

**Vice Chairperson**

Jovanna Laborin

**Report On Posting**

I, Esther Washington, Senior Secretary, certify that a true and correct copy of the foregoing meeting agenda was properly posted on February 29, 2024, seventy-two hours prior to the scheduled meeting, as required by law.

**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.

**Open Session Items**

## **Item #1**

**THE PLANNING COMMISSION WILL CONSIDER APPROVING THE MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 16, 2024.**

Documents:

[PC Minutes.01.16.24.docx](#)

## **Item #2**

**REQUEST FOR CONTINUANCE - PROPOSED ZCA 176 – 5037 PATATA STREET AMENDING THE CITY’S ZONING CODE BY MODIFYING TITLE 11, CHAPTER 11.21 OF THE SOUTH GATE MUNICIPAL CODE TO RELAX OR REMOVE RESTRICTIONS ON THE SIZE OF WAREHOUSES AUTHORIZED IN THE CITY’S URBAN MIXED-USE ZONES AND COMMERCIAL INDUSTRIAL ZONES.**

## **Item #3**

**THE PLANNING COMMISSION IS CONDUCTING A PUBLIC HEARING TO CONSIDER A REQUEST TO OPERATE A DRIVE-THROUGH FOR THE 1,200 SQUARE FOOT "TAKE OUT ONLY" STARBUCKS.**

Documents:

[Agenda Bill.March 5.2024.PC Meeting 9501 Atlantic Avenue.pdf](#)

## **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**

## **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 City Council 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 Thursday, March 21, 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](http://www.cityofsouthgate.org).



**ACTION MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, JANUARY 16, 2024**

**CALL TO ORDER**

The Planning Commission of the City of South Gate met via teleconference and in-person on January 16, 2024, at 6:34 PM, Chairperson Delgado presiding.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Commissioners Present:** Chairperson Delgado, Commissioners Laborin, Ozaeta, Prieto  
**Staff Present:** Meredith T. Elguira, Director of Community Development  
Yalini Siva, Senior Planner  
Norma Hernandez, Assistant Planner  
Craig Hardwick, City Attorney  
Javier Barraza, Community Development Technician (Translator)  
Esther Washington, Senior Secretary

**REPORT ON POSTING AND MEETING COMPENSATION DISCLOSURE**

**OPEN SESSION ITEMS**

1. **Planning Commission Minutes**  
Minutes from December 5, 2023

**ACTION: Approved 4-0. Motion by Commissioner Ozaeta. Seconded by Commissioner Prieto.**

COMMISSIONERS	VOTE
Jose Delgado	Yes
Jovanna Laborin	Yes
Jimmy Ozaeta	Yes
Daisy Prieto	Yes

2. **Reorganization of the Planning Commission**

**Motion:** Commissioner Laborin motioned for Chairperson Delgado to serve as chair. No second to motion as Chairperson Delgado declined.

**Motion:** Chairperson Delgado motioned for Commissioner Ozaeta to serve as chairperson. Seconded by Commissioner Prieto.

**ACTION: Approved 3-0-1. Motion by Chairperson Delgado. Seconded by Commissioner Prieto.**

COMMISSIONERS	VOTE
Jose Delgado	Yes
Jovanna Laborin	Yes
Jimmy Ozaeta	Abstained
Daisy Prieto	Yes

**Motion:** Commissioner Laborin self-nominated for Vice-Chair. Seconded by Commissioner Delgado.

**ACTION: Approved 4-0. Motion by Chairperson Delgado. Seconded by Commissioner Prieto.**

COMMISSIONERS	VOTE
Jose Delgado	Yes
Jovanna Laborin	Yes
Jimmy Ozaeta	Yes
Daisy Prieto	Yes

**3. The Planning Commission will complete a compliance review for Conditional Use Permit No. 868 for “La Champita” at 9524 Rayo Avenue.**

Kathy Mesa, Claudia Aleman, Alma Galvez, Kevin Galvez, Alma Sehara and South Gate Police Lt. Amador spoke on the item.

**Motion:** Commissioner Delgado motioned to conclude compliance review. Commissioner Laborin seconded to conclude compliance review. No further action required.

**ACTION: Approve 4-0. Motion by Commissioner Delgado. Seconded by Commissioner Laborin.**

COMMISSIONERS	VOTE
Jose Delgado	Yes
Jovanna Laborin	Yes
Jimmy Ozaeta	Yes
Daisy Prieto	Yes

**COMMENTS**

- NONE

**AUDIENCE COMMENTS**

- NONE

**CITY STAFF COMMENTS**

- Meredith Elguira, Direct Community Development announced the upcoming Centennial Ball and the Planning Commissioner Academy sponsored by the League of Cities.

**PLANNING COMMISSION COMMENTS**

- Commissioner Delgado mentioned the upcoming Homeless Count in South Gate. Link to be provided to Commissioners.
- Vice-Chair Laborin inquired about business cards.

**ADJOURNMENT**

The meeting was adjourned at 7:36 PM.

Respectfully submitted by:

---

Meredith T. Elguira, Director of Community Development

APPROVED:

---


Jimmy Ozaeta, Chairperson

# City of South Gate

## PLANNING COMMISSION

# AGENDA BILL

For the Regular Meeting of: March 5, 2024

Contract Planner:   
Joshua Valdez

Community Development Director:   
Meredith T. Elguira

**SUBJECT: CONDITIONAL USE PERMIT NO. 23-0032 A REQUEST FOR A 1,200 SQUARE FOOT “TAKE OUT ONLY” BUILDING PAD CAFÉ WITH DRIVE-THROUGH LOCATED AT 9501 ATLANTIC AVNUE, ASSESSOR’S PARCEL NUMBER (APN) 6222-026-041.**

**PURPOSE:** To consider a request to allow the operation of a drive-through for a Starbucks coffee shop at 9501 Atlantic Avenue, APN 6222-026-041.

### **RECOMMENDED ACTIONS:**

- a. **CONDUCT** a public hearing;
- b. **ACCEPT** the Class 3 Categorical Exemption from the California Environmental Quality Act (“CEQA”), codified at Division 6 of Title 14 of the California Code of Regulations. A Class 3 Categorical Exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
- c. **ADOPT** the findings under Resolution No. 2024-01 (see Exhibit A), certifying a Class 3 Categorical Exemption from the California Environmental Quality Act (“CEQA”); and approve Conditional Use Permit No. 23-0032, subject to the recommended conditions of approval (see Exhibit B).
- d. **RECOMMEND** that the Planning Commission approve the operation of a drive-through for a Starbucks coffee shop.

