SOUTH GATE CITY COUNCIL
REGULAR MEETING AGENDA

Tuesday, May 12, 2026 at 6:30 p.m.

AMENDED

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

VIEW MEETING LIVE ONLINE AT:
HTTPS://WWW.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 AT: South Gate, CA - YouTube
Please allow up to 24 hours after the meeting for the archive to be available.
2. 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.
3. 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 With Invocation & Pledge

CALL TO ORDER: Joshua Barron, Mayor

INVOCATION: Tina De La Rosa, Acting Director of Parks & Recreation

PLEDGE OF ALLEGIANCE: Luis Frausto, Director of Administrative Services

ROLL CALL: Yodit Glaze, City Clerk

Public Hearings

1. Introducing an Ordinance Granting a Franchise Agreement to Torrance Pipeline Company, LLC

Following the conclusion of the public hearing, the City Council will consider: (PW)

a. Waiving the reading in full and introducing an Ordinance granting a five-year franchise agreement to Torrance Pipeline Company, LLC, for the use, maintenance, repair, and replacement of one existing pipeline beneath specified public streets, together with related appurtenances, for the transmission and distribution of oil and oil products.

Documents:

Item 1 Report 05122026.pdf

2. Director Determination Appeal to City Council Laundromat

The City Council will consider: (CD)

a. The applicant's appeal and determine if the proposed self-service laundromat at 4382–4390 Tweedy Boulevard is most appropriately classified as "Personal Services, General" under South Gate Municipal Code Section 11.60, and that such use is a permitted use within the TMU-2 (Tweedy Mixed-Use 2) zone pursuant to the Tweedy Boulevard Specific Plan land use table. A draft Resolution denying the appeal has been prepared consistent with the Director's original land use determination. If the City Council elects to grant the appeal, staff will return with a corresponding resolution at a subsequent meeting. An alternate resolution granting the appeal based on findings presented by the appellant is included as an attachment to the agenda bill.

Documents:

Item 2 Report 05122026.pdf

Presentations and Discussions

3. Discussion on Call-In Platform

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4. Consideration of the Development Impact Fee (DIF) Nexus Study for Traffic, Park, and Public Safety Facilities

The City Council will consider: (PW)

a. Receiving and filing the Development Impact Fee (DIF) Nexus Study which provides the legal basis upon which the City could update at a future time its existing Traffic Impact Fees, and adopt new Municipal Parks and Public Safety Facilities Impact Fees; and, Directing staff to prepare an Ordinance and Resolution

Documents:

Item 4 Report 05122026.pdf

Comments From The Audience - Non-Agenda Items

During this time, members of the public may address the City Council regarding any items not listed on the agenda and within the subject matter jurisdiction of the City Council and not on this agenda. Comments from the audience will be limited to three (3) minutes per speaker; unless authorized by the Mayor, the time limit may not be extended by utilizing another member's time. There will be no debate or action on items not listed on the agenda unless authorized by law. The collective initial period of time for comments from the audience shall be limited to 45 minutes. Any speaker that did not get a chance to speak during this segment due to the 45-minute limitations will be able to speak at the end of the meeting prior to

adjournment.

Note: The City Council desires to provide all members of the public with the opportunity to address the Council. Nevertheless, obscene language, comments intended to disrupt/interfere, other actions which disrupt the progress of the meeting or slanderous comments will not be tolerated and may result in ejection and/or may constitute a violation of South Gate Municipal Code Section1.04.110.

Reports And Comments From City Officials

During this time, members of the City Council will report on matters pertaining to their service on various intergovernmental boards and commissions as a representative of the City pursuant to Assembly Bill 1234. City Council Members will also have an opportunity to comment on matters not on the agenda.

Consent Calendar Items

Agenda Items **5, 6, 7, and 8** are Consent Calendar Items. All items including Ordinances, Resolutions and Contracts, may be approved by adoption of the Consent Calendar, individually and collectively by one (1) motion. There will be no separate discussion of these items unless Members of the City Council, the public, or staff request that specific items be removed from the Consent Calendar for separate discussion and action. Members of the public are permitted to speak on any item listed but their time period is limited to three (3) minutes in total.

Any motion to introduce or adopt an Ordinance on the Consent Calendar shall be: (1) a motion to waive the reading of the Ordinance and introduce the Ordinance or (2) a motion to waive the reading of the Ordinance and adopt the Ordinance, as appropriate.

5. Second Reading Adopting Ordinance No. 2026-04-CC California Codes of Regulations

The City Council will consider: (CD)

a. Waiving the reading in full and adopting Ordinance No. 2026-04-CC amending certain chapters and sections of Title 9 (Buildings) of the South Gate Municipal Code by adopting by reference the 2025 California Codes of Regulations, Title 24 (“2025 Building Standards Code”) and the 2024 International Association of Plumbing and Mechanical Officials Codes

Documents:

Item 5 Report 05122026.pdf

6. Approve Resolution – ICRMA Withdrawal

The City Council will consider: (HR)

a. Adopting a Resolution which provides the Independent Cities Risk Management Authority (ICRMA) notification of intent to withdraw from the insurance pool, herein referred to as the Joint Powers Authority (JPA), in accordance with the ICRMA Bylaws, Article V.

Documents:

Item 6 Report 05122026.pdf

7. Approve Amendment for 1-year Contract Extension with Pipe-Tec

The City Council will consider: (PW)

a. Approving Amendment No. 1 to Contract No. 2023-65-CC with Pipe Tec, Inc. to exercise a one-year extension for CCTV inspection services of the City's sanitary sewer system, for an amount not to exceed $147,000; and

b. Authorizing the Mayor to execute Amendment No. 1 to Contract No. 2023-65-CC in a form acceptable to the City Attorney.

Documents:

Item 7 Report 05122026.pdf

8. American With Disabilities Act Grievance and Procedures Policy Adoption

The City Council will consider: (PW)

a. Adopting the proposed ADA Grievance Policy and Procedure as necessary to comply with the City's ADA Self-Evaluation and Transition Plan as well as Federal requirements.

Documents:

Item 8 Report 05122026.pdf

Reports, Recommendations And Requests

9. City Council Appointments to the Various City Commissions, Committees, and Boards

The City Council will consider: (CM)

a. Ratifying the motion by Council Member Maria Del Pilar Avalos to remove Eric Trujillo as her representative from Parks & Recreation Commission;

b. Ratifying the nomination by Council Member Maria Del Pilar Avalos of Margarita Talavera to the Parks & Recreation Commission; and

c. Ratifying the nomination by Council Member Maria Del Pilar Avalos of Veronica Gardea to the Tweedy Mile Advisory Commission.

Documents:

Item 9 Report 05122026.pdf

10. Warrant Register for May 12, 2026

The City Council will consider: (ADMIN SVCS)

a. Approving the Warrant Register for May 12, 2026.

Total of Checks:	$3,540,278.80
Less: Voids	(0.00)
Less: Employee Payroll Deductions	(442,234.34)
Grand Total:	$3,098,044.46

Cancellations: None

Documents:

Item 10 Report 05122026.pdf

Adjournment

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on May 7, 2026, at 12:50 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.

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, email, mail. 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.

Item No. 1

Office of the
South Gate City Clerk

MAY 07 2026

FILED
11:46 AM

City of South Gate

CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **Public Works**

Department Head: *Arturo Cervantes* ***City Manager:*** *Rob Houston*

SUBJECT: ORDINANCE GRANTING A FRANCHISE AGREEMENT TO TORRANCE PIPELINE COMPANY, LLC

PURPOSE: The City regulates utility companies with facilities located within the public right-of-way through franchise agreements. On March 24, 2026, the City Council adopted Resolution No. 2026-13-CC declaring its intention to grant a franchise to Torrance Pipeline Company, LLC (TPC) for the continued operation of its existing oil transmission pipeline within the City's public right-of-way. Introduction of the proposed Ordinance is the second of three required City Council actions necessary to grant the Franchise Agreement to TPC.

RECOMMENDED ACTIONS: Following the conclusion of the public hearing, the City Council will consider waiving the reading in full and introducing an Ordinance granting a five-year franchise agreement to Torrance Pipeline Company, LLC, for the use, maintenance, repair, and replacement of one existing pipeline beneath specified public streets, together with related appurtenances, for the transmission and distribution of oil and oil products.

FISCAL IMPACT: There is no impact to the General Fund. If the City Council adopts the Ordinance granting the franchise, Torrance Pipeline Company, LLC (TPC) will pay the City a one-time granting fee and ongoing annual franchise fees. Staff recommend a five-year flat fee structure based on the cumulative Consumer Price Index for All Urban Consumers (CPI-U) over the prior five years, with adjustments every five years. Beginning in Year 6, the annual fee will be recalculated using the cumulative CPI-U from Years 1 to 5 and then remain fixed through Year 10.

	Annual Fees	Granting Fee	Total
Year 1	$38,766	$13,849	$52,615
Year 2 to 5	$155,062	$0	$155,062
***Year 6 to 10**	$203,520	$0	$203,520
Total	$397,348	**$13,849**	**$411,197**

*For the purposes of this report, the CPI increase is estimated at 5%; however, the actual CPI will be applied.

The granting fee is consistent with South Gate Municipal Code Title 13, Division 1, Chapter 13.10, Section 13.10.010 (Rates – General). The annual franchise fee is established in compliance with California Public Utilities Code Section 6231.5(e)(2) for non–publicly owned

utility pipelines. This statute authorizes an annual franchise fee either (Alt No. 1) in an amount agreed upon by the applicant and the municipality, or (Alt No. 2) in an amount calculated using the statutory diameter-and-length formula. Considering CPI-U inflation and the City's ongoing administrative and public right-of-way oversight responsibilities associated with the pipeline, the proposed fees were selected under Alt No. 1.

NOTICING PROCEDURE: Before the City Council may grant a Franchise Agreement, California Public Utilities Code Sections 6232 et seq. require the City to conduct a public hearing. A Notice of Public Hearing was duly published in **The Press**, a newspaper of general circulation, on **April 23, 2026**.

ANALYSIS: On October 25, 2022, the City Council adopted Ordinance No. 2022-09-CC granting Torrance Pipeline Company, LLC (TPC) a Franchise Agreement to maintain and operate Pipeline No. M-145. The pipeline consists of approximately 1.7 miles (8,960 feet) of active 12-inch-diameter pipe and is the only active TPC-owned line within the City. Ordinance No. 2022-09-CC expires on September 13, 2026. The proposed Franchise Agreement would renew the authorization for a 10-year term beginning September 13, 2026, through September 13, 2036.

The proposed Franchise Agreement is substantially the same as the current agreement, except for the effective period, term, and fees. Key provisions include:

- A 10-year term from September 13, 2026 to September 13, 2036.
- Terms and conditions consistent with California Public Utilities Code Section 6201 and the Ordinance.
- Pipeline maintenance in compliance with all applicable city, county, state, and federal laws, regulations, and requirements.
- Liability insurance, bonding, and indemnification requirements.
- Franchise payments and operating requirements governing TPC's use of the public right-of-way.
- A comprehensive emergency response plan meeting federal and state requirements, including 24-hour notification and emergency response services (traffic control, excavation, repair, and necessary supplies/services) within two (2) hours of notice, and restoration of public streets, alleys, or parkways within seventy-two (72) hours.

The Pipeline is located within 500 feet of the East Los Angeles Community College expansion project, Southeast High School, and Simon Rodia Continuation School. The Franchise Agreement requires TPC to operate the Pipeline in accordance with Government Code Section 51010, under which the California State Fire Marshal has exclusive safety regulatory and enforcement authority over hazardous liquid pipelines. The State Fire Marshal may implement

the federal Hazardous Liquid Pipeline Safety Act (49 U.S.C. Sec. 2001 et seq.) and related federal pipeline safety regulations as needed to maintain annual federal certification.

Accordingly, the Pipeline must be used, operated, repaired, and modified in compliance with safety regulations established by the California State Fire Marshal and, as applicable, the fire authority having jurisdiction, consistent with Chapter 13.14 (Special Provisions for Oil Pipelines), Division 1 (Oil, Gas and Water Pipelines), Title 13 (Franchises) of the South Gate Municipal Code. The State Fire Marshal is also required to conduct annual inspections of the Pipeline to verify compliance, and TPC must submit certified test results pursuant to the Pipeline Safety Act of 1981.

BACKGROUND: On April 14, 2026, the City Council adopted Resolution No. 2026-13-CC declaring the City's intention to grant a franchise to Torrance Pipeline Company, LLC, a Delaware limited liability company, for the continued operation of an existing oil transmission pipeline within the City. Introduction of the proposed Ordinance is the second of three required City Council actions necessary to grant the Franchise Agreement.

