SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, February 3, 2026 at 6:30 p.m.

SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVE
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
Lizette Ruiz

VICE CHAIRPERSON
Daisy Prieto

COMMISSIONERS
Mayra Castaneda
Jimmy Ozaeta
Margarita Valenzuela

5. Report On Posting

I, Javier Barraza, Special Projects Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on January 29, 2026, 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. Consent Calendar

Business items, except those formally noticed for public hearing or require discussion, are placed in

the Consent Calendar. Any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items remaining on the Consent Calendar will be approved in one motion unless another action is taken. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item, which has not been pulled for discussion.

A. **PLANNING COMMISSION MINUTES FOR JANUARY 20, 2026**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of January 20, 2026.

Documents:

PC Minutes 01.20.26.pdf

8. Public Hearings

Public hearings are those items formally noticed under the requirements of South Gate Municipal Code Section 11.50.020. The Planning Commission shall hold a public hearing and make required findings to either approve, approve with conditions, or deny an application by adopting a resolution.

9. Open Session Items

Open session items are intended to be discussed by the Planning Commission but do not require a public hearing. These include presentations, trainings, and workshops.

A. **2025 YEAR IN REVIEW AND REPORT ON PLANNING DIVISION ACTIVITIES**
To provide the Planning Commission an overview of the accomplishments, challenges, and goals of the Planning Division and Planning Commission during 2025 and provide an update on planning projects and division procedures.

It is recommended that the Planning Commission receive the presentation, ask questions of staff, open the item for public comment, and RECEIVE and FILE the item.

Documents:

AB_2025_PC_Year_In_Review_020326.pdf
Attachment A - 2025 Year in Review Presentation.pdf

B. **WORKSHOP ON CONDITIONAL USE PERMITS FOR ALCOHOL SALES FROM 2023-2025**
It is recommended that the Planning Commission receive the presentation, ask questions of staff, open the item for public comment, and RECEIVE and FILE the item.

Documents:

AB_PC_CUPs_alcohol_sales_020326.pdf

C. **WORKSHOP ON UPCOMING PROJECTS**
A presentation will be provided to the Planning Commission on expected projects in 2026.

It is recommended that the Planning Commission receive the presentation, ask questions of staff, open the item for public comment, and RECEIVE and FILE the

item.

Documents:

AB_PC_Upcoming_Projects_020326.pdf
20260127 - Open House Flyer_Gateway_District.pdf

10. 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.

A. AUDIENCE COMMENTS

B. CITY STAFF COMMENTS

C. PLANNING COMMISSION COMMENTS

11. Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact Community Development Department. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.

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 5:00 p.m. on Thursday, February 19, 2026.

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 Community Development Department, 8650 California Ave., South Gate, CA 90280. For more information, call (323) 563-9565 or visit the City's website at www.cityofsouthgate.org.

ACTION MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, JANUARY 20, 2026
HTTPS://WWW.YOUTUBE.COM/WATCH?V=-3KBUMIWF9Q

1. CALL TO ORDER – 6:31 p.m.

The Planning Commission of the City of South Gate met in-person on January 20, 2026, at 6:31 p.m., Chair Ruiz presiding.

2. PLEDGE OF ALLEGIANCE

Commissioner Castaneda led the Pledge of Allegiance.

3. ROLL CALL

Commissioner(s) Present:	Chairperson Lizette Ruiz Vice Chairperson Daisy Prieto Commissioner Mayra Castaneda Commissioner Margarita Valenzuela
Commissioner(s)Absent:	Jimmy Ozaeta

4. CITY OFFICIALS

Staff Present:	John F. Signo, AICP, Planning Manager Craig Hardwick, Assistant City Attorney Javier Barraza, Special Projects Coordinator Gladis Deras, Senior Engineer

5. REPORT ON POSTING

Special Projects Coordinator Barraza certified the meeting agenda was properly posted.

6. MEETING COMPENSATION DISCLOSURE

Special Projects Coordinator Barraza disclosed the Commissioners' compensation.

7. CONSENT CALENDAR

A. PLANNING COMMISSION MINUTES FOR DECEMBER 2, 2025

The Planning Commission considered approval of the minutes for the Regular Planning Commission meeting of December 2, 2025.

Action: Approved 4-0.
Motion by Commissioner Valenzuela to approve the minutes for December 2, 2025.
Seconded by Commissioner Casteneda.

COMMISSIONER	VOTE
Castaneda	Yes
Ozaeta	Absent
Valenzuela	Yes
Vice-Chairperson Prieto	Yes
Chairperson Ruiz	Yes

8. PUBLIC HEARINGS

A. SITE PLAN AND DESIGN REVIEW (PL NO. 25-0058), CONDITIONAL USE PERMIT (CUP NO. 25-01), ZONE CHANGE (ZC NO. 25-01), AND GENERAL PLAN AMENDMENT (GPA NO. 25-01) FOR A NEW DRIVE-THROUGH RESTAURANT AND OTHER IMPROVMENTS LOCATED AT 4816 AND 4820 FIRESTONE BOULEVARD, AND 8915 VOSSLER AVENUE, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Staff recommended the Planning Commission:

1) Find that in accordance with CEQA, this project qualifies for a categorical exemption under CEQA Guidelines Section 15303 (Class 3), "New Construction or Conversion of Small Structures," and is thereby exempt from CEQA in that the proposed restaurant is less than 2,500 square feet and located in an urbanized area.