**PUBLIC NOTIFICATION:** Advertising and notification of the public hearing for the application was conducted in compliance with Chapter 11.50.020, Title 11 of the South Gate Municipal Code. Notice of the hearing was originally posted and published in the “Los Angeles Wave” newspaper and was mailed to surrounding properties on February 15, 2024.

**ENVIRONMENTAL EVALUATION:** 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 3 Exemption under the CEQA Guidelines, at 14 CCR Section 15303, consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project proposal is to construct a 1,200 square foot “take out only” building pad café with a drive-through.

5228757.1 – L235.37



**ANALYSIS:** Staff has completed a review of the subject application and determined that the proposed Conditional Use Permit No. 23-0032 is in compliance with the City of South Gate's General Plan.

### Project Overview

The subject property is zoned CDR2 (Corridor 2) and is located on the southwest intersection of Southern Avenue and Atlantic Avenue Firestone Boulevard (see *Figure 1*).



*Figure 1 – Aerial Map*

### Abutting Properties – Zoning Designation

*Table 1 – Zoning Designation*

Direction	Address	Zoning
North	9409 Atlantic Avenue	CDR2 (Corridor 2)
South	9517 Atlantic Avenue	CDR2 (Corridor 2)
West	4982 Southern Avenue	CDR2 (Corridor 2)
East	APN 6222-033-900	OS (Open Space)



## Background

The project site is currently developed with two commercial buildings and an office building, which are being used for auto-repair services. City records show the following historical businesses:

	Business Name
Current	City Tires
2016	South Gate Park Smog
2015	Smog of Orange County
2003	City Tire Service
1993	M&M Technicians

The project consists of the construction of a 1,200 square foot “take out only” building pad café and drive-through.

## Conditional Use Permit Findings

Conditional Use Permit No. 23-0032 is a request by Hany Malak (“Applicant”), to construct a 1,200 square foot “take out only” building pad café and drive-through. The findings are provided below:

1. *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.*

The proposed project will convert an underutilized lot to a new and vibrant development that brings the proposed structure to the street frontage and will enhance pedestrian activity along the intersection of Atlantic and Southern Ave.

2. *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.*

The proposed development is compliant with the requirements and vision of the Corridor 2 zone.

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

The proposed development reduces the visual and noise impact of an existing car repair shop, which will be demolished and replaced with a coffee house. The development will enhance walkability and connectivity between the residential neighbors and the existing park. The development site is currently fully paved, the proposed project will include landscaping 40% of the site.

**Applicant:**

Hany Malak (MMA Architecture)  
120 W. Lime Street  
Monrovia, CA 91016

**Property Owner:**

Eduardo Diaz  
880 Apollo Street, Suite 329  
El Segundo, CA 90245

**Site Features:**

Lot size: 15,340 square feet

**Property Address:**

9501 Atlantic Ave

**Assessor's Parcel No.**

6222-026-041

**Zoning Designation:**

Corridor 2 ("CDR2")

**General Plan Designation:**

None

**Surrounding Land Uses:**

North: CDR2 (Corridor 2)

South: CDR2 (Corridor 2)

East: OS (Open Space)

West: CDR2 (Corridor 2)

**EXHIBITS:**

- A. RESOLUTION NO.2024-01
- B. CONDITIONS OF APPROVAL
- C. SITE PLAN
- D. LAYOUT PLAN
- E. ELEVATIONS

## RESOLUTION NO. 2024-01

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA CERTIFYING A CLASS 3 CEQA EXEMPTION AND APPROVING CONDITIONAL USE PERMIT NO. 23-0032 FOR THE OPERATION OF A DRIVE-THROUGH FOR A STARBUCKS COFFEE SHOP LOCATED AT 9501 ATLANTIC AVENUE; APN 6222-026-041

**WHEREAS**, on June 19, 2023 the Department of Community Development received an application from Patrick Griffin (“**Applicant**”) for Conditional Use Permit No. 23-0032 for the operation of a drive-through for a Starbucks Coffee Shop at 9501 Atlantic Avenue;

**WHEREAS**, studies and investigations were made and a report with recommendations was submitted; and

**WHEREAS**, the Planning Commission determined that the facts of this matter are as follows:

1. The property is located at 9501 Atlantic Avenue, south-west corner of Atlantic Avenue and Southern Avenue. The zoning designation for the property is Corridor 2 (CDR2).
2. The existing commercial buildings and office will be demolished, and in their place a new 1,200 square foot “take out only” building pad café and drive-through, landscaping and parking will be built.
3. There are currently five Starbucks coffee shops in the City of South Gate, located and open for business as follows: Long Beach Boulevard and Cudahy Street (5:00am – 10:00pm); Long Beach Boulevard and Firestone Boulevard (4:30am – 12:00am); Hildreth Avenue and Firestone Boulevard (4:30am – 11:00pm); at the El Paseo Shopping Center – off Garfield Avenue (4:30am – 12:00am); and at the South Gate Target (8:00am – 8:00pm). The Target Starbucks is the only coffee shop without a drive-through component.
4. Once completed, the coffee shop will have a separate drive isle with digital ordering menu and board and pick-up window for drive-through customers. Parking is provided on the southern perimeter and a total of 8 parking stalls. The coffee shop will operate seven days a week from **4:30 am to 12:00 am**.
5. Notice for the Planning Commission hearing was posted and published in the “South Gate Press” newspaper on February 15, 2024.

**WHEREAS**, the City Planning Commission made the following findings:

1. *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.*

The proposed project will convert an underutilized lot into a new and vibrant development that brings the proposed structure to the street frontage and will enhance pedestrian activity along the intersection of Atlantic and Southern Ave.

2. *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.*

The proposed development is compliant with the requirements and vision of the Corridor 2 zone.

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

The proposed development reduces the visual and noise impact of existing car repair shop, which will be demolished and replaced with a coffee house. The development will enhance walkability and connectivity between the residential neighbors and the existing park. The development site is currently fully paved, the proposed project will include landscaping 40% of the site.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of South Gate, pursuant to the facts, noted above, does hereby approve Conditional Use Permit No. 23-0032 to allow the operation of drive-through for a Starbucks coffee shop, subject to the conditions of approval contained in **Exhibit B**.

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

**AYES:**

**NOES:**

**ABSENT:**

APPROVED and ADOPTED this 5<sup>th</sup> day of March, 2024.