Pipeline No. M-145 transports refined oil products from the Torrance Refinery to the Vernon Terminal through the City of South Gate. Within the City, the pipeline is located beneath Santa Fe Avenue from Independence Avenue to Southern Avenue, Southern Avenue from Santa Fe Avenue to Alameda Street, and Alameda Street from Southern Avenue to Seminole Avenue, forming one continuous pipeline alignment.

The proposed schedule for issuance of the Franchise Agreement is as follows:

1. April 14, 2026 – The City Council adopted Resolution No. 2026-13-CC declaring the City's intention to grant a franchise agreement to TPC.
2. May 12, 2026 – The City Council will conduct the required public hearing and consider introducing an Ordinance granting the franchise to TPC. At the conclusion of the public hearing, the City Council may overrule, deny, or deem insufficient any written protests and may proceed with granting the franchise.
3. May 26, 2026 – The City Council will consider adopting the Ordinance granting the franchise to TPC.

TPC is requesting renewal of the franchise for Pipeline No. M-145 (Ordinance No. 2329). Approval is recommended for the following reasons:

- Granting the franchise provides the City with enforceable rights and requires TPC to perform specific obligations for the benefit of the City under Article 4 (Public Utilities Code Sections 6291 through 6302) of the Franchise Act of 1937, including:
    - The City's right to terminate the franchise and/or pursue legal remedies if TPC fails to perform its obligations.
    - Compliance with City ordinances and policies governing the location, use, and maintenance of the pipeline and appurtenances.

- Compensation to the City for repairs to public property made necessary by TPC's operations.
- Indemnification and defense of the City against claims and damages arising from TPC's operations.
- Removal and relocation of the pipeline, at TPC's expense, when required due to changes in grade, alignment, or width of public streets.
- Notice to the City of any sale, transfer, assignment, or lease of the franchise or rights granted under it.
- Posting of financial security (e.g., corporate surety bond or equivalent) available to the City as liquidated damages if TPC fails to meet franchise requirements.

- The Franchise Agreement requires TPC to submit annual reports confirming that operation and maintenance of the pipeline comply with applicable federal and state law. In a letter dated February 10, 2026, the Department of Forestry and Fire Protection, Office of the State Fire Marshal (OSFM), Pipeline Safety Division, confirmed that TPC has maintained and operated Pipeline No. M-145 (OSFM PLID #0205) in compliance with applicable laws and regulations. The letter notes that OSFM identified company-level program deficiencies in July 2023 related to written procedures under 49 C.F.R. §195.452 and integrity management requirements, and that amended procedures were reviewed by OSFM. Importantly, no violations were identified for PLID #0205 at the time of inspection, and OSFM records indicate the M-145 line was last internally inspected on August 20, 2024.

- If approved, the franchise will provide a one-time granting fee and ongoing annual fees to the City.

Compliance with CEQA: Pipeline No. M-145 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities). This exemption applies because the proposed action involves continued operation of an existing pipeline franchise with negligible or no expansion of the existing use.

ATTACHMENTS:
A. Proposed Ordinance
B. Notice of Public Hearing
C. Ordinance 2026-13-CC
D. State Fire Marshal Inspection Letter
E. Location Map

KT:ky

ORDINANCE NO.____

CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORNIA, GRANTING TO TORRANCE PIPELINE COMPANY A FRANCHISE, WITH A TERM EXPIRING TEN (10) YEARS AFTER THE EFFECTIVE DATE OF THIS ORDINANCE, TO USE, MAINTAIN, REPAIR AND REPLACE, RELOCATE OR REMOVE A SINGLE PIPELINE AND APPURTENANCES BENEATH SPECIFIED PUBLIC STREETS, TOGETHER WITH RELATED APPURTENANCES, FOR TRANSMITTING AND DISTRIBUTING OIL AND OIL PRODUCTS

WHEREAS, the City of South Gate ("**City**"), pursuant to applicable federal, state and local law, is authorized to grant franchises within the South Gate city limits; and

WHEREAS, on October 25, 2022, the South Gate City Council adopted Ordinance No. 2022-09-CC, granting Torrance Pipeline Company LLC, a Delaware limited liability company ("**Grantee**"), a franchise to operate the pipeline identified in Section 1.E of this Ordinance ("**Pipeline**"); and

WHEREAS, that franchise expires on September 13, 2026; and

WHEREAS, the City and Grantee have now agreed upon the terms of the renewal of that franchise, which are set forth in this Ordinance; and

WHEREAS, on April 14, 2026, the South Gate City Council approved the scheduling of a Public Hearing for May 12, 2026; and adopted a Resolution declaring the City's intent to grant a ten-year franchise to Grantee that stipulates provisions for the use, maintenance, repair, replacement, relocation, or removal of a single pipeline beneath specified public streets, together with related appurtenances, for transmitting and distributing oil and oil products.

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

SECTION 1: Definitions. Whenever in this Ordinance the words or phrases hereinafter in this section defined are used, it is intended that they shall have the respective meanings assigned to them in the following definitions (unless, in the given instance, the context wherein they are used shall clearly import a different meaning):

A) The word **"City"** shall mean the City of South Gate, a municipal corporation of the State of California, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

B) The "**Effective Date**" is the date on which this Ordinance becomes effective, as set forth in Section 13 below.

C) The word **"Franchise"** shall mean the rights and privileges granted by the City to Grantee in Section 2 below.

D) The word **"Grantee"** shall mean Torrance Pipeline Company LLC, a Delaware limited liability company, which is the entity to whom the Franchise contemplated in this Ordinance is granted, and its lawful successors or assigns.

E) The word "**Pipeline**" shall mean that certain 8,960 foot long, 12-inch diameter pipeline (located beneath Santa Fe Avenue from Independence Avenue to Southern Avenue, beneath Southern Avenue from Santa Fe Avenue to Alameda Street, and beneath Alameda Street from Southern Avenue to Seminole Avenue) commonly referred to by Grantee as Pipeline No. M-145, and which shall be used for conducting, transporting, conveying and carrying oil, gas, gasoline, petroleum, wet gas, hydrocarbon substances, and similar liquid substances.

F) The phrase **"Pipeline and Appurtenances"** shall mean the Pipeline and any appurtenant or related appliance, attachment, cable, cathodic protective device, conduit, equipment, fitting, gauge, main, manhole, meter, pump, regulator, service, trap, valve, vault, vent or wire, where located under, along, across or upon Santa Fe Avenue, Southern Avenue and Alameda Street in the vicinity of the Pipeline.

G) The phrase **"Pipeline Franchise Ordinance"** shall mean that certain pipeline franchise Ordinance adopted by the City Council of the City and codified at Chapters 13.02 through 13.18, inclusive, of the South Gate Municipal Code.

H) The phrase **"Street"** shall mean the public streets, alleys and places within the City of South Gate as the same now or may hereafter exist, and in which the City has the ability to grant a franchise.

SECTION 2: Grant of Franchise. Pursuant to California state law as codified in Sections 6231 through 6235, inclusive, of the Public Utilities Code, the City hereby grants to Grantee the right, privilege and franchise to operate, maintain, use, repair, replace, and remove the Pipeline and Appurtenances for the purpose of conducting, transporting, conveying and carrying oil, gas, gasoline, petroleum, wet gas, hydrocarbon substances, and similar liquid substances under and across those portions of the Streets identified in Section 1.E above ("**Franchise**"). The rights granted herein shall be subject to (a) the terms and conditions set forth in this Ordinance, and (b) repairs to or replacements of the Pipeline and Appurtenances by the Grantee, at the Grantee's expense, and at such time or times as directed by the City. Grantee shall file with the South Gate City Clerk, not later than the Effective Date, a written acceptance of the terms and conditions of this Ordinance.

SECTION 3: Term. The Franchise shall be for a term commencing on September 14, 2026 and expiring on the tenth (10^{th}) anniversary of the Effective Date, unless terminated earlier by the City pursuant to Section 11 below.

SECTION 4: Fees. As consideration for the Franchise, Grantee shall pay the City as follows:

A) Grantee shall pay the City a one-time franchise granting fee of Thirteen Thousand Eight Hundred Forty-Nine Dollars ($13,849) pursuant to Section 13.10.010 of the South Gate Municipal Code.

B) The Grantee shall pay the City an annual franchise fee of Four Dollars and Thirty-Three Cents ($4.33) per linear foot of the Pipeline, which equates to a total annual franchise fee of Thirty-Eight Thousand Seven Hundred Sixty-Five Dollars ($38,765). The annual franchise fee shall remain fixed during the initial five years of the term of the Franchise. Upon the sixth (6^{th}) year of the term of the Franchise, the City shall adjust the annual franchise fee by applying the cumulative percentage change in the Consumer Price Index for All Urban Consumers (CPI-U) CPI-U (Los Angeles-Long Beach-Anaheim Area) over the immediately preceding five-year period, and the adjusted annual franchise fee shall remain fixed for the remaining term of the Franchise.

C) On or before the Effective Date, the Grantee shall pay the City an amount equal to the sum of: (i) the franchise granting fee; and (ii) the annual franchise fee for the one-year period commencing on the Effective Date.

D) Thereafter, on each anniversary of the Effective Date for the duration of the term of the Franchise, Grantee shall pay the annual franchise fee to the City.

E) Pursuant to Section 13.10.060 of the South Gate Municipal Code, Grantee shall pay a late fee equal to ten percent (10%) of any payment due hereunder, where such payment remains unpaid beyond thirty (30) days after the date on which such payment is due.

F) Any neglect, omission or refusal by the Grantee to make any such payment as and when due shall be grounds for the declaration of a forfeiture of the Franchise and of all rights hereunder after thirty (30) days' notice to cure has expired as provided for in Section 11 below.

G) In the event of abandonment of facilities with the approval of the City as elsewhere in this Ordinance provided, or in the event of removal of such facilities by the Grantee, the payments otherwise due the City for occupancy of the roads or highways by such facilities shall be prorated for the calendar year in which such removal or abandonment occurs as of the end of the calendar month in which removed or abandoned.

SECTION 5: Insurance. Grantee shall do all of the following on or before the Effective Date:

A) Provide satisfactory evidence to the City that Grantee has obtained policies of liability and worker's compensation insurance from companies authorized to transact business in the State of California by the Insurance Commissioner of California, as required by Section 13.08.050 of the South Gate Municipal Code.

B) File with the South Gate City Clerk, as required by Section 13.08.050 of the South Gate Municipal Code, either (i) certified copies of the policies or (ii) a certificate of insurance

for each of the required policies executed by the company issuing the policy, certifying that the policy is in force.

C) File and thereafter at all times during the life of the Franchise keep on file with the South Gate City Clerk a corporate surety bond running to the City in the penal sum of ten thousand dollars ($10,000) which meets all the requirements of Section 13.08.060 of the South Gate Municipal Code.

D) As an alternate to the filing of a bond, the Grantee may deposit with the City Clerk and assign to the City savings and loan certificates or shares, or both, in the same amount as required on such bond, as authorized by Section 13.08.070 of the South Gate Municipal Code.

SECTION 6: Modification or Approval of Pipeline and Appurtenances. Within ninety (90) days following the date in which Pipeline and Appurtenances or any portion thereof have been modified or removed under this Franchise, the Grantee shall file a plan or plans in such forms as may be required by the City's City Engineer showing the accurate location and size of such modified Pipeline and Appurtenances then in place within the locations identified in Section 1.E of this Ordinance, above.

SECTION 7: Additional Conditions. The Grantee of this Franchise shall:

A) Maintain the Pipeline and Appurtenances in accordance with and in conformity with all City, County, State and Federal ordinances, statutes, rules, regulations and other laws (whether now existing or hereafter adopted) applicable to the installation, location, use, maintenance and/or removal of the Pipeline and Appurtenances;

B) Pay to the City, on demand, the cost of all repairs to public property made necessary by any operations of the Grantee under this Franchise, including restoring the Street to its original condition upon the removal of all or any portions of the Pipeline and Appurtenances, or upon the termination or non-renewal of the Franchise;

C) Indemnify and hold harmless the City, its officers and employees from any and all liability for damages proximately resulting from the Grantee's acts or omissions under this Franchise; and be liable to the City for all damages proximately resulting from the failure of said Grantee well and faithfully to observe and perform each and every provision of this Franchise;

D) Remove or relocate, at the request of the City and without expense to the City, any or all of the Pipeline and Appurtenances if and when made necessary by any lawful change of grade, alignment or width of the affected Street;

E) Use, operate, repair or modify any pipeline for the transportation of flammable or combustible liquids, in a manner prescribed by the California State Fire Marshall, and/or Chief of Los Angeles Fire Department in accordance with Chapter 13.14 of the South Gate Municipal Code;

F) Submit certified test results for the pipeline subject to the provision of the Pipeline Safety Act of 1981, California Government Code Section 51010, et seq. The testing shall be conducted as required by the California State Fire Marshal, and certified test results shall be requested by the City from the Fire Marshal. In the event the State Fire Marshal shall fail to provide such certified test results to the City, grantee shall provide such test results to the City upon request; and

G) If wishing to renew the Franchise, submit a written petition of franchise renewal to the City at least ninety (90) days prior to the expiration date of this Franchise.