2) Adopt Resolution No. 2026-01, included as Attachment 1, approving PL No. 25-0058 and CUP No. 25-01, and recommending to the City Council approval of ZC No. 25-01 and GPA No. 25-01 for the development of a site located at 4816 and 4820 Firestone Boulevard, and 8915 Vossler Avenue.

A. Public Comments:

- David Ghermezian
- Pedram Shokati

B. City Staff Comments:

- Planning Manager Signo – Read into the record a modification to Condition No. 12 that read:

12. Design, colors, and materials of the building shall be in substantial

conformance with the plans on file at the Community Development Department. The Community Development Department shall review the floor plan, which may include indoor seating for patrons. Major modifications to the building footprint, as determined by the Director, shall be subject to review and approval by the Planning Commission.

C. Planning Commission Comments:

- Vice Chairperson Prieto
- Chairperson Ruiz

Action: Approved 4-0.

Motion by Vice-Chairperson to Approve the project as recommended by staff, including the modification to Condition No. 12.
Seconded by Commissioner Castaneda.

COMMISSIONER	VOTE
Castaneda	Yes
Ozaeta	Absent
Valenzuela	Yes
Vice-Chairperson Prieto	Yes
Chairperson Ruiz	Yes

9. OPEN SESSION ITEMS

No open session items.

10. Comments

A. Public Comments

- Mario Dominguez Jr. (written)

B. City Staff Comments

- Planning Manager Signo
- Special Projects Coordinator Barraza
- Assistant City Attorney Hardwick

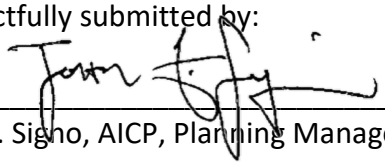
C. Planning Commission Comments

- Commissioner Castaneda
- Vice-Chairperson Prieto
- Chairperson Ruiz

11. ADJOURNMENT

The meeting was adjourned at 7:26 p.m.

Respectfully submitted by:



John F. Signo, AICP, Planning Manager

_____

Lizette Ruiz, Chairperson

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***February 3, 2026***

Planning Manager: *John F. Signo, AICP*

SUBJECT: 2025 YEAR IN REVIEW AND UPDATE ON PLANNING DIVISION RESPONSIBILITIES AND PROCEDURES

PURPOSE: To provide the Planning Commission with a recap of projects reviewed in 2025, and provide an update on division responsibilities and procedures.

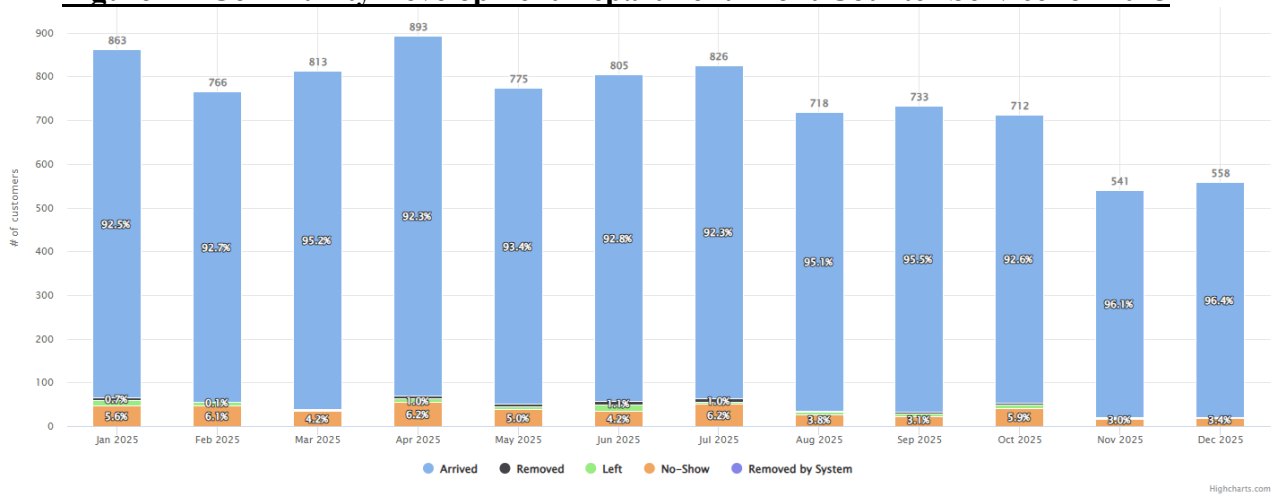
BACKGROUND:
The Planning Division is responsible for processing development applications in the City based on the zoning regulations found in Title 11 of the South Gate Municipal Code. The City has established several zones, each with its own development standards. These zones are grouped into three broad categories: urban mixed-use zones, commercial industrial zones, and residential neighborhood zones. Many types of projects can be approved by staff at the administrative level. However, certain projects and land uses require discretionary review by the Planning Commission. These include conditional use permits, variances, and site plan reviews. Actions by staff (Community Development Director) are appealable to the Planning Commission, and actions by the Planning Commission are appealable to the City Council.