---

Meredith T. Elguira  
Secretary  
City Planning Commission

**APPROVED:**

---

Jimmy Ozaeta  
Chairperson  
City Planning Commission

**CUP NO. 23-0032 - CONDITIONS OF APPROVAL  
9501 Atlantic Avenue**

**Planning Conditions:**

1. Prior to building permit issuance, the permittee shall conduct a soil vapor survey to determine whether an engineered vapor barrier is necessary to protect the subject building against vapor intrusion.
2. Drive-through lanes must be clearly identified through the use of striping, landscaping, and signs.
3. Service windows with amplified sound shall be regulated to be consistent with South Gate Municipal Code (SGMC) Chapter 11.34 (Noise Control Program).
4. Digital order screens shall be calibrated as to screen brightness and speaker volume to a level so as not to disturb adjacent residential properties.
5. Adequate landscaping and decorative fencing shall be installed to control the effects of noise from facility operations, particularly adjacent to residential uses.
6. Restrooms shall be available to patrons/employees only.
7. Concrete driveway approach shall be stamped and stained concrete.
8. Except as set forth in these conditions, development shall take place substantially as shown on the approved site plan and elevations. Any deviations must be approved by the Director of Community Development, prior to construction.
9. No exterior structural alterations or building color changes, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Director of Community Development.
10. All signs shall require separate review and approval by the Director of Community Development.
11. 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.
12. Within thirty (30) days of approval of the Project, the Permittee and Property Owner shall certify his/her acceptance of the conditions of approval by signing a notarized Affidavit of Acceptance stating that he/she accepts and shall be bound by all of the conditions.
13. This approval is valid for a period of 12 months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
14. The Permittee shall defend, hold harmless and indemnify the City and its agents, officers and employees from any claim, action or proceeding against the City of its agents, officers, or employees to attack, set aside, void or annul any approval by the City concerning the Project. The City shall promptly notify the Permittee of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.

15. Permittee shall agree to maintain 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 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 system 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.
16. At the request of the City, the permittee shall provide required traffic studies if onsite drive-through adversely impacts traffic on adjacent streets. Permittee shall be required to mitigate traffic impacts to a level of insignificance.

**General Conditions:**

17. Cost Recovery

Reimbursement to the City for all costs and expenses reasonably incurred in investigating, identifying, and documenting the violation, and in processing information concerning the violation, may be imposed as a condition of the continuation, reinstatement, or reissuance of this permit.

18. Violation of Conditional Use Permit

A public hearing consistent with Chapter 11.50 (Administration) shall be held for the consideration of revocation or modification of this permit. This permit or any associated conditions may be revoked or modified by the Planning Commission subject to any of the following grounds:

- a. The permit or approval was obtained by fraud.
- b. The property is not being used for the purpose which is the subject of the permit.
- c. The use for which the approval was granted has ceased or has been suspended for one (1) year or more.
- d. The permit or conditions of the approval have been violated; exercised contrary to the terms of approval; or in violation of any statute, ordinance, law, or regulation.
- e. The use for which the approval was granted was exercised in a manner detrimental to the public health or safety, or as to constitute a public nuisance.

19. Conditional Use Permit Revocation

If the application or any conditions of this 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 this permit, revoke, and reissue this permit with new or modified conditions, or modify the conditions of this permit as may be appropriate under the circumstances.



- b. Impose, as a condition of the continuation, reinstatement, or reissuance of this 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 presenting 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 this permit are discounted for six (6) consecutive months. The use subject to this permit may not be resumed if this permit is revoked; a new conditional use permit, including processing and public notification, shall be required.

**Building and Safety Conditions:**

- 20. Project shall comply with all Americans with Disabilities Act (ADA) accessibility requirements.
- 21. ADA parking and signage shall be properly identified at all times.
- 22. Submit soils report and analysis, prior to plan submittal for Building & Safety plan check.
- 23. All signage shall require Planning and Building & Safety plan checks and reviews.

**Public Works Conditions:**

General Design Parameters

- 24. All the streets shall be designed per APWA Standard Specifications ("Green Book") and Standard Plans for Public Works Construction latest editions.
- 25. All the drainage design criteria shall be per the Los Angeles Flood Control District and the APWA Standard Plans for Public Works Construction latest edition.
- 26. All the grading plans shall be designed to meet the requirements of the City of South Gate, Department Community Development, Building and Safety Division.
- 27. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standards Specifications for Public Works Construction, and to the satisfaction of the City Engineer prior to the issuance of a Certificate of Use and Occupancy.

General Conditions – prior to the issuance of building and public work permits, the permittee shall:

- 28. Prepare street, drainage, water, sewer, and grading plans showing all existing and proposed public works improvement and dry utilities as outlined below. Said plans shall be prepared by a registered Civil Engineer on City approved title blocks.
- 29. Provide an engineer's estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.
- 30. Permittee shall deposit \$3,000 with the City to cover the City's cost for review of pre-development submittals such as preliminary plans, including traffic, civil, planning, and environmental consultants, etc., prior to submitting to Building and Safety for plan check.
- 31. The permittee shall pay Road Mitigation fees in accordance with the latest fee schedule. Retail Development fee is calculated at \$9.00/square foot, prior to submitting to Building and Safety for plan check.

32. The permittee shall pay LID Plan Check fees. Review is done by City's Environmental Consultant, John Hunter & Associates, prior to submitting to Building and Safety for plan check.
33. Pay permit and inspection fees associated with this project in accordance with the latest Public Improvement Plan Check fee schedule at the time of permit issuance and inspection.
34. Coordinate all Public Works improvements inspection with the Public Works Department at least 48 hours prior to commencing work. Contact Lorenzo Camargo at (323) 363-9594 to arrange for a Public Works Inspection.
35. Permittee's contractor, subcontractors, and consultants working on this project must obtain and pay City Business License and permits fees.
36. Prior to the City's acceptance of the public improvements, permittee shall submit a refundable deposit in the amount of \$1,000, which will be refunded upon receipt of "Record Drawings" for all the required improvements on approved Mylar(s) and a CD.
37. Agree to comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain Construction & Demolition Debris Waste Reduction Recycling Plan forms.
38. Permittee to contact the City's Waste Hauling Company (Universal Waste Systems) at (562) 334-3660 and obtain approval for the location of waste disposal container(s), including facilities for recycling.
39. Permittee must agree to comply with all applicable South Coast Air Quality Management District (AQMD) regulations.