SECTION 8: Excavation Permits. Grantee shall obtain an excavation permit, and pay the applicable fee therefore, prior to commencing any excavation in the right-of-way. Grantee may obtain an excavation permit by filing a set of excavation plans with the City Engineer, which plans shall be subject to the City Engineer's review and approval. The excavation plans shall show the location of the proposed excavation, as well as the location of all known existing pipes, sewers, conduits, improvements and other facilities in or under any Street or public property in which the franchise property is located with an adequate description of the proposed work, including an estimate of the duration of the interference with any street traffic. The issuance of any excavation permit for the repair, modification or replacement of a pipeline for the transmission of flammable or combustible liquids, gases or hazardous materials, shall be as prescribed by the Fire Chief of the Los Angeles County Fire Department in accordance with Chapter 13.14 of the South Gate Municipal Code.

A) Where it is necessary to lay underground pipes through, under or across any portion of a paved or macadamized street, such work, where practicable and economically feasible, shall be done by a tunnel or bore so as not to disturb the foundation of such paved or macadamized street. If the same cannot be done, or if it is necessary to cut the street in order to access existing pipes and appurtenances, such work shall be done pursuant to an excavation permit, as provided in this Section 8, to be issued by the City Engineer upon application, therefore.

B) All work shall be subject to inspection by the City Engineer. All street coverings or openings, valves, vaults and manholes shall at all times be kept flush with the surface of the streets; provided, however, that vents for underground vaults and manholes may, subject to the prior approval of the City Engineer, extend above the surface of the streets when such vents are located in parkways, between the curb and the property line. Grantee shall provide adequate traffic safety barriers, signs, devices and traffic safety warning equipment in accordance with City ordinances, rules or regulations, and shall comply with such additional safety measures as the City Engineer may direct.

SECTION 9: Emergency Procedures.

A) Grantee shall develop and maintain an emergency response plan, satisfactory to the City Engineer, which covers all franchise operations within the City. The initial draft of that emergency response plan shall be delivered to the City Engineer not later than the Effective Date. In general, an emergency response plan meeting the requirements of Federal and State law and containing the information contained in this section shall be acceptable. The

emergency response plan shall include a 24-hour notification program and proof of arrangements capable of providing emergency response services, including but not limited to traffic control, street excavation, pipeline repair, and supplies and services as necessary, within two (2) hours of notification of any problem, and such other information as the City Engineer shall reasonably require. Repairs to a public street, alley or parkway shall be completed within seventy-two (72) hours unless otherwise authorized by the City Engineer. The City Engineer shall be notified ten (10) days in advance of any proposed change in such arrangements.

B) Whenever any Pipeline or Appurtenance breaks or leaks so as to cause the release of oil or products thereof into the public right-of-way, Grantee, and any other person using or controlling the Pipeline or Appurtenance, shall immediately notify the City's Police Department and Public Works Department and shall implement precautionary safety measures including traffic control, system shutdown, valve closures, and public notification. In the event of an emergency which threatens life, health, safety or property, and where it is not possible to obtain an excavation permit prior to commencement of the work, the Grantee may commence such work; provided, however, that within seventy-two (72) hours thereafter Grantee shall make application to the City Engineer for an excavation permit in accordance with the procedures specified herein. The City Engineer may impose conditions upon the issuance of the excavation permit, and all work shall be subject to inspection. Adequate traffic safety barriers shall be maintained at all times, and any damaged portion of the Street shall be restored to its original condition.

C) If any portion of any Street is damaged by reason of defects in the Pipeline and Appurtenances, or any portion thereof, or by reason of any other cause attributable to or arising from the operation of the Pipeline and Appurtenances, the Grantee shall, at its sole cost and expense, immediately repair all damages and restore the Street to the condition existing before such damage occurred. All such work shall be done under the direction of the City Engineer, and to the reasonable satisfaction of the City Engineer. Grantee shall repair such damage and restore the Street within three (3) working days after written demand therefore by the City Engineer, or such other period as the City Engineer may authorize when required for the protection of the public health and safety.

D) If Grantee, after reasonable notice, fails or refuses to pave, surface, grade, repave, resurface or regrade as required by the provisions of this Franchise, the City may cause the work to be done and shall keep an itemized account of all costs, including reasonable administrative overhead expenses. Grantee shall pay such costs to City within thirty (30) days after presentation to Grantee of an itemized account of such costs.

SECTION 10: Records.

A) Grantee acknowledges that the City's records may not be complete and that pipelines and appurtenant structures unrelated to the Pipeline, and previously unknown to City, are frequently discovered. Consequently, by granting this Franchise or by approving any excavation permit requested by Grantee, the City does not warrant the accuracy of information supplied to the Grantee by the City regarding the location or existence of other facilities. Nothing herein shall be deemed to make the City, or any officer, agent or

employee of the City, responsible or liable to the Grantee or to any other person by virtue of the City's approval of excavation permits and/or plans, regardless of whether any information is supplied by the City to the Grantee pertaining to the location of existing pipes, facilities or other improvements on, in or under any Street or other public property.

B) Grantee shall keep and preserve within the County of Los Angeles for a period of ten (10) years, subsequent to the date of the most recent franchise fee determination as ascertained by an audit made by the City or on its behalf, all the records necessary to determine the amount of such franchise fee.

C) At all reasonable times, Grantee shall permit the City or its duly authorized representative to examine the Pipeline and Appurtenances and, with the exception of records or other materials containing confidential or proprietary information, to examine and transcribe any and all books, accounts, papers, maps, and other records kept or maintained by the Grantee or under its control and associated with the Pipeline and Appurtenances and/or the financial condition of the Grantee with respect thereto.

SECTION 11 Early Termination of Franchise.

A) If Grantee shall fail, neglect or refuse to comply with any of the provisions or conditions of this Franchise, and shall not, within thirty (30) days after written demand for compliance, begin the work of compliance, or after commencing such compliance shall fail to prosecute the same with due diligence to completion, then the City, acting by and through its legislative body, may declare this Franchise forfeited.

B) If Grantee voluntarily surrenders, abandons, assigns, transfers, sells or leases the Franchise without the prior express written consent of the City (which consent shall not be unreasonably withheld), the City may terminate this Franchise.

C) The Franchise shall automatically terminate if another governmental entity acquires by eminent domain the Streets beneath which the Pipelines and Appurtenances are located.

D) In the event of noncompliance by Grantee with any of the conditions hereof, the City may, in addition to all other remedies provided for herein, bring suit for the forfeiture or termination of this Franchise.

SECTION 12: Removal or Abandonment of Facilities.

A) At the expiration, revocation or termination of this Franchise or of the permanent discontinuance of the use of all or a portion of the Pipeline or Appurtenances, the Grantee shall, within thirty (30) days thereafter, make written application to the Director of Public Works for authority either to: (1) abandon all or a portion of such facilities in place; or (2) remove all or a portion of such facilities. Such application shall describe the facilities desired to be abandoned, their location with reference to City highways, and shall describe with reasonable accuracy the physical condition of such facilities. The Director of Public Works shall determine whether any abandonment or removal which is thereby proposed may be affected without detriment to the public interest and under what conditions such

proposed abandonment or removal may be affected. He or she shall then notify Grantee of his or her determinations.

B) Within thirty (30) days after receipt of such notice, Grantee shall apply for a permit from the Public Works Department to abandon or remove the Pipeline and Appurtenances (or portion thereof, as appropriate).

C) Grantee shall, within ninety (90) days after obtaining such permit, commence the work authorized by the permit, and shall thereafter diligently prosecute that work to completion.

SECTION 13: Effective Date. This Ordinance shall take effect and be in force on the date ("**Effective Date**") which is the latter of (a) thirty (30) days after its adoption, or (b) the date when Grantee files written acceptance of the Franchise with the South Gate City Clerk in accordance with Public Utilities Code Section 6235.

SECTION 14: Posting of Ordinance. The City Clerk shall certify the adoption of this Ordinance and shall cause same to be published as required by law.

[Remainder of page left blank intentionally]

PASSED, APPROVED and **ADOPTED** this ___ day of _____ **2026**.

CITY OF SOUTH GATE:

By: _____
Joshua Barron, Mayor

ATTEST:

By: _____
Yodit Glaze, City Clerk
(SEAL)

APPROVED AS TO FORM:

By: _____ DRAFT
Raúl F. Salinas, City Attorney

SOUTH GATE PRESS

1007 N SEPULVEDA BLVD STE 1357, MANHATTAN BEACH, CA 90266
Telephone (323) 556-5720 / Fax (213) 634-0584

This space for filing stamp only

Office of the
South Gate City Clerk

APR 27 2026

FILED

Yodit Glaze, City Clerk
CITY OF SOUTH GATE /CITY CLERK
8650 CALIFORNIA AVE
SOUTH GATE, CA - 90280

WWA#: 4036171

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
Torrance Pipeline Company, LLC

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SOUTH GATE PRESS, a newspaper published in the English language in the city of SOUTH GATE, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/19/1929, Case No. 279416. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

04/23/2026

Executed on: 04/23/2026
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

A0000073803 86

Email

CITY OF SOUTH GATE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVENthat the City Council of South Gate, California will conduct a public hearing to introduce an Ordinance granting a five (5) year franchise to Torrance Pipeline Company, LLC, to use, maintain, repair and replace a single pipeline beneath specified public streets, together with related appurtenances, for transmitting and distributing petroleum products.
Torrance Pipeline Company, LLC, and its successors and assigns will, during the life of the franchise, pay to the City the percentage specified in the proposed Ordinance, that the percentage will be paid annually from the date of the granting of the franchise, and in the event such payment is not made the franchise will be forfeited. A copy of the proposed Ordinance can be reviewed in the City Clerk's office during normal business hours.
DATE: Tuesday, May 12, 2026
TIME: 6:30 p.m.
LOCATION:
Council Chambers
South Gate City Hall
8650 California Avenue
South Gate, CA 90280
NOTICE IS HEREBY GIVEN that any and all persons interested in the matter herein above set forth are privileged to attend said hearing and then there testify or present evidence upon any matter relating thereto.
NOTICE IS HEREBY GIVEN by order of the City Clerk of said City and is dated April 23, 2026.
/s/Yodit Glaze, City Clerk
4/23/26
WWA-4036171#
SOUTH GATE PRESS

Office of the
South Gate City Clerk

APR 21 2026

FILED

CITY OF SOUTH GATE

NOTICE OF PUBLIC HEARING

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DATE:	Tuesday, May 12, 2026
TIME:	6:30 p.m.
LOCATION:	Council Chambers South Gate City Hall 8650 California Avenue South Gate, CA 90280

NOTICE IS HEREBY GIVEN that any and all persons interested in the matter herein above set forth are privileged to attend said hearing and then there testify or present evidence upon any matter relating thereto.

NOTICE IS HEREBY GIVEN by order of the City Clerk of said City and is dated April 23, 2026.

Yodit Glaze, City Clerk

Publication date: Thursday, April 23, 2026

Account Number: 100-701-31-6302

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
3780 Kilroy Airport Way, Suite 500
Long Beach, California 90806
(562) 497-0350
Website: www.fire.ca.gov

February 10, 2026

Kenneth Tang, P.E.
Senior Civil Engineer
City of South Gate
Department of Public Works
8650 California Avenue
South Gate, California 90280

SUBJECT: TORRANCE PIPELINE COMPANY, LLC – M-145 (OSFM PLID #0205)

Dear Kenneth Tang,

The Department of Forestry and Fire Protection (CAL FIRE) – Office of the State Fire Marshal (OSFM) confirms that Torrance Pipeline Company, LLC is in compliance with the Federal and State laws and regulations regarding the operations and maintenance of the below referenced pipeline in the City of South Gate.