ANALYSIS:

Planning Counter
The Community Development Department uses QLess as an electronic sign-in for customers at the front counter. The system was implemented after the start of the pandemic to limit contact between customers and staff. Customers are able to sign in electronically, wait in their cars or in the lobby, and be summoned to the counter when they are next in line. The Community Development Department provides services at the front counter for Planning, Building and Safety, Code Enforcement, and Housing. QLess makes it easy to track the number of customers coming to the front counter and to transfer or refer customers to another division.

In 2025, there were a total of 9,003 customers who came to the Community Development Department counter. This averages about 750 customers per month. Roughly 93.9% of customers proceed with their appointments; the others are removed (either on their own or by another division), leave, or do not show up. Figure 1 summarizes the number of customers served by the Community Development Department in 2025.

Figure 1 – Community Development Department Front Counter Service for 2025



Planning Projects

Planning applications are submitted electronically when applicants email completed applications and plans to the Planning Division's email account. The Planning Division tracks all development projects using an online software system, EdgeSoft. Upon receipt, staff assigns a PL (Planning) case number to each development application.

In 2025, staff recorded 489 cases, including 213 accessory dwelling units (ADUs), 16 junior ADUs, 28 accessory structure permits, 34 design reviews, and seven conditional use permits (CUPs), among others. Simple applications, such as roof repairs, roof-mounted solar panels, and interior remodels, are typically processed quickly. More complex or questionable applications may require several weeks for review.

For projects requiring administrative review, applications are received electronically, and the assigned planner has 30 days under the Permit Streamlining Act to notify the applicant whether the application is complete. Plans are also routed to other departments—including Building, Public Works, Police, and Fire—for review and comment. If an application is deemed incomplete, the planner provides written notification to the applicant identifying missing items and noting any discrepancies with applicable development standards.

For discretionary projects, such as CUPs and variances that require Planning Commission approval, the planner similarly reviews the application for completeness and compliance within the initial 30-day period. Once the application is complete, the planner prepares the project for a public hearing before the Planning Commission. Public notices are published in the newspaper and mailed to property owners and residents within 1,000 feet of the project site.

The typical timeframe to schedule a Planning Commission hearing is approximately four to six months, provided the project is exempt from the California Environmental Quality Act (CEQA). If the project is not exempt and requires preparation of a Mitigated Negative Declaration (MND)

or an Environmental Impact Report (EIR), the process will take significantly longer. In such cases, an outside consultant is retained to prepare the environmental document before the project can be scheduled for a public hearing.

Planning Commission Actions

In 2025, the Planning Division received seven CUPs, two zone changes (ZCs), 1 lot line adjustment (LLA), and three appeals. Most of these applications were reviewed by the Planning Commission and/or City Council, however, others may still be pending. The Planning Commission conducted 13 meetings in 2025 and adopted 11 resolutions. Table 1 summarizes the Planning Commission's actions.

Table 1 – Planning Commission Actions in 2025

Resolution No.	Address	Project No.*	Project Description	Date of Meeting	Approval/ Denial
2025-01	9329 Madison Ave.	Amend. SPR 174	Expansion of primary school	1/21/25	Approved
2025-02	8534 Long Beach Blvd., #D	CUP 24-07	Alcohol license for a restaurant	2/4/25	Approved
2025-03	10130 Adella Ave.	TTM 84531	Tract Map for 54-unit townhomes	3/18/25	Approved
2025-04	8530 Alameda St.	PL25-0070	Appeal of Director's Determination	3/18/25	Denied
2025-05	8530 Alameda St.	PL25-0054	Zone Change (IF to M3) General Plan Amend.	3/18/25	Denied
2025-06	9313 Rayo Ave.	PL25-0146	Zone Change (IF to M3)	5/20/25	Approved
2025-07	Citywide	ZCA	ADU Ord. (Ch. 11.43)	8/19/25	Approved
2025-08	2801 Firestone Blvd.	CUP 25-02	Alcohol license for a restaurant	9/16/25	Approved
2025-09	8600 Rheem Ave.	LLA 25-01	Lot Line Adjustment	10/7/25	Approved
2025-10	3703 Tweedy Blvd	CUP 25-04	"The Place @ Tweedy" food hall	10/21/25	Approved
2025-11	4433 Tweedy Blvd	CUP 25-03	Medical facility	11/18/25	Approved

*CUP = Conditional Use Permit LLA = Lot Line Adjustment PL = Planning
SPR = Site Plan Review TTM = Tentative Tract Map

Throughout the year, workshops were presented to the Planning Commission, which included presentations on the Brown Act, permit types and responsibilities, signage, a brownfield grant, CEQA, and the City's budget. These were informational items that the Planning Commission received and filed.

In June 2025, the Planning Commission conducted a reorganization to select a new chairperson and vice chairperson. This is typically done each year at the end of the fiscal year.

CONCLUSION:
Staff continues to make improvements to better serve residents and the development community. Despite a high volume of projects in 2025, staff managed workloads while dealing with vacancies. As the City moves into 2026, staff remains committed to addressing challenges, enhancing operational efficiency, and providing customer-friendly service to the community.