#### Streets

40. Remove and reconstruct any and all damaged or deficient existing improvements including but not limited to curb and gutter, sidewalk along the perimeter of the proposed development. Existing sidewalks with non-compliant ADA cross slope exceeding 2% are required to be replaced.
41. All existing driveways that are being replaced with new driveways on Atlantic Avenue and Southern Avenue will require new curb and gutter and full-width sidewalk to match existing.
42. Construct new driveways at least 5 feet away from any above-ground obstructions in the public right-of-way to the top of the driveway. Otherwise, the obstruction shall be relocated at the permittee's expense. Ensure that each driveway provides proper pedestrian access across, in compliance with the ADA. The final layout and site driveway design shall be subject to the review and approval of the City Engineer.
43. Proposed new driveways will meet the classification of commercial driveways (Minimum width required is 26 feet).
44. Grind and overlay a minimum of 2 inches of existing asphalt with Asphalt Rubber Hot

Mix (ARHM) from edge of the gutter line to the center of the street along the property frontage on Atlantic Avenue and Southern Avenue. Restore signing and striping as needed. Limits of work to be identified on the civil improvement plans and approved by the City Engineer.

45. Construct new tree wells every 50 feet apart per City standards and plant new 36-inch boxed street trees on Atlantic Avenue and Southern Avenue. Install decorative cast iron tree well covers. The species of any new street trees shall be in accordance with the Citywide Tree Master Plan. All tree wells shall be irrigated with dedicated irrigation lines.
46. Any damages done to existing public improvements during construction shall be removed and replaced to original condition per the satisfaction of the City Engineer.
47. Any crossflow drainage from the property over the sidewalks is not permitted. Construct parkway drains as required.
48. Where utility cuts on concrete pavement are proposed, the entire concrete panel shall be removed and reconstructed.
49. Centerline ties, property corners and benchmark monuments shall be preserved in the public right of way. In the event that ties, property corners and benchmark monuments are disturbed or removed, a licensed surveyor shall re-establish, and file required corner record survey with the Los Angeles County Surveyors office. All recorded copies of the documents shall be submitted to the City along with the final set of as-built plans.
50. Paint property address on the curb, in front of the proposed development, to the City and Fire Department's satisfaction.
51. Repair any centerline striping, traffic legends, reflective pavement markers, and other traffic delineation as required by the City Engineer.

#### Right-of Way Dedication, Easements and Lot Merger

52. By no later than 90 days after this permit has been issued, the permittee shall submit a legal description, Plat and boundary closure, prepared by registered land surveyor that shows the following:
  - o A 15-foot 5-inches right of way dedication for roadway purpose to the City of South Gate for Public Street purposes along the property frontage on Atlantic Avenue.
53. By no later than 90 days after this permit has been issued, permittee shall provide the City with a preliminary title report for the subject property prepared by a title insurance company, or with other evidence acceptable to the City, showing that all recorded development entitlements and restrictions required by the City – including lot-ties, street dedications, and other items referenced in Condition 51 and Conditions 53 below – have been established.
54. By no later than 90 days after this permit has been issued, permittee shall submit any documents required by the City to effect the roadway dedication or any proposed easements required by the City in connection with development and operation of the subject property pursuant to this permit. Comply with all requirements of the Subdivision Map Act, the City of South Gate Municipal Code and all the applicable state and local laws.

### Grading and Drainage

55. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
56. Comply with the City's Storm Water Management Ordinance. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan.
57. Submit Grading and Drainage plans prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramp, street trees, tree wells, street lights, street signs, power poles, fire hydrants, utility boxes, meters, traffic signal poles, cabinets, parkway drains, etc. on the plans. Provide LID Plan and calculations required to address storm water discharge and NPDES requirements by City's Environmental Consultant, John Hunter, and Associates (See attached requirements).
58. Submit a \$10,000 deposit for the City to prepare Geotechnical reports, including but not limited to infiltration, percolation reports; prior to submitting to Building and Safety for plan check. The actual cost of the preparation of the study will be billed to the permittee.
59. All on-site parking and circulation areas shall be paved as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
60. Submit a \$15,000 deposit for the City to prepare a detailed drainage study. The study shall include existing and proposed hydrologic conditions as well as hydraulic calculations (per Los Angeles County format) for all drainage control devices and storm drain lines. The actual cost of the preparation of the study will be billed to the permittee.
61. Grading plan will include Geotech certification, stating that grading plan has been reviewed and found to be in conformance with the recommendations as outlined in the soils and geological report.
62. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.
63. Dust control operations shall be performed by the permittee at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The permittee is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).

### Sewer

64. The permittee shall prepare a utility plan to determine if exiting sewer lateral is adequate to serve the proposed development.
65. Install adequate sewer lateral(s) to serve the proposed development and abandon any existing sewer laterals and sewer cleanouts that will not be used, to the satisfaction of the Public Works Department and Building & Safety Division. Sewer laterals will be abandoned in place with either cement slurry backfill, or concrete bulkhead plug per City Standard Plans.

66. The permittee shall consult the City Engineer to determine the sewer location and design requirements. Relocation of any public sewer lines shall be subject to approval by the City Engineer.

#### Water

67. The permittee shall prepare a utility plan to determine if exiting water lateral is adequate to serve the proposed development and abandon any existing water laterals at the main line to the satisfaction of the Public Works and Water Division. If higher water needs are determined, then the permittee will pay for any water upgrade needed to meet the demand. Permittee to pay for all costs incurred for the review and approval of the capacity study.
68. All proposed improvements shall be served by adequately sized to accommodate the total domestic, landscape and fire flows. Plans shall include size, type and location of the proposed fire hydrants approved by the Los Angeles Fire Department (LAFD). Provide fire flow calculations to justify the size and the velocity in the pipe (not to exceed 10 ft/sec)
69. Coordinate with the City's Water Division regarding removal of all existing water meters that will not be used by the development.
70. Permittee shall pay Water Development Impact Fees per the latest City Fee Schedule. Fee is dependent on new or upgrade of water meter sizes. Development Water Impact fees are paid at the time of obtaining the building permit.
71. Relocation of any public water lines shall be subject to approval by the City Engineer. Pavement moratorium applies, refer to COA No. 39.

#### Traffic

72. The permittee shall comply with all the mitigations per the Traffic Impact Analysis.
73. Ingress and egress along Atlantic Ave shall be right turn/ right turn out. No left-turns to and from the development on Atlantic Ave shall be allowed. The permittee shall install the necessary signing and striping to accommodate this movement.
74. Sandblast or microgrid all existing crosswalks at Atlantic Avenue and Southern Avenue. Slurry seal crosswalks areas and restripe crosswalks per City's continental design with thermoplastic.
75. Internal circulation, particularly where there are deliveries or trash pick-ups, should be shown accommodating the vehicles that will serve the development.
76. Clear unobstructed sight distance lines shall meet AASHTO guidelines and shall be shown on the improvement plans at intersections and/or driveways.
77. Upon completion of construction, permittee shall remove temporary construction markings (USA marking).
78. Remove and replace any conflicting or damaged signage and striping along the perimeter of the development.
79. As part of the existing driveway closure on Southern Avenue, paint the curb red.