Torrance Pipeline Company, LLC (TPLC) operates the M-145 line (OSFM PLID #0205) within the City of South Gate. The TPLC's M-145 line flows from Torrance meter station to Torrance Vernon Terminal with a connection to Kinder Morgan Watson Station. The M-145 line (OSFM PLID #0205) consists of 12.75" in diameter and is 18.26 miles in total length. TPLC is required to maintain and inspect the above referenced pipeline pursuant to the California Pipeline Safety Act and the U.S. Department of Transportation Code of Federal Regulations. CAL FIRE - Office of the State Fire Marshal (OSFM), Pipeline Safety Division completed several inspections of OSFM PLID #0205 between October 2021 and February 2026 and identified the following violation of state or federal laws and regulations at the company level in July 2023:

- PBF's IMP Manual did not establish an adequate written EFRD procedure in accordance with 49 C.F.R. §195.452(i)(4) as required by §195.452(f)(6). An amended procedure was reviewed by the OSFM.
- PBF's IMP Manual did not establish an adequate written procedure for risk analysis criteria in accordance with 49 C.F.R. §195.452(i)(2) as required by §195.452(f)(6). An amended procedure was reviewed by OSFM.

Additionally, the following items of concern were identified at the company level in July 2023:

- PBF's Section 5.5.1.3 of its Integrity Management Program (IMP) Plan requires Consultant/Contractors to be Level III certified per ASNT ILI-PQ-2010. A contractor

Docusign Envelope ID: 941934B1-E782-4F8F-B8E2-8023481E15E5

for PBF reviewed the last assessment results of its Torrance-SWT 2 and the record indicates that he does not have Level III Certification.

- PBF performed an in-line inspection (ILI) of its Torrance-SWT 2 on 12/09/2021 and received the final report from the ILI vendor on 2/09/2022, which is 62 days from the date of assessment. It is our understanding that PBF declared the date of discovery on 6/07/2022, which is 180 days from the date of assessment.

- PBF conducted annual pipeline risk evaluation/implementation on 8/02/2022. PBF should have updated the risk analysis for the Grapevine to Lebec pipeline segment to include the newly identified threat, which is stress corrosion cracking (SCC), and calculated the new risk score of the subject line because the Grapevine to Lebec pipeline segment experienced a release on 11/19/2020.

No violations were identified on OSFM PLID #0205 at the time of inspection.

State and federal pipeline regulations require each pipeline operator to continually assess the pipeline integrity at established time intervals. The OSFM records indicate that TPLC's M-145 line (OSFM PLID #0205) was last internally inspected on August 20, 2024.

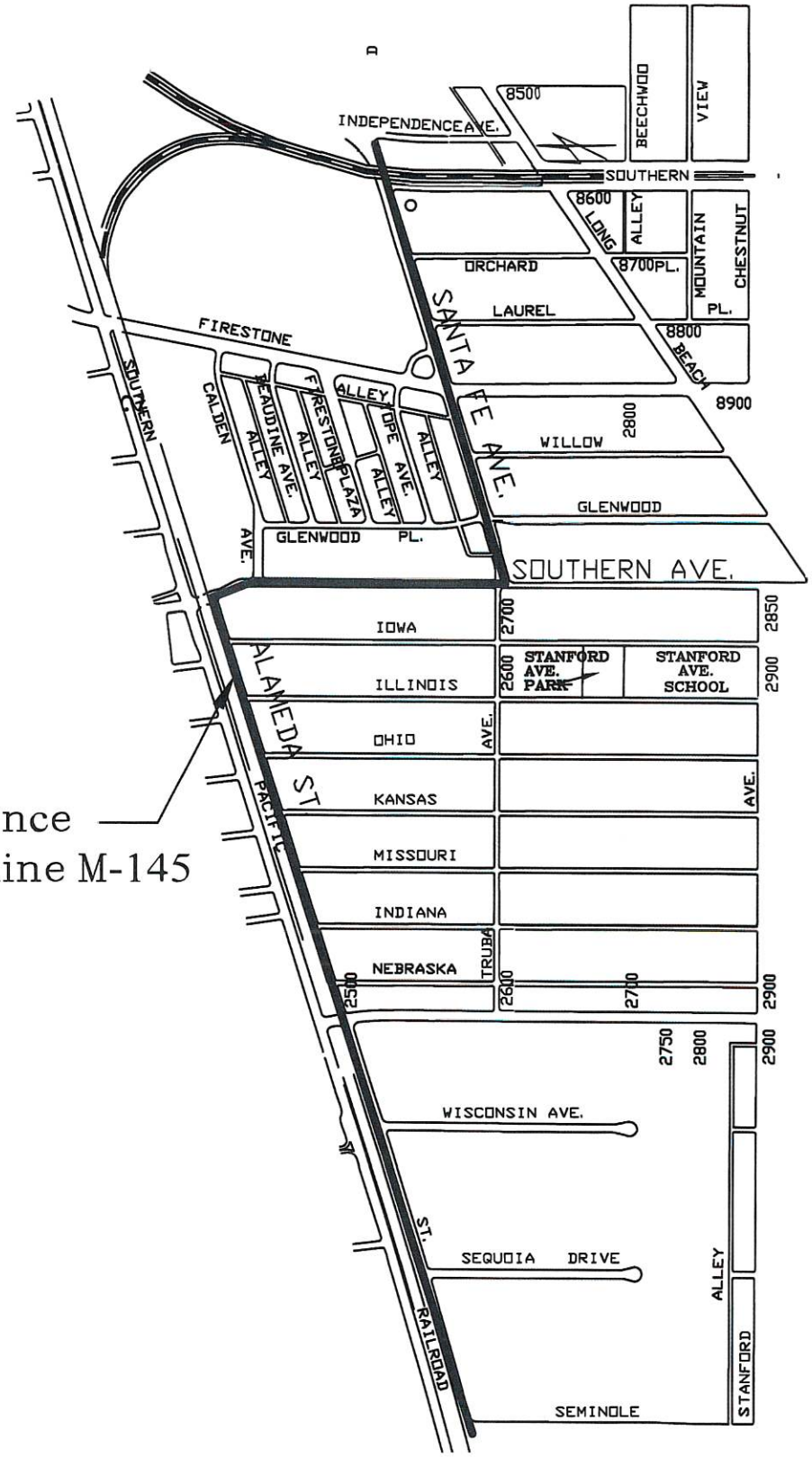
If you have any questions regarding inspections of this operator, please do not hesitate to contact the OSFM, Pipeline Safety Division at (562) 497-0350.

Sincerely,

DocuSigned by:
James Hosler
980F8D3AE95C42E...

JAMES HOSLER
Assistant Deputy Director
Chief of Pipeline Safety and CUPA Programs

TORRANCE PIPELINE COMPANY LLC



Torrance
Pipeline M-145

May 26, 2026

Office of the
South Gate City Clerk

MAY 07 2026

FILED
5:25pm

Item No. 2

City of South Gate
CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **Community Development**

Department Director: *Gabriel Perez* ***City Manager:*** *Rob Houston*

SUBJECT: APPEAL OF DIRECTOR DETERMINATION OF THE LAND USE CLASSIFICATION FOR A PROPOSED SELF-SERVICE LAUNDROMAT AT 4382–4390 TWEEDY BOULEVARD; APPELLANT: EMILIA KEUSHKERIAN - (PL NO. 26-0107)

PURPOSE: To consider an appeal filed by Emilia Keushkerian (Appellant) of the Community Development Director's land use classification determination for a proposed self-service laundromat at 4382–4390 Tweedy Boulevard. The Planning Commission did not grant the appeal on a tie 2-2 vote on April 7, 2026.

RECOMMENDED ACTION: Staff recommends that the City Council:

1. Consider the applicant's appeal and determine if the proposed self-service laundromat at 4382–4390 Tweedy Boulevard is most appropriately classified as "Personal Services, General" under South Gate Municipal Code Section 11.60, and that such use is a permitted use within the TMU-2 (Tweedy Mixed-Use 2) zone pursuant to the Tweedy Boulevard Specific Plan land use table. A draft Resolution denying the appeal has been prepared consistent with the Director's original land use determination. If the City Council elects to grant the appeal, staff will return with a corresponding resolution at a subsequent meeting. An alternate resolution granting the appeal based on findings presented by the appellant is included as an attachment to the agenda bill.

FISCAL IMPACT: There is no direct fiscal impact associated with approval of the appeal.

BACKGROUND:

Project Description
Daniel Leal (Applicant) proposes to operate a fully self-service coin-operated laundromat at 4382, 4386, and 4390 Tweedy Boulevard (collectively, the Project Site), encompassing approximately 7,000 square feet of ground-floor commercial space in the TMU-2 zone of the Tweedy Boulevard Specific Plan. The proposed facility would consist of commercial-grade washers and dryers operated directly by customers, staffed attendants for customer service and facility maintenance, accessory retail sales of laundry products (detergent, fabric softener, dryer sheets), and no drop-off or pick-up laundry service. Customers bring their own items, operate machines themselves, and take finished laundry at the time of service. The facility is proposed to serve an estimated 700 to 1,000 customer visits per week, with typical customer dwell times of

60 to 90 minutes.

Site and Zoning Context

The project site consists of three contiguous storefronts on the south side of Tweedy Boulevard that are currently vacant. The tenant spaces were previously occupied by the Children's Counseling Center, Casa de Vape, Sixthstar Computers, Cyber Café, and Peter Pan Hair Salon. The property is located within the TMU-2 zone of the Tweedy Boulevard Specific Plan (South Gate Municipal Code Chapter 11.28). The site has been substantially vacant for approximately five years. Tweedy Boulevard is the City's primary commercial corridor, and the Specific Plan was adopted to guide mixed-use revitalization of the corridor with active ground-floor uses, extended customer dwell times, and pedestrian-oriented design. Fiesta Coin Laundry is an existing laundromat located at 4409 Tweedy Boulevard, about 250 feet from the proposed laundromat.

Figure 1: Proposed Laundromat 4382–4390 Tweedy Boulevard



History of the Use Classification Issue

The term "laundromat" does not appear in the current South Gate Zoning Code (Title 11). Prior to a comprehensive zoning update in 2015, laundromats were explicitly listed as a conditionally permitted use (CUP) in applicable commercial zones regardless of size (Ordinance 1192 adopted in 1972). Laundry agencies were listed as permitted by right in the previous Zoning Code, but without a definition or a size restriction. The 2015 zoning update removed the "laundromat" term from Title 11, and the Code now identifies two related but distinct uses: 1) "Dry Cleaning/Laundry, Agency" and 2) "Dry Cleaning/Laundry, Plant," without specifically addressing self-service coin-operated laundry facilities.

Following pre-application meetings in April and May 2025, the applicant contends that City Planning staff confirmed that a laundromat would be permitted at the project site with no stated size restriction. City staff disagrees that representations by City staff were made to the applicant that the laundromat would be a permitted use without size restrictions. The applicant executed a 10-year lease (with two 5-year renewal options) for the project site on May 2, 2025. The applicant subsequently invested substantial financial resources in pre-development activities, architectural design, and lease obligations (base rent of $12,725.50 per month) based on this understanding.

In July 2025, the City's Public Works Department placed a hold on plan check review of the laundromat pending resolution of a Planning land use issue. The Community Development Director determined that the most applicable land use classification for a laundromat under the current Code is "Dry Cleaning/Laundry, Agency or Plant," with the operative distinction being the 2,500-square-foot threshold separating an Agency from a Plant. Because the proposed laundromat is approximately 7,000 square feet, the Director classified the proposed use as a Laundry Plant.

The Director further determined that "Dry Cleaning/Laundry, Plant" is not a listed permitted use in the Tweedy Boulevard Specific Plan land use table, and therefore, the 7,000-square-foot laundromat could not be approved in the TMU-2 zone. The Director offered the Applicant the opportunity to appeal this determination to the Planning Commission.

DISCUSSION/ANALYSIS:

Director's Determination and Basis for Appeal

The Director determined that the proposed self-service laundromat is most similar to a "Dry Cleaning/Laundry" use, as defined in South Gate Municipal Code Section 11.60.070, which distinguishes between two subcategories:

- **Agency**: A facility where materials are dropped off and picked up for cleaning service, or cleaned on site through either conventional laundry or chemical processes, where the facility is less than 2,500 square feet and no material collected at other dry cleaning or laundry agencies are brought for cleaning.
- **Plant**: A facility greater than 2,500 square feet, or that processes items collected from other retail locations, where clothing and similar items are cleaned through either conventional laundry or chemical processes.

The Director determined that the "Agency" and "Plant" definitions both contemplate that "materials are dropped off and picked up for cleaning service or cleaned on site through either conventional laundry [or chemical processes]." The Director concluded that the laundromat activities are within the Dry Cleaning/Laundry classification in which customers utilize laundry appliances on-site for conventional cleaning. Because the proposed laundromat is approximately 7,000 square feet, the Director classified it as a Laundry Plant. The Tweedy Boulevard Specific Plan land use table identifies "Dry Cleaning/Laundry, Agency" as a permitted use in the TMU-2 zone but does not list "Dry Cleaning/Laundry, Plant." The Director therefore concluded that the proposed laundromat use is permitted at the proposed site within the TMU-2 zone if less than 2,500 sq. ft. in size, however the applicant would not be permitted to operate at the proposed 7,000 sq. ft. facility size. The applicant indicated to staff that it is critical to their laundromat business model to operate a facility greater than 2,500 sq. ft. Staff suspects that the omission of "Dry Cleaning/Laundry, Plant" from the Tweedy Boulevard Specific Plan land use table was intentional to limit the size of laundry facilities that could preclude retail and dining establishments along Tweedy Boulevard, although this cannot be verified from existing specific plan documentation.