RECOMMENDATION:
It is recommended that the Planning Commission receive the presentation, ask questions of staff, open the item for public comment, and RECEIVE and FILE the item.

ATTACHMENT:
A. Presentation slides

Planning Commission

PLANNING COMMISSION

2025 YEAR IN REVIEW

Community Development Department
Planning Division
Presented by: John F. Signo, AICP, Planning Manager

City of South Gate

February 3, 2026

Background

City of South Gate

- The Planning Division is responsible for:
  - Processing development applications
  - Implementing zoning regulations (SGMC Title 11)
  - Applying development standards for each zone
    - Urban mixed-use zones
    - Commercial industrial zones
    - Residential neighborhood zones

Review Types

- Administrative Review
  - Over The Counter
  - Discretionary
    - Design Review
- Planning Commission Approval
  - Conditional Use Permits
  - Variances
  - Site Plan Reviews

Review Types

Table 11.51-1 Application and Review Authority

Permit Process	Director	PC	CC	Public Hearing
Administrative Permit Types	See Figure 11.51-1 for Process			
Administrative Permit	D	A	A	Appeals Only
Temporary Use Permit	D	A	A	Appeals Only
Design Review	D	A	A	Appeals Only
Discretionary Permit Process A	See Figure 11.51-2 for Process			
Conditional Use Permit		D	A	Yes
Variance		D	A	Yes
Plan Review (Site Plan)		D	A	Yes
Discretionary Permit Process B	See Figure 11.51-3 for Process			
Density Bonus		R	D	Yes
Specific Plan		R	D	Yes
Regulating Plan/Zoning Amend.		R	D	Yes
Discretionary Permit Process C	See Figure 11.51-4 for Process			
Final Parcel Map			D	Yes
Live Entertainment Permit			D	Yes

D = deciding body whose decision is final unless appealed
A = appeal authority
R = advisory body required to make recommendations.

Challenges

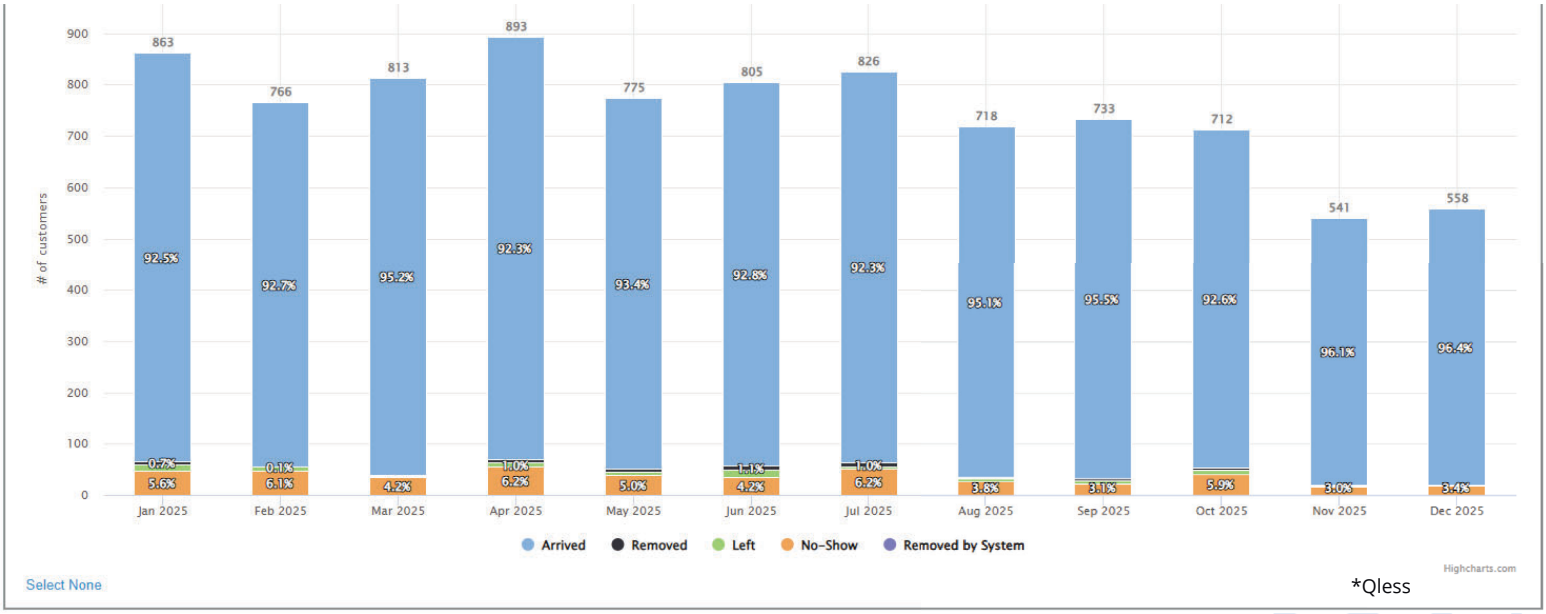
- Retention of staff
  - Institutional knowledge
  - High learning curve
- Processing/tracking projects
  - Case log
  - Database
- Processing electronic applications
  - Reduce paper
  - Large files are difficult to transfer
  - Email follow-ups