#### Utilities

80. Permittee is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.

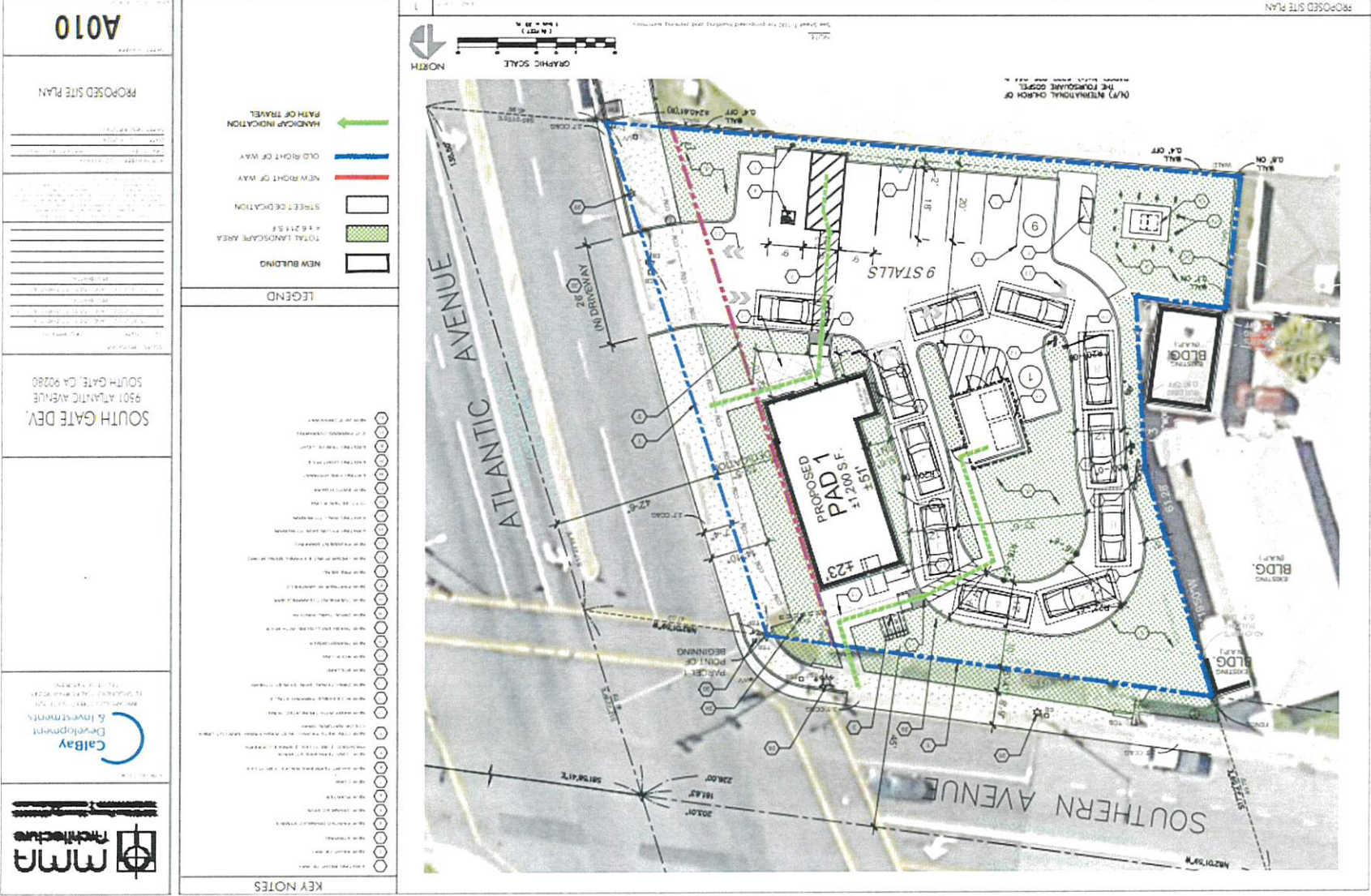
81. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with the project, shall be relocated, removed, or abandoned at the permittee's expense to the satisfaction of the City Engineer.
82. For all electrical needs the permittee will coordinate with the assigned SCE Planner.
83. All onsite overhead utilities servicing the development shall be placed underground. Any significant proposed utility underground vaults or meter shall be located away from the proposed driveways.
84. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner.

#### Use and Occupancy

85. Complete Public Works improvements prior to issuance of certificate of occupancy. Permittee may consult the Department of Public Works to request approval to implement and/or construct public improvements required in the conditions of approval after the certificate of occupancy is issued. The Department of Public Works may approve and/or deny approval of the request, partially or in its entirety, at the full discretion of the Assistant City Manager/Director of Public Works. Any public improvements not completed prior to issuance of certificate of occupancy shall require the permittee to enter into a development agreement and post the necessary securities in the amount approved by the Assistant City Manager/Director of Public Works and in a form approved by the City Attorney. All public improvements shall be completed at the permittee's cost.
86. Prior to issuance of a Certificate of Occupancy, all the above conditions shall be complied with, and all the improvements are in place.