The Director acknowledges that there is genuine ambiguity in applying the Laundry Agency/Plant framework to a self-service coin-operated laundromat. The Director has separately briefed the Planning Commission on a pending code amendment that would add "laundromat" as an explicitly listed conditionally permitted use in the Urban Mixed-Use zones with a 2,500-foot distance separation; however, that amendment is months away from adoption. Under the proposed draft code amendment, the proposed

laundromat would not be permitted due to the existing laundromat located approximately 250 feet from the project site. The Director identified the appeal process as the procedural mechanism available to the Applicant to challenge the land use determination.

The Applicant, AquaLoop Laundromat LLC, has appealed the Director's determination on the grounds that a self-service laundromat is not properly classified as a Dry Cleaning/Laundry use under any definition and is more correctly classified as "Personal Services, General," a permitted use by right in the TMU-2 zone.

Applicant's Appeal Justification

The Applicant's appeal justification (Attachment 3) advances two primary arguments: (A) the Dry Cleaning/Laundry definitions do not describe a self-service laundromat, and (B) a self-service laundromat satisfies the definition of Personal Services, General and is consistent with the listed examples and analogous uses under that definition.

A. Misclassification as Dry Cleaning/Laundry — Agency or Plant

The Applicant argues that both the Agency and Plant definitions describe a business that performs cleaning services on behalf of customers. In both definitions, materials are "dropped off and picked up," and the business cleans items through "conventional laundry or chemical processes." The 2,500-square-foot threshold was designed to distinguish a small drop-off retail location (Agency) from a large service-processing facility (Plant), both of which involve the business performing the cleaning.

A self-service laundromat fits neither description. No items are dropped off. No items are picked up by staff. The business does not perform any cleaning. Customers bring their own laundry, operate commercial washing and drying machines themselves, and take their items when the cycle is complete. The 2,500-square-foot threshold has no logical application to a self-service model, because that threshold was designed to regulate the scale of a laundry service processing operation, not the customer capacity of a self-service facility.

B. Correct Classification as Personal Services, General

The Applicant argues that the proposed laundromat satisfies each element of the Personal Services, General definition in South Gate Municipal Code Section 11.60:

- "Personal Services" (land use) means any place of business providing services and accessory retail sales of products related to the services provided.
- "General" means establishments providing nonmedical services to individuals as a primary use.

The Applicant's analysis is as follows:

1. Nonmedical service to individuals as primary use. Customers visit the facility to perform a personal task of washing and drying their clothing and household textiles. The business provides the service of making commercial-grade equipment available in a clean, professionally maintained, and staffed environment. This is a nonmedical service to individuals as a primary use.
2. Accessory retail sales of products related to the services provided. Laundromats customarily sell detergent, fabric softener, dryer sheets, stain removers, and related products, mirroring how a barber shop sells hair care products, a tailor sells thread and notions, or a fitness center sells supplements.
3. The listed examples are non-exhaustive. The Code states that general personal service uses "may also include" the listed examples (barber/beauty shop, clothing rental, home electronics and small appliance repair, locksmith, pet grooming, shoe repair, tailor, waxing shop) and uses the term

"include," not "limited to." A self-service laundromat is an unlisted but qualifying example under this non-exhaustive framework.

4. The fitness center analogy. The Personal Services definition already encompasses fitness and health facilities, defined as any place of business providing facilities devoted to health, beauty, and relaxation, including health or physical fitness centers. A fitness center provides commercial equipment in a maintained facility; customers arrive, operate the equipment themselves, remain on-site for an extended period, and depart. A self-service laundromat operates on an identical model characterized by commercial equipment, self-operation by the customer, extended dwell time, and no service performed by the operator on the customer's behalf. If a facility where customers use equipment and leave is a personal service when that equipment is a treadmill, it is equally a personal service when that equipment is a washing machine.

Zoning Code Text Ambiguity

The Director has acknowledged that there is genuine ambiguity in classifying a self-service laundromat under the current Code. The Dry Cleaning/Laundry Agency and Plant definitions were drafted for businesses that perform cleaning services for customers, such as dry cleaners, linen service providers, and commercial laundry operators. These definitions do not capture the self-service model. The applicability of the 2,500-square-foot threshold to a coin-operated laundromat is particularly unclear, as that threshold may have been designed to regulate the scale of service processing operations, not the customer-facing floor area of a self-service facility. The Director contacted a former city planner who was present during the 2015 zoning code update to understand the reason for the laundromat classification change. The planner was not certain of the justification for the change, but believed the intent was to prohibit laundromats citywide by omitting the land use classification entirely.

Tweedy Boulevard Specific Plan Policy Consistency

The proposed laundromat is consistent with the goals and policies of the Tweedy Boulevard Specific Plan. The Specific Plan was adopted to encourage active, pedestrian-oriented ground-floor uses along the corridor, reduce vacancy, attract businesses that generate sustained foot traffic, and serve the daily needs of a dense, renter-majority neighborhood. The proposed project would:

- Activate three contiguous storefronts that have been substantially vacant for approximately five years, in a corridor with approximately 30 vacant storefronts along Tweedy Boulevard.
- Generate an estimated 700 to 1,000 customer visits per week, with 60 to 90 minute dwell times per visit, supporting sustained pedestrian activity and ancillary commercial vitality.
- Serve an essential daily need for residents in a high-density, renter-majority neighborhood where in-unit laundry is limited and access to commercial laundry facilities is a significant quality-of-life concern.
- Represent a 10-year lease commitment (with options to extend to 20 years), providing long-term corridor stability and anchoring contiguous storefronts under active use.
- Be designed as a modern, attended facility with transparent storefront design and high-quality finishes, consistent with the Tweedy Boulevard Specific Plan's design standards for active ground-floor commercial uses.

CONCLUSION:

Based on the foregoing analysis, staff recommends that the City Council consider the applicant's appeal justification that a self-service coin-operated laundromat, as proposed at 4382–4390 Tweedy Boulevard, is most accurately classified as "Personal Services, General" under South Gate Municipal Code Section 11.60, rather than "Dry Cleaning/Laundry, Agency or Plant." The Director has acknowledged that there is genuine ambiguity in classifying a self-service laundromat under the current Code; however, the Director has not modified the original land use determination. To address this ambiguity prospectively, a code amendment to clarify the laundromat use classification is currently under staff review that would allow laundromats at any size, but at a separation distance of up to 2,500 distance to avoid an overconcentration of laundromat businesses. Under the current Director's land use determination, the applicant would still be able to operate a laundromat of 2,500 square feet or less in the TMU-2 zone or choose to operate as a permitted use in locations in the Industrial Flex (IF), Light Industrial (LI), Light Manufacturing (M2) or Heavy Manufacturing (M3) zoning districts.

A City Council determination to grant the appeal would allow the Applicant to proceed with permitting and buildout of the proposed facility in the TMU-2 zone as a permitted use by right under the Personal Services, General classification, without further land use entitlement. A City Council resolution has been prepared to deny the appeal based on the Director's determination of the laundromat use. If the City Council were to grant the appeal, a corresponding resolution granting the appeal is included as an attachment and shall be based on findings made by the City Council.

ATTACHMENTS:

A. Resolution No. 2026-___ – Denial of Appeal – Laundromat determination
B. Resolution No. 2026-___ – Granting of the Appeal – Laundromat determination
C. Applicant Appeal Justification
D. Tweedy Boulevard Specific Plan Excerpt
E. South Gate Municipal Code Land Use Table and Definitions
    a. Personal Services
    b. Laundry Agency
    c. Laundry Plant
F. Opposition to Daniel Leal's Appeal Letter from SSJ Law

RESOLUTION NO. 2026____

CITY OF SOUTH GATE

LOS ANGELES COUNTY, CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE, DENYING AN APPEAL OF THE COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT A PROPOSED SELF-SERVICE LAUNDROMAT OF APPROXIMATELY 7,000 SQUARE FEET AT 4382–4390 TWEEDY BOULEVARD IS CLASSIFIED AS A DRY CLEANING/LAUNDRY PLANT USE, WHICH IS NOT A PERMITTED USE IN THE TMU-2 ZONE OF THE TWEEDY BOULEVARD SPECIFIC PLAN, AND UPHOLDING THE DIRECTOR'S DETERMINATION (PL NO. 26-0107). APELLANT: EMILIA KEUSHKERIAN

WHEREAS, Daniel Leal ("Applicant"), proposes to operate a self-service coin-operated laundromat of approximately 7,000 square feet at 4382, 4386, and 4390 Tweedy Boulevard, South Gate, California ("Project Site"); and

WHEREAS, the Project Site consists of three contiguous ground-floor commercial storefronts located within the TMU-2 (Tweedy Mixed-Use 2) zone of the Tweedy Boulevard Specific Plan, as codified in South Gate Municipal Code Chapter 11.28; and

WHEREAS, the term "laundromat" is not expressly listed as a permitted or conditionally permitted use in the Tweedy Boulevard Specific Plan land use table applicable to the TMU-2 zone; prior to a comprehensive zoning update in 2015, laundromats were explicitly identified as a conditionally permitted use in applicable commercial zones, but the term was removed from Title 11, Zoning, as part of that update; and

WHEREAS, following the 2015 zoning update, South Gate Municipal Code Section 11.60.070 identifies two land use categories related to laundry and cleaning facilities: (1) "Dry Cleaning/Laundry, Agency," defined as a facility where materials are dropped off and picked up for cleaning service, or cleaned on site through either conventional laundry or chemical processes, where the facility is less than 2,500 square feet and no material collected at other dry cleaning or laundry agencies are brought for cleaning; and (2) "Dry Cleaning/Laundry, Plant," defined as a facility greater than 2,500 square feet, or that processes items collected from other retail locations, where clothing and similar items are cleaned through either conventional laundry or chemical processes; and

WHEREAS, the Community Development Director ("Director") reviewed the proposed use and determined that a self-service laundromat most closely corresponds to the "Dry Cleaning/Laundry" use category under Section 11.60.070, and that because the proposed facility is approximately 7,000 square feet, in excess of the 2,500 square foot threshold, the proposed use is classified as a "Dry Cleaning/Laundry, Plant" under the current Municipal Code; and

WHEREAS, "Dry Cleaning/Laundry, Agency" is listed as a permitted use in the TMU-2 zone of the Tweedy Boulevard Specific Plan; "Dry Cleaning/Laundry, Plant" is not listed as a permitted use in the TMU-2 zone; and

WHEREAS, the Director's determination effectively precludes the proposed 7,000 square-foot laundromat from operating in the TMU-2 zone under the current land use table, absent a code amendment or successful reclassification upon appeal; and

WHEREAS, the Director acknowledges that there is some ambiguity in applying the Laundry Agency/Plant framework to a self-service coin-operated laundromat, and has separately initiated a zoning code amendment to add "laundromat" as an explicitly listed conditionally permitted use in the Urban Mixed-Use zones; that amendment is pending and has not yet been adopted; and

WHEREAS, the Applicant timely filed an appeal of the Director's determination, asserting that the proposed self-service laundromat is not properly classified as a Dry Cleaning/Laundry use under any definition and is more correctly classified as "Personal Services, General" — a permitted use by right in the TMU-2 zone under the Tweedy Boulevard Specific Plan land use table; and

WHEREAS, South Gate Municipal Code Section 11.60 defines "Personal Services" as any place of business providing services and accessory retail sales of products related to the services provided, with "General" meaning establishments providing nonmedical services to individuals as a primary use, with listed examples including barber/beauty shops, clothing rental, home electronics and small appliance repair, locksmith, pet grooming without boarding, shoe repair, tailors, and waxing shops; and

WHEREAS, on April 7th, 2026, the Planning Commission held a duly noticed public hearing to receive testimony and other evidence regarding the Applicant's appeal, including, without limitation, the staff report submitted by the Community Development Department and the appeal was denied by a split vote of the Planning Commission of 2-2; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the City Council at its public hearing, including without limitation the staff report submitted by the Community Development Department, the Applicant's appeal materials, and testimony received at the hearing; and

WHEREAS, on May 12, 2026, the City Council held a duly noticed public hearing to receive testimony and other evidence regarding the Applicant's appeal, including, without limitation, the staff report submitted by the Community Development Department and testimony provided; and

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

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

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

SECTION 2. Based upon substantial evidence presented to the City Council during the public hearing conducted with regard to the Applicant's appeal, including the written staff report, verbal testimony, and all other evidence in the record, the Council hereby **denies the appeal** and upholds the Community Development Director's determination that the proposed self-service laundromat at 4382–4390 Tweedy Boulevard is classified as a "Dry Cleaning/Laundry, Plant" use under South Gate Municipal Code Section 11.60.070, based on the following findings:

Finding A — The Proposed Use Exceeds the Size Threshold for a Laundry Agency. The proposed laundromat is approximately 7,000 square feet, which exceeds the 2,500 square-foot maximum that distinguishes a Dry Cleaning/Laundry Agency from a Dry Cleaning/Laundry Plant under South Gate Municipal Code Section 11.60.070. The size threshold established in the Code is an objective, quantifiable standard. Regardless of the operational model of the proposed use, the proposed facility's square footage places it squarely within the Plant definition under the plain language of the Code.