Improvements

- EdgeSoft
  - Tracking projects
  - Email notifications received when applicants pay fees
  - Efficient in assigning projects
  - Ability to do analysis and prepare reports

Front Counter Service

- In 2025, there were:
  - 9,003 customers at the CDD counter
  - Average: 750 per month
  - Roughly 93.9% of customers proceed with appointment



*Qless

Planning Cases

In 2025, Planning received:

- 489 Planning Cases (PL 25-0489)
  - Such as additions, accessory structures, etc.
    - 213 Accessory Dwelling Units (ADUs)
    - 16 Junior ADUs
  - 12 Zoning Verification Letters
  - 148 Site Plan Reviews

Planning Commission Reviews

In 2025, the Planning Division received:

- 7 Conditional Use Permits (CUPs)
- 2 Zone Changes (ZCs)
- 1 Lot Line Adjustment (LLA)
- 3 Appeals

Planning Commission had 13 meetings and adopted 11 resolutions.

Planning Commission Workshops in 2025

- Brown Act
- Permit Types and Responsibilities
- Signage
- Brownfield Assessment Grant
- California Environmental Quality Act (CEQA)
- City's Budget and Finances

Reorganization occurred in June 2025 to select a new chairperson and vice chairperson

Planning Commission Actions

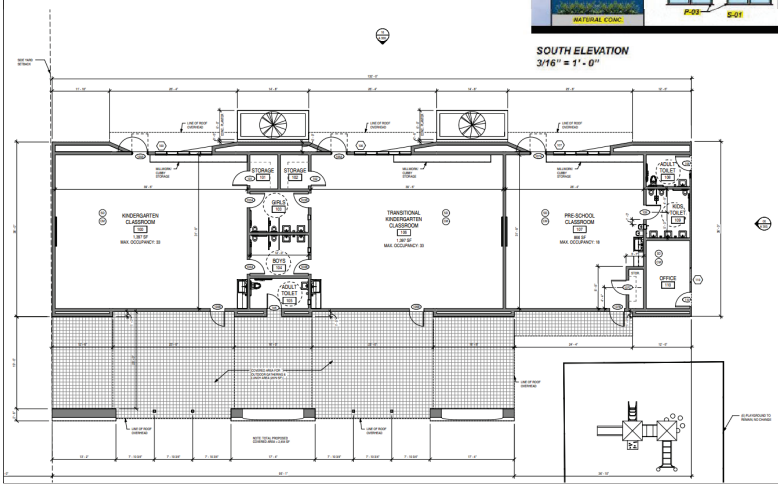
Resolution No.	Address	Project No.*	Project Description	Date of Meeting	Approval /Denial
2025-01	9329 Madison Ave.	Amend. SPR 174	Expansion of primary school	1/21/25	Approved
2025-02	8534 Long Beach Blvd., #D	CUP 24-07	Alcohol license for a restaurant	2/4/25	Approved
2025-03	10130 Adella Ave.	TTM 84531	Tract Map for 54-unit townhomes	3/18/25	Approved
2025-04	8530 Alameda St.	PL25-0070	Appeal of Director's Determination	3/18/25	Denied
2025-05	8530 Alameda St.	PL25-0054	Zone Change (IF to M3) General Plan Amendment	3/18/25	Denied
2025-06	9313 Rayo Ave.	PL25-0146	Zone Change (IF to M3)	5/20/25	Approved
2025-07	Citywide	ZCA	ADU Ord. Modify SGMC Ch. 11.43	8/19/25	Approved
2025-08	2801 Firestone Blvd.	CUP 25-02	Alcohol license for a restaurant	9/16/25	Approved
2025-09	8600 Rheem Ave.	LLA 25-01	Lot Line Adjustment	10/7/25	Approved
2025-10	3703 Tweedy Blvd	CUP 25-04	"The Place @ Tweedy" food hall	10/21/25	Approved
2025-11	4433 Tweedy Blvd	CUP 25-03	Medical facility	11/18/25	Approved

*CUP = Conditional Use Permit LLA = Lot Line Adjustment PL = Planning
SPR = Site Plan Review TTM = Tentative Tract Map

Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-01	9329 Madison Ave.	Amend. SPR No.174	Expansion of primary school	1/21/25	Approved



SOUTH ELEVATION
3/16" = 1' - 0"





EAST ELEVATION
3/16" = 1' - 0"

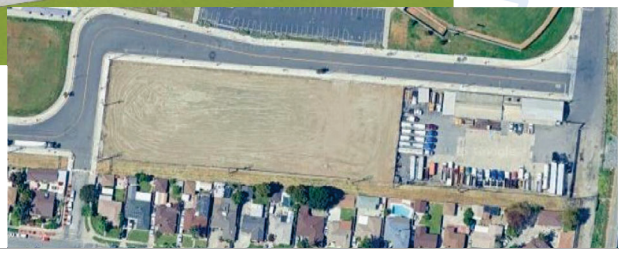
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2025-08	2801 Firestone Blvd.	CUP 25-02	Alcohol license for restaurant	9/16/25	Approved





Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-03	10130 Adella Ave.	TTM 84531	Tract Map for 54-unit townhomes	3/18/25	Approved



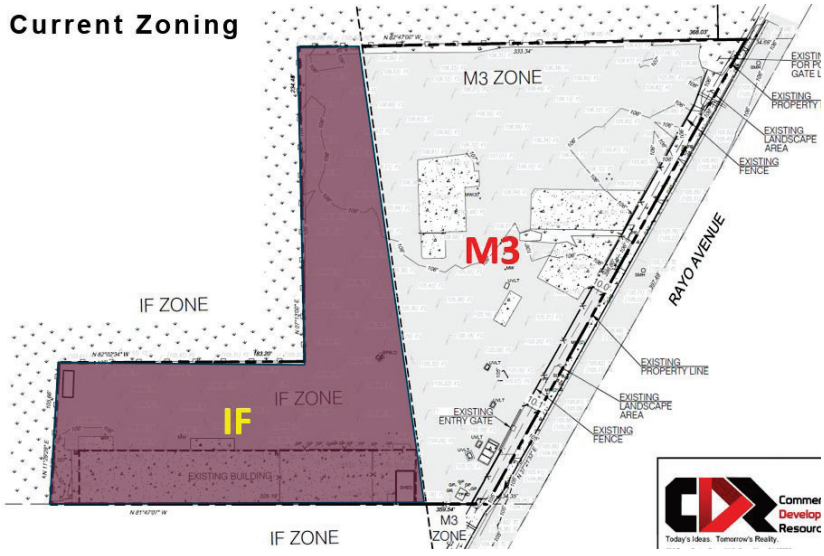


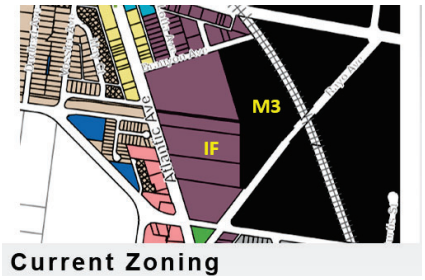
Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-04	8530 Alameda St.	PL25-0070	Appeal of Director's Determination	3/18/25	Denied
2025-05	8530 Alameda St.	PL25-0054	Zone Change (IF to M3) and General Plan Amendment	3/18/25	Denied



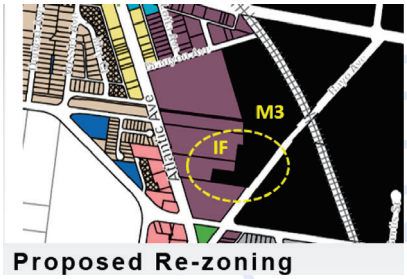
Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-06	9313 Rayo Ave.	PL25-0146	Zone Change (IF to M3)	5/20/25	Approved

Current Zoning





Current Zoning



Proposed Re-zoning

Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-07	Citywide	ZCA ADU Ordinance	Modify SGMC Chapter 11.43	8/19/25	Approved

South Gate Municipal Code, Chapter 11.43, "Accessory Dwelling Units and Accessory Structures"

- Established in January 2021 through the adoption of Ordinance 2021-01-CC.

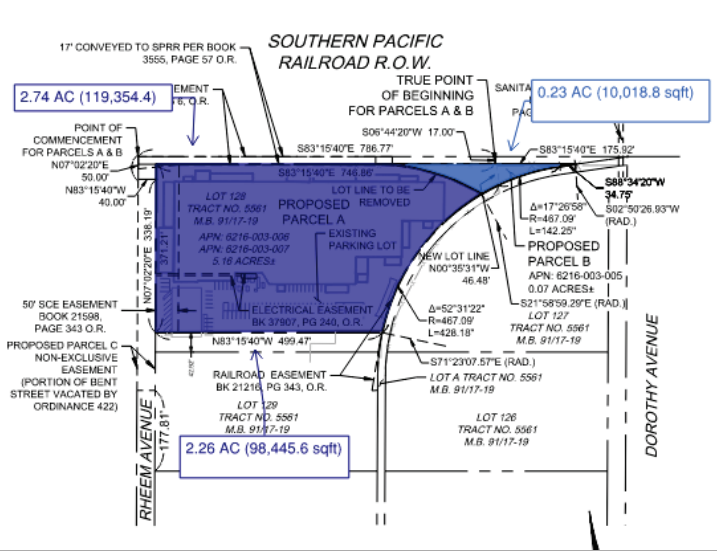
New Accessory Dwelling Units (ADUs) State Bills

- Assembly Bill (AB) 345
- Senate Bill (SB) 897
- Assembly Bill (AB) 976
- Senate Bill (SB) 477
- Senate Bill (SB) 1211