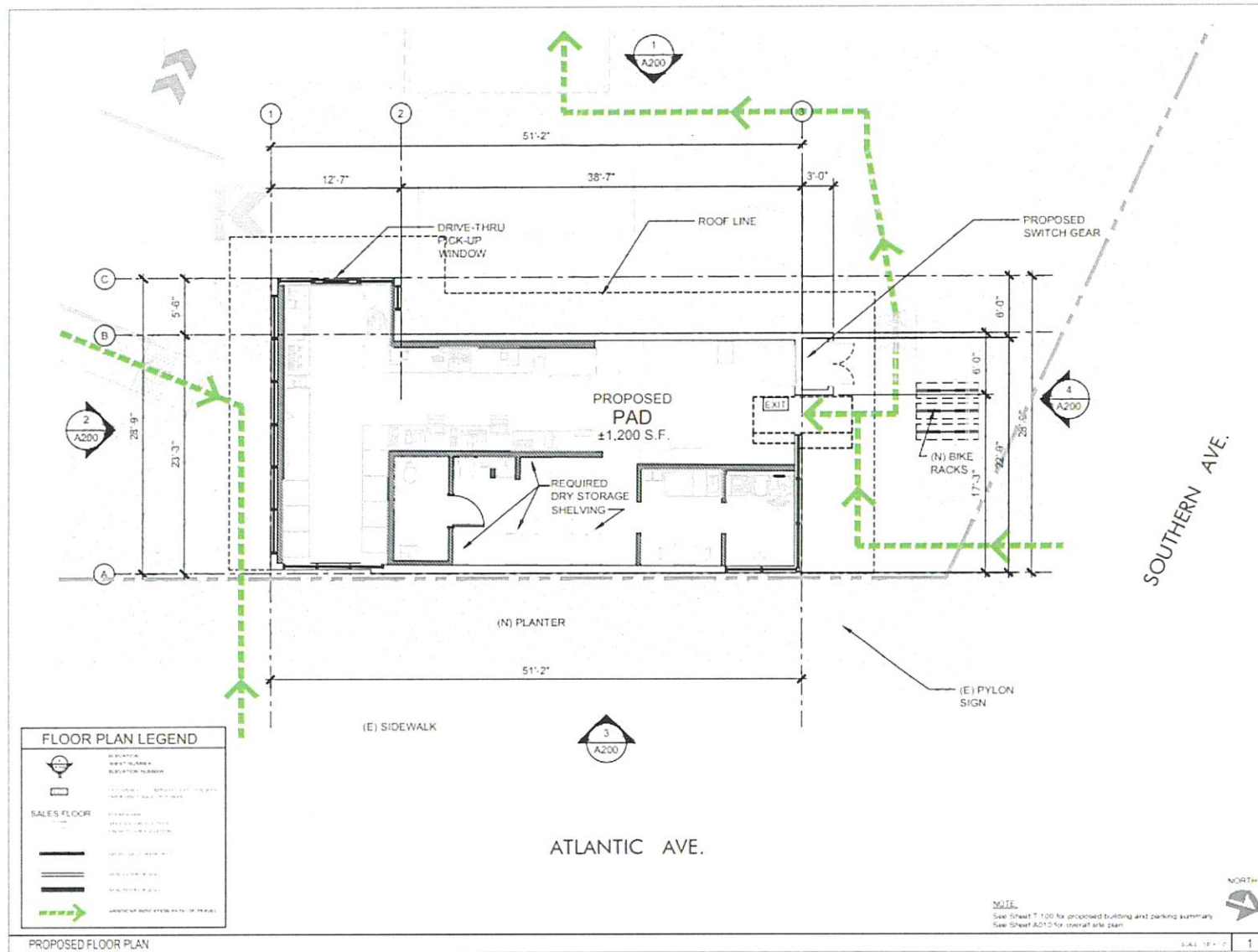


**SITE PLAN**



LAYOUT PLAN

Exhibit D



CalBay Development & Investments  
9501 ATLANTIC AVENUE, SUITE 100  
SOUTH GATE, CA 90280  
TEL: 310.545.1000

**SOUTH GATE DEV.**  
9501 ATLANTIC AVENUE  
SOUTH GATE, CA 90280

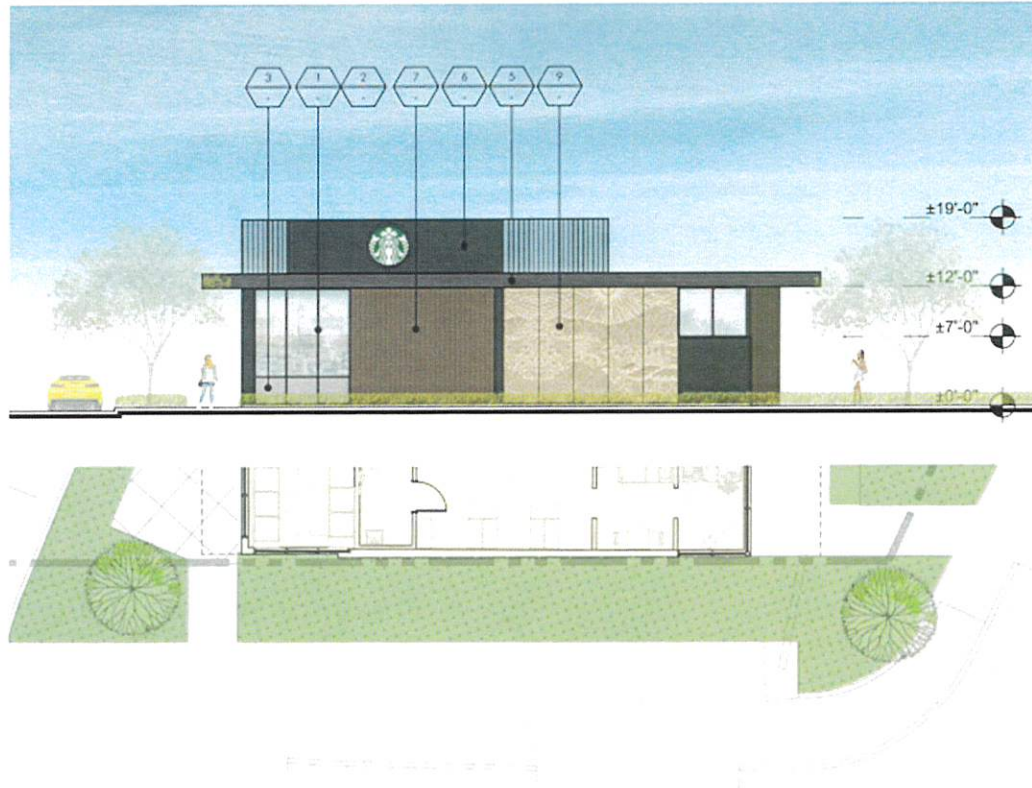
DATE	DESCRIPTION
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN
11/11/10	100% DEVELOPMENT PLAN

**PROPOSED FLOOR PLAN**

**A100**

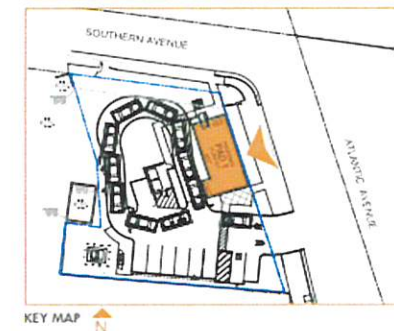
ELEVATIONS





**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

FINISH LEGEND	
KEY	MATERIAL
1	STOREFRONT BY: ARCADIA (2X6 AFG-601 SERIES) BY: 2X6 AFG-601 SERIES OFFSET BY: BLACK ANODIZED, GLASS 11AB-8)
2	STOREFRONT GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS MODEL: 1" CLEAR FLOAT GLASS
3	SPANDRELL GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS COLOR: WARM GRAY #2
4	PASS THRU WINDOW MANUFACTURER: QUIKSERV COLOR: BRONZE ANODIZED
5	METAL CANOPY BY: GENERAL CONTRACTOR FINISH: PAINTED STEEL COLOR: DEKMS BLACK BEAN BY: DUNN EDWARDS
6	METAL PANELS MANUFACTURER: CENTRIA MODEL: VERSANALL V4 COLOR: RICH BLACK
7	RB WALL PANELS MANUFACTURER: MS METAL SALES MODEL: RL-1222 COLOR: Weathered Copper (WMC)
8	NEW CONCRETE PAVING ACID WASH FINISH: SAW CUT LINES COLOR: NATURAL GRAY
9	ARTWORK SCREEN
PAINT COLORS	
A	PAINT COLOR: DEK02 BLACK BY: DUNN EDWARDS