Finding B — "Dry Cleaning/Laundry, Plant" Is Not a Permitted Use in the TMU-2 Zone. The Tweedy Boulevard Specific Plan land use table for the TMU-2 zone lists "Dry Cleaning/Laundry, Agency" as a permitted use, but does not list "Dry Cleaning/Laundry, Plant." Because the proposed facility must be classified as a Plant based on its size, and because a Plant is not an identified permitted use in the TMU-2 zone, the proposed use is not permitted in the TMU-2 zone under the current land use table.

Finding C — The Proposed Use Does Not Satisfy the Definition of Personal Services, General. The Applicant contends that the proposed laundromat should be classified as "Personal Services, General" on the basis that it provides a nonmedical service to individuals as a primary use. The City Council finds that this classification is not supported by the plain language of the Code. The "Personal Services, General" definition and its listed examples such as barber/beauty shops, clothing rental, home electronics and small appliance repair, locksmith, pet grooming, shoe repair, tailors, and waxing shops, which describe businesses where a trained service provider performs work on behalf of a customer. A self-service laundromat, by contrast, provides equipment that customers operate themselves to perform their own laundry. While the Commission acknowledges that the listed examples are non-exhaustive, the proposed use is more analogous to the Dry Cleaning/Laundry category, which the Code specifically created to address laundry-related facilities, than to the Personal Services category, which addresses a distinct type of customer service business.

Finding D — Regional Practice and Federal Classification Systems Are Persuasive but Not Determinative. The Applicant presented evidence that neighboring jurisdictions classify self-service laundromats as personal services or permitted commercial uses, and that federal classification systems (NAICS, SIC) assign coin-operated laundromats to a category distinct from laundry plants. The City Council finds this evidence informative and notes its relevance to the pending code amendment process. However, the classification of uses in other cities' zoning codes and federal industry classification systems does not govern the interpretation of South Gate's Municipal Code. The Commission is bound to apply the Code as currently written.

SECTION 3. The City Council finds that the denial of this appeal does not constitute a project under the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) because it does not approve or authorize any physical development, and no discretionary approval for development is granted herein. No further CEQA review is required.

SECTION 4. The City Council hereby **denies** the Applicant's appeal of the Director's determination and upholds the Director's classification of the proposed self-service laundromat at 4382–4390 Tweedy Boulevard as a "Dry Cleaning/Laundry, Plant" use under South Gate

Municipal Code Section 11.60.070. The proposed use is not a permitted use in the TMU-2 zone of the Tweedy Boulevard Specific Plan at the proposed size of approximately 7,000 square feet. The Applicant may not proceed with the proposed use in the TMU-2 zone under the current land use table.

SECTION 5. The City Council notes that City staff has initiated a zoning code amendment to add "laundromat" as an explicitly listed conditionally permitted use in the Urban Mixed-Use zones, including the TMU-2 zone. The Council encourages the expeditious processing of that amendment and the Applicant's participation in that process as the appropriate path to obtaining land use approval for the proposed facility.

PASSED, APPROVED, and ADOPTED on this **12th** day of **May 2026.**

CITY OF SOUTH GATE:

_____
Joshua Barron, Mayor
City of South Gate

ATTEST:

_____
Yodit Glaze, City Clerk
City of South Gate

(SEAL)

APPROVED AS TO FORM:

DRAFT

_____
Raul F. Salinas, City Attorney
City of South Gate

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH GATE)

I, Yodit Glaze, City Clerk of the City of South Gate, County of Los Angeles, State of California, hereby certify that the foregoing Resolution _____ was passed and adopted by the City Council of the City of South Gate, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 12th day of May 2026 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Yodit Glaze, City Clerk
City of South Gate

RESOLUTION NO. 2026 _____
CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE, GRANTING AN APPEAL OF THE COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION, AND CLASSIFYING A PROPOSED SELF-SERVICE LAUNDROMAT OF APPROXIMATELY 7,000 SQUARE FEET AT 4382–4390 TWEEDY BOULEVARD AS A "PERSONAL SERVICES, GENERAL" USE, WHICH IS A PERMITTED USE BY RIGHT IN THE TMU-2 ZONE OF THE TWEEDY BOULEVARD SPECIFIC PLAN (PL NO. 26-0107). APPELLANT: EMILIA KEUSHKERIAN

WHEREAS, Daniel Leal ("Applicant"), proposes to operate a fully self-service coin-operated laundromat of approximately 7,000 square feet at 4382, 4386, and 4390 Tweedy Boulevard, South Gate, California ("Project Site"); and

WHEREAS, the Project Site consists of three contiguous ground-floor commercial storefronts located within the TMU-2 (Tweedy Mixed-Use 2) zone of the Tweedy Boulevard Specific Plan, as codified in South Gate Municipal Code Chapter 11.28, and the storefronts have been substantially vacant for approximately five years; and

WHEREAS, the proposed facility is a fully self-service operation in which customers bring their own laundry, operate commercial-grade washing and drying machines themselves, and remove their finished items at the time of service; the facility offers no drop-off or pick-up laundry service, no items are processed by staff on behalf of customers, and the business does not perform any cleaning service for customers; and

WHEREAS, the term "laundromat" is not expressly listed as a permitted or conditionally permitted use in the Tweedy Boulevard Specific Plan land use table applicable to the TMU-2 zone; prior to a comprehensive zoning update in 2015, laundromats were explicitly identified as a conditionally permitted use in applicable commercial zones, but the term was removed from Title 11, Zoning, as part of that update; and

WHEREAS, following the 2015 zoning update, South Gate Municipal Code Section 11.60.070 identifies two land use categories related to laundry and cleaning facilities: (1) "Dry Cleaning/Laundry, Agency," defined as a facility where materials are dropped off and picked up for cleaning service, or cleaned on site through either conventional laundry or chemical processes, where the facility is less than 2,500 square feet and no material collected at other dry cleaning or laundry agencies are brought for cleaning; and (2) "Dry Cleaning/Laundry, Plant," defined as a facility greater than 2,500 square feet, or that processes items collected from other retail locations, where clothing and similar items are cleaned through either conventional laundry or chemical processes; and

WHEREAS, the Community Development Director ("Director") reviewed the proposed use and determined that a self-service laundromat most closely corresponds to the "Dry Cleaning/Laundry" use category under Section 11.60.070, and that because the proposed facility is approximately 7,000 square feet, in excess of the 2,500 square foot threshold, the proposed use is classified as a "Dry Cleaning/Laundry, Plant," which is not a listed permitted use in the TMU-2 zone of the Tweedy Boulevard Specific Plan; and

WHEREAS, the Director has acknowledged that there is genuine ambiguity in applying the Laundry Agency/Plant framework to a self-service coin-operated laundromat, and has separately initiated a zoning code amendment that would add "laundromat" as an explicitly listed conditionally permitted use in the Urban Mixed-Use zones; that amendment is pending and has not yet been adopted; and

WHEREAS, the Applicant timely filed an appeal of the Director's determination, asserting that the proposed self-service laundromat is not properly classified as a Dry Cleaning/Laundry use under any definition and is more correctly classified as "Personal Services, General" — a permitted use by right in the TMU-2 zone under the Tweedy Boulevard Specific Plan land use table; and

WHEREAS, South Gate Municipal Code Section 11.60 defines "Personal Services" as any place of business providing services and accessory retail sales of products related to the services provided, with "General" meaning establishments providing nonmedical services to individuals as a primary use, with non-exhaustive listed examples including barber/beauty shops, clothing rental, home electronics and small appliance repair, locksmith, pet grooming without boarding, shoe repair, tailors, and waxing shops; and

WHEREAS, on April 7, 2026, the Planning Commission held a duly noticed public hearing to receive testimony and other evidence regarding the Applicant's appeal, including, without limitation, the staff report submitted by the Community Development Department, and the appeal was denied on a split 2-2 vote of the Planning Commission; and

WHEREAS, the Applicant timely appealed the Planning Commission's action to the City Council, and on May 12, 2026, the City Council held a duly noticed public hearing to consider the appeal; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the City Council at its public hearing, including without limitation the staff report submitted by the Community Development Department, the Applicant's appeal materials, and testimony received at the hearing; and

WHEREAS, on May 12, 2026, the City Council held a duly noticed public hearing to receive testimony and other evidence regarding the Applicant's appeal, including, without limitation, the staff report submitted by the Community Development Department and testimony provided; and

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

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

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

SECTION 2. Based upon substantial evidence presented to the City Council during the public hearing conducted with regard to the Applicant's appeal, including the written staff report, verbal testimony, and all other evidence in the record, the City Council hereby grants the appeal and determines that the proposed self-service laundromat at 4382–4390 Tweedy Boulevard is most appropriately classified as "Personal Services, General" under South Gate Municipal Code Section 11.60, which is a permitted use by right in the TMU-2 zone of the Tweedy Boulevard Specific Plan, based on the following findings:

Finding A. The Dry Cleaning/Laundry Agency and Plant Definitions Do Not Describe a Self-Service Laundromat. Both the "Dry Cleaning/Laundry, Agency" and "Dry Cleaning/Laundry, Plant" definitions in South Gate Municipal Code Section 11.60.070 describe businesses that perform cleaning services on behalf of customers, in which materials are "dropped off and picked up" and the business cleans the items through "conventional laundry or chemical processes." The proposed facility fits neither description. No items are dropped off; no items are picked up by staff; and the business does not perform any cleaning. Customers bring their own laundry, operate commercial washing and drying machines themselves, and remove their items when the cycle is complete. The fundamental operational element common to both the Agency and Plant definition of the business performing a cleaning service for the customer is absent from the proposed use.

Finding B. The 2,500-Square-Foot Threshold Has No Logical Application to a Self-Service Model. The 2,500-square-foot threshold separating an Agency from a Plant under Section 11.60.070 was designed to distinguish a small drop-off retail location from a large service-processing facility, both of which involve the business performing the cleaning. Because that threshold was directed at the scale of a laundry service-processing operation rather than the customer capacity of a self-service facility, applying that threshold to a self-service coin-operated laundromat does not advance the regulatory purpose for which the threshold was created. The Director has acknowledged that there is genuine ambiguity in applying the Agency/Plant framework to a self-service laundromat, and the City Council finds that this ambiguity must be resolved in favor of the classification that most accurately describes the actual operation of the proposed use.

Finding C. The Proposed Use Satisfies the Definition of "Personal Services, General." The proposed laundromat satisfies each element of the "Personal Services, General" definition in South Gate Municipal Code Section 11.60. First, customers visit the facility to perform a personal task of washing and drying their clothing and household textiles, and then the business provides the service of making commercial-grade equipment available in a clean, professionally maintained, and staffed environment, which constitutes a nonmedical service to individuals as a primary use.

Second, the proposed accessory retail sales of detergent, fabric softener, dryer sheets, stain removers, and related products mirror the accessory retail component characteristic of other personal service uses, such as a barber shop selling hair care products, a tailor selling thread and notions, or a fitness center selling supplements. Third, the listed examples of general personal services in the Code are non-exhaustive, as the Code provides that such uses "may also include" the listed examples and uses the term "include," not "limited to."

Finding D. The Personal Services Definition Already Encompasses Analogous Self-Operated Equipment Uses. The "Personal Services" definition already encompasses fitness and health facilities, including health or physical fitness centers, where customers arrive, operate commercial equipment themselves, remain on-site for an extended period, and depart without any service performed by the operator on the customer's behalf. A self-service laundromat operates on an identical model of commercial equipment self-operated by the customer, extended dwell time, and no service performed by the operator on the customer's behalf. The City Council finds that if a facility where customers use equipment and leave is a personal service when the equipment is a treadmill, it is equally a personal service when the equipment is a washing machine.