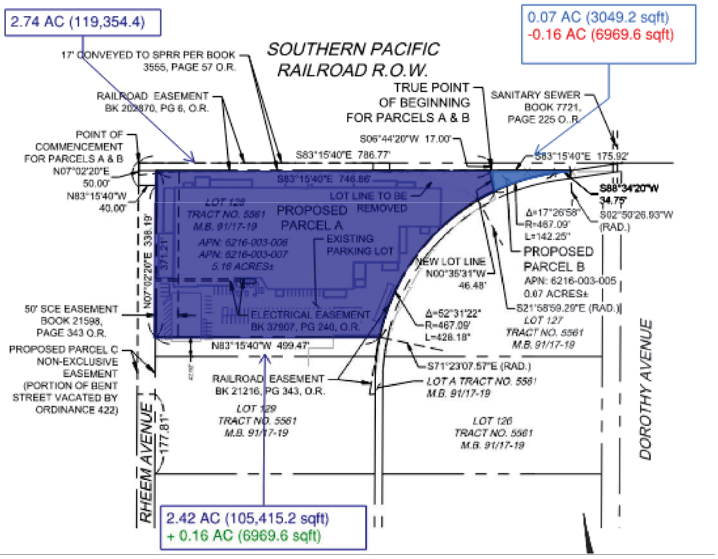
Update South Gate Municipal Code (SGMC) 11.43 to align with ADU State Law

Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-09	8600 Rheem Ave.	LLA 25-01	Lot Line Adjustment	10/7/25	Approved

EXISTING



PROPOSED



Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-10	3703 Tweedy Blvd	CUP 25-04	"The Place @ Tweedy" food hall	10/21/25	Approved










Resolution No.	Address	Project No.	Project Description	Date of Meeting	Approval /Denial
2025-11	4433 Tweedy Blvd	CUP 25-03	Medical facility	11/18/25	Approved







Recommendation

Staff recommends that the Planning Commission:

1. Receive and file.

Planning Commission

PLANNING COMMISSION

2025 YEAR IN REVIEW

Community Development Department
Planning Division
Presented by: John F. Signo, AICP, Planning Manager

February 3, 2026

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: ***February 3, 2026***

Planning Manager: *John F. Signo, AICP*

SUBJECT: WORKSHOP ON CONDITIONAL USE PERMITS FOR ALCOHOL SALES FROM 2023-2025

PURPOSE: To provide the Planning Commission with an update on conditional use permits (CUPs) issued for alcohol sales over the past three years.

BACKGROUND: Since 2023, the Planning Commission has issued 9 CUPs for alcohol sales as shown in Table 1 (Attachment A). Six of those CUPs deal with Type 41 licenses for on-sale beer and wine, two deal with a Type 47 for on-sale general eating place, one deals with a Type 20 for off-sale beer and wine, and one business (Target retail store) was issued a license for a Type 21 (Off-sale Beer, Wine, & Distilled Spirits) and a Type 86 (instructional Tasting License) license.

Two businesses recently received approval of their CUPs and are pending licensing from the Department of Alcoholic Beverage Control (ABC). One restaurant is no longer in business and the ABC license has been canceled.

RECOMMENDED ACTION: It is recommended that the Planning Commission receive the presentation, ask questions of staff, open the item for public comment, and RECEIVE and FILE the item.

ATTACHMENT:

A. Table 1 – Conditional Use Permits for Alcohol Sales from 2023-2025

Attachment A

Table 1 – Conditional Use Permits for Alcohol Sales From 2023-2025

CUP No.	PC Reso.	Address	ABC license type	Business Name	PC Approval	ABC License Issuance	Change in Ownership	ABC Status
865	2023-06	13610 Garfield Ave.	Type 47 (On-sale General Eating Place)	Maclovia Restaurant	5/16/2023	12/7/2023	No	Active
866	2023-07	4707 Firestone Blvd.	Type 41 (On-sale Beer & Wine)	California Fish Grill Restaurant	5/16/2023	11/15/2023	No	Active
868	2023-09	9524 Rayo Ave.	Type 41 (On-sale Beer & Wine)	La Champita Restaurant	7/18/2023	9/27/2023	No	Active
817 (Amend.)	2023-10	10840 Garfield Ave.	Type 20 (Off-sale Beer & Wine)	7-Eleven Convenience store	8/15/2023	4/14/2023	No	Active
870	2023-11	5840 Firestone Blvd., #100	Type 41 (On-sale Beer & Wine)	Mighty Birds Restaurant	9/19/2023	11/15/2023	Yes	Canceled
23-30	2024-02	9849 Atlantic Ave., Suite H & I	Type 41 (On-sale Beer & Wine) & Type 58 (Caterer's Permit)	The Pan Restaurant/ Banquet Hall	3/19/2024	2/19/2025	No	Active
24-74	2024-08	5700 Firestone Blvd.	Type 21 (Off-sale Beer, Wine, & Distilled Spirits) & Type 86 (instructional Tasting License)	Target Retail Store	12/3/2024	4/2/2025	No	Active
24-07	2025-02	8534 Long Beach Blvd., Unit D	Type 41 (On-sale Beer & Wine)	Guajillo Restaurant	2/4/2025	3/13/2025	No	Active
25-02	2025-08	2801 Firestone Blvd., Unit B	Type 41 (On-sale Beer & Wine)	Tacos El Unico Restaurant	9/16/2025	Pending	No	Pending
25-04	2025-10	3703 Tweedy Blvd.	Type 47 (On-Sale General Eating Place)	The Place @ Tweedy	10/21/25	Pending	No	Pending

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***February 3, 2026***

Planning Manager: *John F. Signo, AICP*

SUBJECT: WORKSHOP ON UPCOMING PROJECTS

PURPOSE: To provide the Planning Commission with an overview of expected projects in 2026.