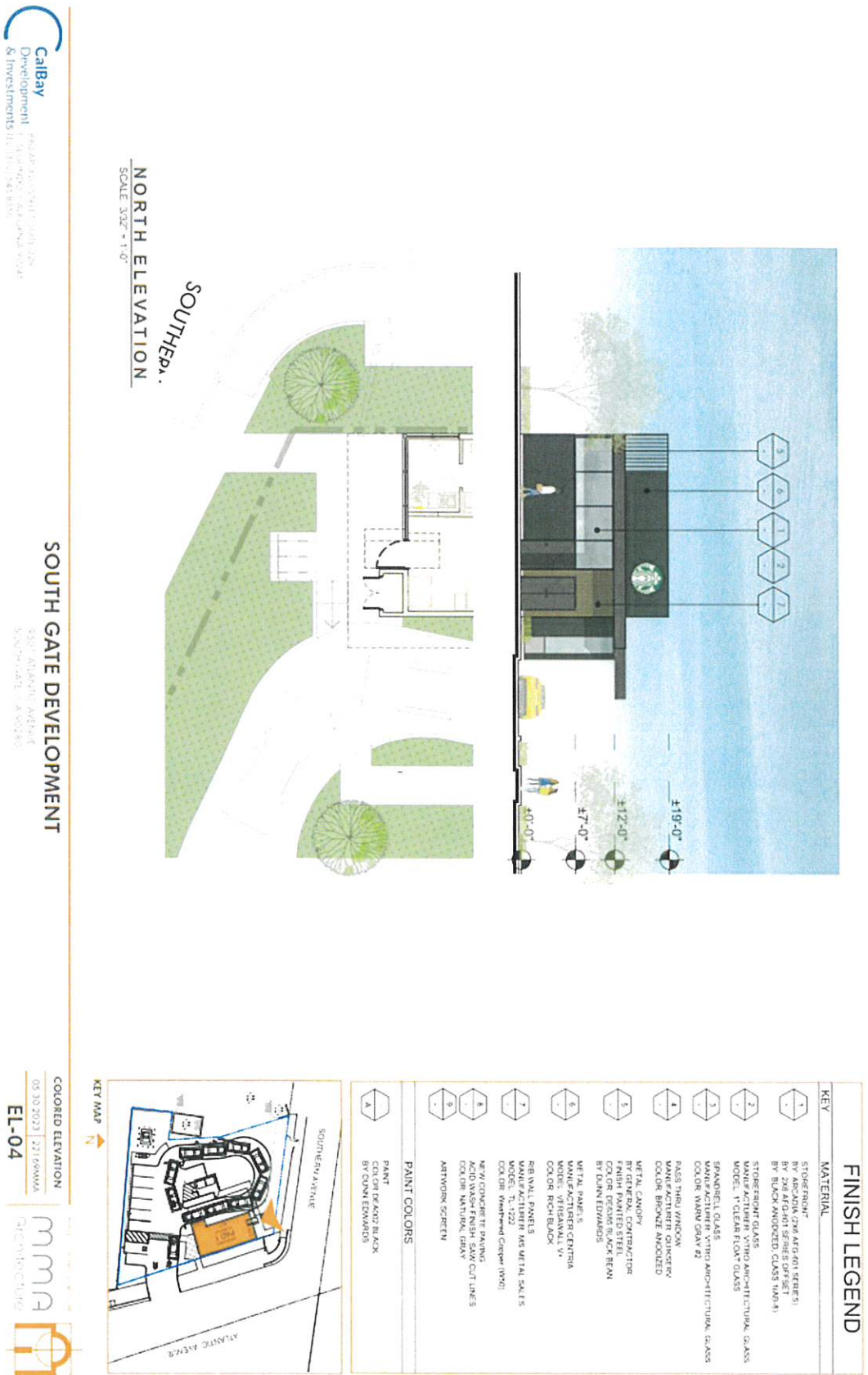


KEY MAP

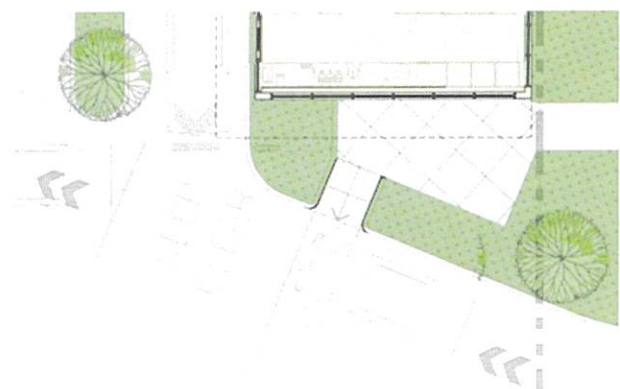
COLORED ELEVATION  
05.30.2023 22169MMA  
**EL-03**