Finding E. The Proposed Use Is Consistent with the Goals and Policies of the Tweedy Boulevard Specific Plan. The Tweedy Boulevard Specific Plan was adopted to encourage active, pedestrian-oriented ground-floor uses along the corridor, reduce vacancy, attract businesses that generate sustained foot traffic, and serve the daily needs of a dense, renter-majority neighborhood. The proposed laundromat would activate three contiguous storefronts that have been substantially vacant for approximately five years in a corridor with approximately 30 vacant storefronts; generate an estimated 700 to 1,000 customer visits per week with typical 60 to 90 minute dwell times, supporting sustained pedestrian activity and ancillary commercial vitality; serve an essential daily need for residents in a high-density, renter-majority neighborhood where in-unit laundry is limited; represent a 10-year lease commitment with options to extend to 20 years, providing long-term corridor stability; and be designed as a modern, attended facility with transparent storefront design and high-quality finishes consistent with the Specific Plan's design standards for active ground-floor commercial uses.

Finding F. Resolution of Code Ambiguity in Favor of the Applicant Is Appropriate. The Director has expressly acknowledged that there is genuine ambiguity in classifying a self-service laundromat under the current Code, and the Code amendment that would clarify the classification is months away from adoption. The City Council finds that, under well-established principles of zoning code interpretation, ambiguity in a land use classification should not operate to preclude an otherwise consistent and beneficial use.

SECTION 3. The City Council finds that the granting of this appeal does not constitute a project under the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) because it does not approve or authorize any physical development, and no discretionary

approval for development is granted herein. The action constitutes only an interpretive land use classification determination. No further CEQA review is required at this time.

SECTION 4. The City Council **hereby grants the Appellant's appeal** of the Director's determination and classifies the proposed self-service coin-operated laundromat at 4382–4390 Tweedy Boulevard as a "Personal Services, General" use under South Gate Municipal Code Section 11.60. The proposed use is a permitted use by right in the TMU-2 zone of the Tweedy Boulevard Specific Plan, and the Applicant may proceed with permitting and buildout of the proposed facility without further land use entitlement, subject to compliance with all applicable building, fire, public works, and other regulatory requirements.

SECTION 5. The City Council notes that City staff has initiated a zoning code amendment that would add "laundromat" as an explicitly listed conditionally permitted use in the Urban Mixed-Use zones. The classification determination set forth in this Resolution is made under the Municipal Code as it currently exists and is not affected by the pending amendment. The City Council encourages the expeditious processing of that amendment to provide future clarity for similar applications.

PASSED, APPROVED, and ADOPTED on this **12th** day of **May 2026.**

CITY OF SOUTH GATE:

_____
Joshua Barron, Mayor
City of South Gate

ATTEST:

_____
Yodit Glaze, City Clerk
City of South Gate

(SEAL)

APPROVED AS TO FORM:

DRAFT JG

_____
Raul F. Salinas, City Attorney
City of South Gate

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH GATE)

I, Yodit Glaze, City Clerk of the City of South Gate, County of Los Angeles, State of California, hereby certify that the foregoing Resolution _____ was passed and adopted by the City Council of the City of South Gate, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 12th day of May 2026, and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Yodit Glaze, City Clerk
City of South Gate

CONFIDENTIAL — APPEAL STRATEGY MEMORANDUM

March 19, 2026

Dear Emilia and Dmitriy,

This memorandum provides a detailed strategic framework for appealing the City staff's determination that the proposed self-service laundromat at 4382–4390 Tweedy Boulevard must be classified as a "Dry Cleaning/Laundry — Agency or Plant" (with a 2,500 SF cap) under the South Gate Zoning Code. After reviewing all project correspondence, both draft appeal letters, the Perez emails (including the March 3 personal services definition and his March 18 directive to Dmitriy), the lease and addendum, and the zoning code definitions, I believe there is a strong path to approval—but **the appeal must be fundamentally restructured** around a code-based classification argument rather than the policy-oriented approach in the current drafts.

Gabriel Perez has been direct: "The revised letter from Emilia was better but the retail use is not a strong argument for the Commission to consider." He has told you exactly where to look—the Personal Services definition he emailed on March 3—and that the argument must come from your side. This memo lays out how to build that argument.

1. Documented Timeline of Events

The following timeline, drawn from the project correspondence, establishes the factual foundation for both the classification argument and the detrimental reliance claim:

Date	Event
Apr–May 2025	Emilia visits City of South Gate twice, meets with Yesenia Hernandez (Planning). Confirms: (1) laundromat is permitted at 4390 Tweedy, (2) no size restrictions for ~7,000 SF.
May 2, 2025	AquaLoop Laundromat LLC executes 10-year lease with Hopevale Properties LP (c/o Reliable Properties) for 4382, 4386 & 4390 Tweedy Blvd. Base rent: $12,725.50/month + NNN, with 3% annual increases and two 5-year renewal options (total potential 20-year commitment).
July 2, 2025	ALS submits drawings to Planning and Public Works for 7,000 SF self-service laundromat.
July 20, 2025	Louis Quezada (Public Works) calls to say drawings cannot be approved pending a Planning issue. First indication of any problem.
Late July 2025	Emilia meets Joshua Valdez (Planning), who says laundromats limited to 5,000 SF. Then meets John Signo (Planning Manager) with Dmitriy, who says limit is 2,500 SF. Four meetings, four different answers.
Nov 6, 2025	Lease Addendum #1 executed. Eric Baruch assumes all rights as sole member of AquaLoop LLC and sole tenant under the lease.
Dec 16, 2025	Eric deposits $400,000 in escrow for the development of the project, plus $90,000 cashier's check with Penn Escrow payable to Gateways Science & Engineering Inc.

	(Art Gastelum), contingent on final planning approval for 7,000 SF laundromat. Lease security deposit of $43,470.90 paid to landlord, plus $8,772.57 in insurance.
Jan 9, 2026	Emilia/Daniel send letters to Art Gastelum documenting the timeline and requesting intervention.
Jan 27, 2026	Daniel speaks with Gabriel Perez (Community Development Director). Two options presented: (1) variance (~4 months, hearing required), or (2) appeal (potentially faster).
Jan 29, 2026	Daniel updates Sam and Brad Nourafshan. Sam responds: "Please push Art to persuade the City Attorney to allow the appeal and approve it."
Feb 26, 2026	Gabriel Perez schedules in-person meeting for March 3 at CD Conference Room.
Mar 3, 2026	Meeting with Gabriel Perez. Afterward, Perez emails Emilia the Personal Services definition from Chapter 11.60, signaling where to anchor the argument.
Mar 5, 2026	Emilia sends first draft appeal letter to Perez for review.
Mar 17, 2026	Emilia sends two revised letters to Perez: (1) Commission letter focused on Tweedy Specific Plan alignment, (2) updated ALS letter arguing laundromat vs. plant distinction.
Mar 18, 2026	Perez responds to Dmitriy: "This would really need to come from you." Says the retail use argument is "not a strong argument." Discloses he briefed the Planning Commission at a study session on adding laundromats as a conditionally permitted use—but that change is "months away."

2. The Misclassification Problem

The City classifies the laundromat under "Dry Cleaning/Laundry" in Section 11.60.070 of the Zoning Code. That definition has two subcategories:

Agency — "a facility where materials are dropped off and picked up for cleaning service, or cleaned on site through either conventional laundry or chemical processes where an agency is less than 2,500 square feet and no material collected at other dry cleaning or laundry agencies are brought for cleaning."

Plant — "a facility greater than 2,500 square feet or that processes items collected from other retail locations, where clothing and similar items are cleaned through either conventional laundry or chemical processes."

Both definitions describe a business that **performs cleaning as a service for the customer**. Materials are "dropped off and picked up." The business cleans items through "conventional laundry or chemical processes." The 2,500 SF threshold distinguishes a small drop-off location from a larger processing facility.

A self-service laundromat does none of this. No items are "dropped off." No items are "picked up." The business does not perform any cleaning. Customers bring their own laundry, operate the machines themselves, and take their items when finished. The 2,500 SF threshold has no logical application to this model because it was designed to regulate the scale of a **service processing operation**, not the customer capacity of a **self-service facility**.

3. The Correct Classification: Personal Services

After your March 3 meeting, Gabriel Perez emailed Emilia the Personal Services definition from Chapter 11.60. He stated: "It was mentioned the need for the definitions of personal services." **This was a clear signal about where to anchor the appeal.** The definition reads:

"Personal Services" (land use) — Section 11.60:

"Any place of business providing services and accessory retail sales of products related to the services provided."

General: "Establishments providing nonmedical services to individuals as a primary use. In addition to the uses listed below, general personal service uses may also include accessory retail sales of products related to the services provided."

Examples include: Barber/beauty shop, Clothing rental, Home electronics repair, Locksmith, Pet grooming, Shoe repair, Tailor, Waxing shop.

Fitness/health facility: "Any place of business, or membership club, providing facilities devoted especially to health, beauty, and relaxation… including health or physical fitness centers/facilities."

Also includes: Instructional uses (art, dance, martial arts, yoga, Pilates, etc.)

3.1 Element-by-Element Analysis

1. **Nonmedical service to individuals as a primary use.** Customers come to the facility to accomplish a personal task—washing and drying their clothing and household textiles. The business provides the service of making commercial-grade equipment available in a clean, maintained, professionally attended environment.
2. **Accessory retail sales of products related to the services provided.** Laundromats sell detergent, fabric softener, dryer sheets, stain removers, and similar products. This mirrors how a barber shop sells hair care products or a fitness center sells supplements.
3. **The examples list is non-exhaustive.** The code says general personal service uses "may also include" the listed examples and uses the word "include"—not "limited to." A self-service laundromat is an unlisted but qualifying example.
4. **The fitness/health facility analogy is directly on point.** The code already classifies fitness centers as personal services. A gym provides commercial equipment in a maintained facility; customers come in, use the equipment themselves, stay for an extended period, and leave. A self-service laundromat operates on an identical model.

3.2 Side-by-Side Comparison for the Commission

Present this comparison directly to the Planning Commission as a handout or display:

Characteristic	Dry Cleaning/Laundry (Agency or Plant)	Self-Service Laundromat (Proposed)
Who performs cleaning?	Business operator cleans items for customer	Customer operates equipment themselves
How do items arrive?	Dropped off/picked up, or collected from other locations	Customer brings items, washes them, takes them home
Business model	Fee-for-service cleaning	Equipment access—identical to a gym
Customer dwell time	Minimal—brief drop-off	60–90 minutes on-site per visit
Weekly foot traffic	Low—brief transactions	High—est. 700–1,000 visits/week
Comparable use	Dry cleaner, commercial processor	Fitness center, barber shop (Personal Services)

3.3 Impact on Size Limitation

If the laundromat is reclassified as Personal Services, General, the 2,500 SF threshold in the Dry Cleaning/Laundry Agency definition **does not apply**. That threshold governs a different use category. Dmitriy must confirm whether Personal Services carries any independent size cap in Table 11.21-3.

4. Neighboring Cities Comparison: South Gate Is an Outlier

Research across every neighboring jurisdiction confirms that **no city bordering South Gate classifies a self-service laundromat as a laundry plant or imposes a 2,500 SF cap**. Every city that addresses the question treats self-service laundromats as personal services, retail services, or general commercial uses—distinct from laundry processing plants. South Gate's classification is an anomaly with no regional parallel.