BACKGROUND: Planning staff is currently working on a number of projects. Many are administrative and do not require a public hearing. Projects that require a conditional use permit (CUP), variance, tentative tract map (TTM), or other discretionary approval will be brought to the Planning Commission for consideration.

Attachment A shows projects currently under review that may be scheduled for a Planning Commission meeting in the coming months.

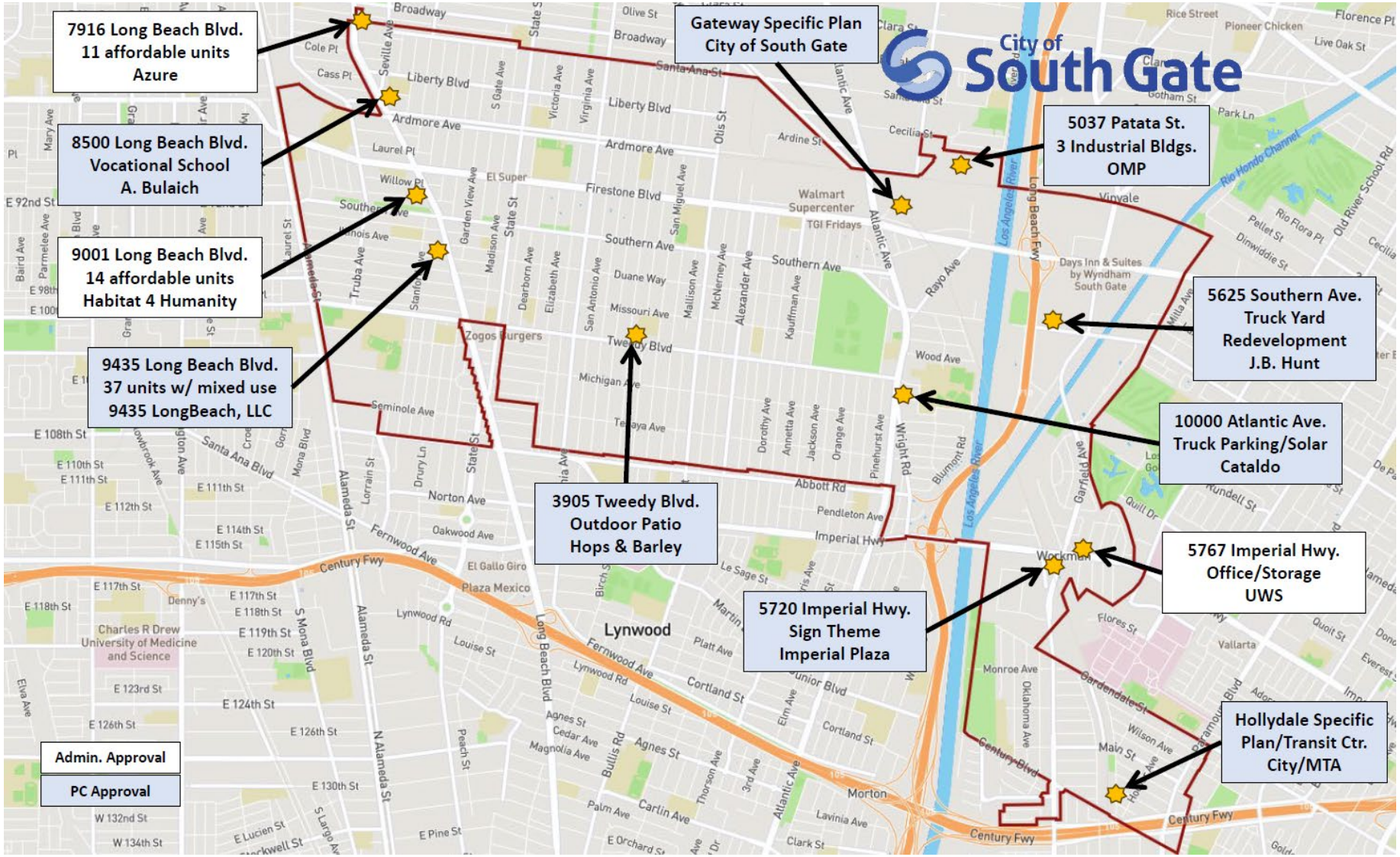
Attachment B is a flyer advertising an open house for the Gateway District on Wednesday, February 18, 2026, from 6 p.m. to 8 p.m. Commissioners and the public are encouraged to attend.

RECOMMENDED ACTION: It is recommended that the Planning Commission receive the presentation, ask questions of staff, open the item for public comment, and RECEIVE and FILE the item.

ATTACHMENT:

A. Map Showing Projects Currently Under Review
B. Open House Flyer for the Gateway District

Attachment A



CITY OF SOUTH GATE

GATEWAY DISTRICT

Open House

Jornada de Puertas Abiertas

Wednesday, February 18, 2026

Miércoles 18 de febrero de 2026

6:00-8:00 pm

South Gate Civic Center, Civic Center Main Hall

8680 California Ave. South Gate, CA



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COUNCIL OF GOVERNMENTS