ELEVATIONS

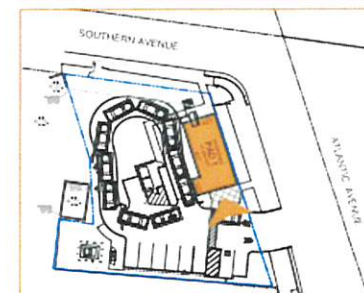


ELEVATIONS



**SOUTH ELEVATION**  
SCALE 3/32" = 1'-0"

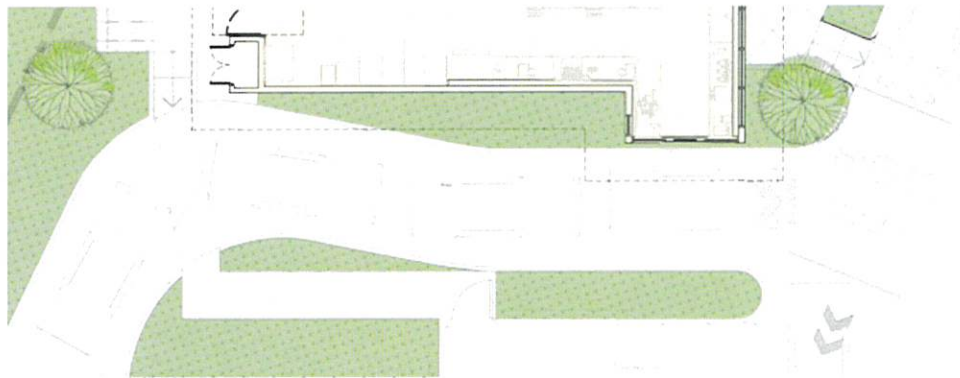
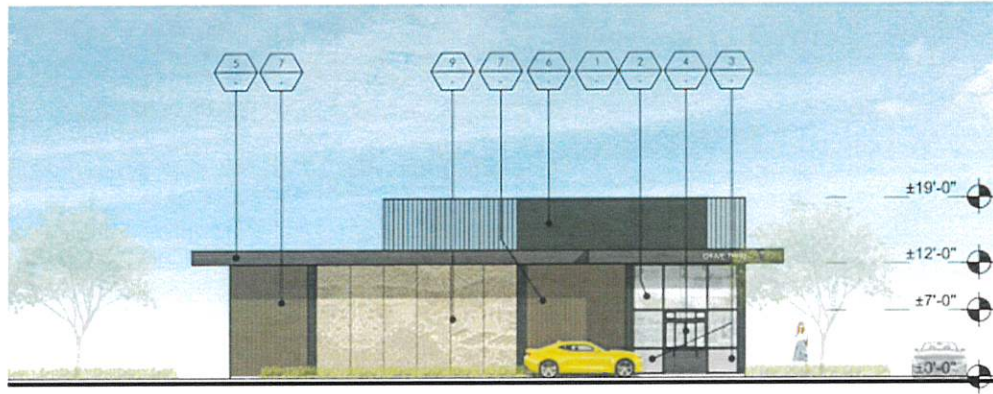
FINISH LEGEND	
KEY	MATERIAL
1	STOREFRONT BY ARCADIA (2X6 AFG-401 SERIES) BY 2X6 AFG-401 SERIES OFFSET BY BLACK ANODIZED, CLASS 1(A8-B)
2	STOREFRONT GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS MODEL: 1" CLEAR FLOAT GLASS
3	SPANDREL GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS COLOR: WARM GRAY #2
4	PASS THRU WINDOW MANUFACTURER: QUINSEY COLOR: BRONZE ANODIZED
5	METAL CANOPY BY GENERAL CONTRACTOR FINISH: PAINTED STEEL COLOR: DECKS BLACK BEAN BY DUNN EDWARDS
6	METAL PANELS MANUFACTURER: CENTRIA MODEL: VERSAWALL V+ COLOR: RICH BLACK
7	RIB WALL PANELS MANUFACTURER: MS METAL SALES MODEL: TL-1223 COLOR: Weathered Copper (W50)
8	NEW CONCRETE PAVING ACID WASH FINISH, SAW CUT LINES COLOR: NATURAL GRAY
9	ARTWORK SCREEN
PAINT COLORS	
A	PAINT COLOR: DECKS BLACK BY DUNN EDWARDS



KEY MAP



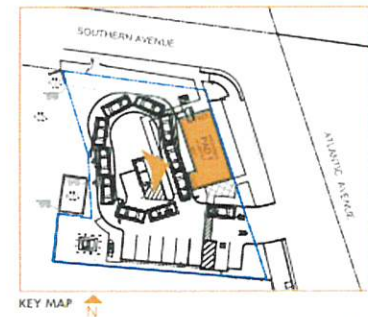
# ELEVATIONS



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

## FINISH LEGEND

KEY	MATERIAL
1	STOREFRONT BY: ARCADIA (2X6 AFG-601 SERIES) BY: 2X6 AFG-601 SERIES OFFSET BY: BLACK ANODIZED GLASS (1AB-8)
2	STOREFRONT GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS MODEL: 1" CLEAR FLOAT GLASS
3	SPANDREL GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS COLOR: WARM GRAY #2
4	PASS THRU WINDOW MANUFACTURER: DUNN EDWARDS COLOR: BRONZE ANODIZED
5	METAL CANOPY BY: GENERAL CONTRACTOR FINISH: PAINTED STEEL COLOR: DEERING BLACK BEAN BY: DUNN EDWARDS
6	METAL PANELS MANUFACTURER: CENTRIA MODEL: VERSAWALL V+ COLOR: RICH BLACK
7	RIB WALL PANELS MANUFACTURER: MS METAL SALES MODEL: TL-1222 COLOR: Weathered Copper (WNO)
8	NEW CONCRETE PAVING ACID WASH FINISH SAW CUT LINES COLOR: NATURAL GRAY
9	ARTWORK SCREEN
<b>PAINT COLORS</b>	
A	PAINT COLOR: DEERING BLACK BY: DUNN EDWARDS



KEY MAP

COLORED ELEVATION  
05.30.2023 | 22169AMMA  
**EL-01**



ATTACHMENTS:



**SOUTH GATE DEVELOPMENT**  
4501 ATLANTIC AVENUE  
SOUTH GATE, CA 90260

## 1. Public Hearing Notice

**NOTICE OF PUBLIC HEARING  
PLANNING COMMISSION  
OF THE CITY OF SOUTH GATE, CALIFORNIA**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate will hold a Public Hearing at **7:00 PM on Tuesday, March 5, 2024**, in the Council Chamber at South Gate City Hall, 8650 California Avenue, South Gate, California or Members of the public wishing to observe the meeting may join through a Call-In Conference. For the updated Dial-In Number and Conference Code for the March 5, 2024, Planning Commission meeting please visit the City's website at [www.cityofsouthgate.org/AgendaCenter](http://www.cityofsouthgate.org/AgendaCenter) regarding the following items:

1. Conditional Use Permit No. 23-0032: To consider a recommendation to the Planning Commission the adoption of the proposed Conditional Use Permit No. 23-0032, which is to consider a request to allow the operation of a drive-through for a Starbucks coffee shop at 9501 Atlantic Ave. The project qualifies under Class 1 Exemption because the proposed project is considered only one commercial building is being development in the place of three existing buildings.

Pursuant to Government Code Section 65009, if you challenge the items listed above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

**THE PLANNING COMMISSION**

Jose Delgado, Chairperson

Phone: 323.563.9564  
E-mail: Joshua Valdez, Contract Planner  
jvaldez@sogate.org

**Posted: February 15, 2024**  
South Gate City Hall

Información en español acerca de esta junta puede ser obtenida llamando al 323-563-9564.