4.1 Neighboring City Classification Table

City	Classification	Code Section	SF Cap?	Distinguished from Plant?
Huntington Park	"Personal Services" (explicitly lists self-service laundries)	§9-4.202; §9-4.503.2	None	Yes — plants = "Industry, General"
City of Los Angeles	"Personal Services" (new Ch. 1A); self-service laundry as commercial use (legacy)	Legacy: §12.13 A.2.(23); New: §5D.6.10	None	Yes — 3-tier system; plants = M1+ industrial only
Maywood	"Laundromat" — standalone defined use	§2020.120	None	Yes — manufacturing zone covers industrial processing
Paramount	"Laundries, automatic" — permitted commercial use	§17.24.020A.23	None	Yes — M-2 zone explicitly excludes coin laundries from industrial CUP
Downey	"Laundry, Limited" — explicitly includes self-service/coin-op	§9144	None	Yes — "Laundry, Unlimited" = separate category for plants
Commerce	SIC 7215 "Coin-Operated Laundries" under Major Group 72: Personal Services	Title 19; Appendix A	None	Yes — SIC 7211/7216 = separate codes for plants
Bell	Dry cleaning listed separately from plants; laundromat under similar-use provision	§17.32.020	None found	Yes — plants excluded from retail agencies
Bell Gardens	Listed in Commercial Land Use Matrix	Ch. 9.12, Table 9.12A	Not found	Likely — detailed use matrix
Lynwood	"Laundry" listed alongside barber/beauty shops as permitted use	Art. 25; Appendix A	Not found	Not determinable
Cudahy	Likely in commercial use tables	§20.20.020	Not found	Not determinable
South Gate	**"Dry Cleaning/Laundry — Agency or Plant"**	**§11.60.070**	**2,500 SF**	**NO — self-service lumped with plants**

4.2 Three Most Powerful Precedents

Huntington Park — shares a border with South Gate, similar demographics, similar commercial corridors. Their zoning code explicitly classifies "self-service laundries" as "Personal Services" (§9-4.202). Laundry plants are separately classified as "Industry, General" and restricted to the MPD zone. No square footage limitation on self-service laundromats. Source: ecode360.com/44539414

City of Los Angeles — directly borders South Gate. Maintains a three-tier system: (1) self-service laundromats permitted in C1 (least restrictive commercial) with no SF cap, (2) attended laundry with conditions in C2, (3) laundry plants restricted to M1+ industrial zones only. The new Chapter 1A zoning code (adopted December 2024) explicitly places laundromats under "Personal Services." Source: LAMC §12.13 and Chapter 1A §5D.6.10

Sacramento — provides the single most quotable line for the hearing. Their code defines "Cleaning plant, commercial" and then states explicitly: **"'Cleaning plant, commercial' does not include coin-operated laundries."** This is a direct, unambiguous statement that coin-operated laundromats are categorically not cleaning plants. Source: Sacramento §17.108.040

4.3 Federal Classification Systems Confirm the Distinction

The NAICS and SIC systems—the authoritative federal business classification frameworks—assign self-service laundromats and commercial laundry plants to **completely separate industry codes**:

System	Self-Service Laundromat	Laundry Plant / Dry Cleaning
NAICS	812310 — Coin-Operated Laundries and Drycleaners	812320 — Drycleaning and Laundry Services (except Coin-Operated); 812332 — Industrial Launderers
SIC	7215 — Coin-Operated Laundries and Cleaning	7211 — Power Laundries; 7216 — Drycleaning Plants
SIC Major Group	72 — Personal Services	72 — Personal Services (but separate industry code)
CA WCIRB	8017(1) — Stores, retail	2585(1) — Laundries
Int'l Building Code	Business Group B (offices, banks, services)	Factory/Industrial (F-1 or S)

Sources: NAICS 812310 | NAICS 812320 | SIC 7215 (OSHA) | SIC Major Group 72 | WCIRB

Notably, NAICS 812320 (Drycleaning and Laundry Services) explicitly cross-references 812310, stating that coin-operated facilities belong in the **other** code. California's WCIRB goes even further: self-service laundries without attendants are classified as "Stores — retail," not even in the laundry category.

4.4 Additional California Precedent

South Pasadena — defines "Personal Services" and explicitly lists "laundromats (self service laundries)" alongside barber shops, beauty shops, shoe repair, and tailors. Source: South Pasadena §36.700

Lake Elsinore — defines "Personal service" as "an establishment that offers services to its customers by an act or useful labor" and includes "laundromat" in the enumerated list. Source: Lake Elsinore §17.86

5. Supporting Arguments

5.1 Code Ambiguity

Four City staff members provided four different answers regarding allowable laundromat size. Gabriel Perez himself acknowledged to the Planning Commission that "there is some ambiguity

on how to classify a coin operated laundry facility." Under California law, ambiguities in zoning codes are construed in favor of the property owner's right to use their property.

5.2 Detrimental Reliance

Based on Yesenia Hernandez's confirmation that a laundromat was permitted with no restrictions, the following financial commitments were made:

- **Lease:** 10-year term (with two 5-year renewal options) executed May 2, 2025. Base rent of $12,725.50/month + NNN charges, with 3% annual escalations. The premises span three addresses (4382, 4386, 4390 Tweedy Blvd).
- **Escrow:** $400,000 deposited in escrow for the development of the project, plus $90,000 cashier's check deposited with Penn Escrow payable to Gateways Science & Engineering Inc., contingent on final planning approval for 7,000 SF. Lease security deposit of $43,470.90 paid to the landlord, plus $8,772.57 in insurance.
- **Development costs:** ALS and Emilia Keushkerian have already invested significant time and money into this project, including demographic analysis, site evaluation, architectural design, plan preparation, and other pre-development work—all prior to the City's reversal.

Eric Baruch is currently paying $12,725.50/month in rent on a space he cannot build out, with $400,000 tied up in development escrow and $43,470.90 in lease deposits, $8,772.57 in insurance, and significant additional funds already spent by Emilia and ALS on pre-development work. The City's inconsistent representations created this situation.

5.3 Tweedy Specific Plan Alignment

These policy points should follow the code argument as supporting context:

- Activates a building vacant for approximately five years, amid ~30 vacant storefronts along Tweedy Blvd
- Generates an estimated 700–1,000 customer visits per week with 60–90 minute dwell times
- Represents a 10-year lease commitment (with options to 20 years), providing long-term corridor stability
- Serves an essential daily need for residents in a dense, renter-heavy neighborhood with limited in-unit laundry
- Modern, fully attended facility with transparent storefront, high-quality finishes, consistent with Specific Plan design standards

6. What Must Change in the Current Approach

Emilia's two draft letters (submitted March 17) are well-written and make valid policy points. However, they have a critical gap: **neither letter makes the Personal Services classification argument**. Both argue the laundromat is different from a "plant" or "agency" and should be treated as a "self-service retail use," but they do not identify a specific alternative permitted use category. This is exactly what Perez flagged.

- **Current approach:** "This is different from a plant/agency" → "it should be approved as retail."

- **Required approach:** "This is different from a plant/agency **because it fits a different permitted use category—Personal Services, General**" → present the code definition → walk through each element → use the fitness center analogy → show neighboring cities agree → then support with policy.

7. Action Items

#	Action	Owner	Deadline
1	Pull Table 11.21-3 (Allowed Land Uses). Confirm "Personal Services, General" is marked "P" (permitted) in the zone for 4390 Tweedy. Verify whether any size cap applies.	Dmitriy	Immediately
2	Determine the exact zoning designation for the parcel under the Tweedy Specific Plan.	Dmitriy	Immediately
3	Draft a new appeal letter leading with the Personal Services classification, the neighboring cities comparison, the fitness center analogy, and attaching the Emilia letters as exhibits.	Dmitriy	Before hearing
4	Review attached hearing presentation (13 slides), presenter scripts, and Commission handout. Insert photos into Slides 10–12 (ALS portfolio, site plan/floor plan, proposed design rendering). Print handout copies for each Commissioner.	Emilia / Eric	Before hearing
5	Confirm hearing date, procedural requirements (time limits, speakers, written submissions).	Daniel / Dmitriy	Immediately

8. Hearing Presentation Structure

The attached 13-slide presentation and word-for-word presenter scripts follow this structure. Perez was explicit: "This would really need to come from you as our staff determination is that your business is a laundry agency and you are challenging that determination."

5. **Dmitriy** presents the code argument: read the Dry Cleaning/Laundry definition, show it doesn't apply, then present the Personal Services definition. Use the gym analogy: "If a facility where customers use equipment and leave is a personal service when that equipment is a treadmill, it is equally a personal service when that equipment is a washing machine."
6. **Present the neighboring cities handout.** "Huntington Park—personal services. Los Angeles—personal services. Paramount—permitted commercial use, explicitly excluded from industrial laundry. Sacramento's code says commercial cleaning plants do not include coin-operated laundries. South Gate is the only city in this region that would classify a self-service laundromat as a laundry plant."
7. **Emilia** speaks to ALS's 30+ years of experience, the due diligence process, and the meetings with Yesenia Hernandez where the use was confirmed with no restrictions.
8. **Eric** speaks briefly to his personal investment: the lease obligations ($12,725.50+/month), the $400,000 development escrow deposit, $43,470.90 lease deposit, $8,772.57 in insurance, and his commitment as a laundromat owner-operator.
9. Close with the policy points from the Emilia letters (vacancy, foot traffic, Specific Plan alignment) as supporting context—not the lead argument.

The Personal Services classification argument is sound and gives the Commission a clear, code-supported basis to approve this project. The neighboring cities research eliminates any doubt: South Gate's classification of a self-service laundromat as a laundry plant is an outlier with no parallel in the region. The key is restructuring the appeal around the precise definitional analysis Perez has been pointing you toward, backed by the weight of regional precedent.

Please review the action items above and all attached deliverables — the hearing presentation (13 slides with image placeholders), the presenter scripts, and the one-page Commission handout — and let me know how you would like to proceed.

Best regards,
Eric Baruch

ALL SOURCES — CLICKABLE LINKS

Tip: In Word, Ctrl+Click (or Cmd+Click on Mac) to open links. Or open this file in Google Docs for direct clicking.

SOUTH GATE ZONING CODE

- **§11.60 — Definitions (Dry Cleaning/Laundry & Personal Services):** https://www.codepublishing.com/CA/SouthGate/html/SouthGate11/SouthGate1160.html
- **§11.21 — Land Use Tables (Table 11.21-3):** https://www.codepublishing.com/CA/SouthGate/html/SouthGate11/SouthGate1121.html
- **§11.28 — Tweedy Boulevard Specific Plan:** https://www.codepublishing.com/CA/SouthGate/html/SouthGate11/SouthGate1128.html
- **Form Based Development Code (PDF):** https://www.cityofsouthgate.org/files/sharedassets/public/v/1/business-amp-development/documents/form-base-development-code.pdf
- **City of South Gate Planning Division:** https://www.cityofsouthgate.org/Government/Departments/Community-Development/Planning

NEIGHBORING CITIES

- **Huntington Park §9-4.202 (Personal Services):** https://ecode360.com/44539414
- **City of Los Angeles §12.13 — C1 Zone:** https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-110585
- **City of Los Angeles — New Zoning Code Ch. 1A:** https://planning.lacity.gov/zoning/new-code
- **City of Los Angeles §12.14 — C2 Zone:** https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-3322
- **Maywood §2020.120 — Zoning Ordinance (PDF):** https://www.cityofmaywood.com/DocumentCenter/View/1563/Maywood-Zoning-Ordinance
- **Paramount §17.24.020A (coin-op laundries):** https://ecode360.com/43937126
- **Downey §9144 — "L" Definitions (Laundry, Limited):** https://library.qcode.us/lib/downey_ca/pub/municipal_code/item/article_ix-chapter_1-section_9144
- **Commerce — Title 19 Zoning:** https://library.municode.com/ca/commerce/codes/code_of_ordinances?nodeId=TIT19ZO
- **Bell §17.32.020 — C-3 Zone Permitted Uses:** https://library.qcode.us/lib/bell_ca/pub/municipal_code/item/title_17-chapter_17_32-17_32_020
- **Lynwood Art. 25 — Commercial Districts:** https://www.codepublishing.com/CA/Lynwood/html/Lynwood25/Lynwood2525.html

CALIFORNIA PRECEDENT

- **Sacramento §17.108.040 ("does not include coin-operated laundries"):** https://library.qcode.us/lib/sacramento_ca/pub/city_code/item/title_17-division_i-chapter_17_108-17_108_040
- **South Pasadena §36.700 (laundromats = Personal Services):** https://www.codepublishing.com/CA/SouthPasadena/html/SouthPasadena36/SouthPasadena3607.html
- **Lake Elsinore §17.86 (laundromat in Personal Service definition):** https://www.codepublishing.com/CA/LakeElsinore/html/LakeElsinore17/LakeElsinore1786.html

FEDERAL & STATE CLASSIFICATION

- **NAICS 812310 — Coin-Operated Laundries:** https://www.naics.com/naics-code-description/?code=812310
- **NAICS 812320 — Drycleaning & Laundry (except Coin-Op):** https://www.naics.com/naics-code-description/?code=812320
- **SIC 7215 — Coin-Operated Laundries:** https://www.osha.gov/sic-manual/7215

- **SIC 7211 — Power Laundries:** https://www.osha.gov/sic-manual/7211
- **SIC Major Group 72 — Personal Services:** https://www.osha.gov/data/sic-manual/major-group-72
- **CA WCIRB — Dry Cleaning/Laundry, Retail (8017):** https://www.wcirb.com/products-and-services/classification-search/dry-cleaning-or-laundry-retail
- **CA WCIRB — Laundries (2585):** https://www.wcirb.com/products-and-services/classification-search/laundries

4390 Tweedy Blvd Project - Coin Laundry Facility

To Whom it may concern,

For more than three decades, **Automated Laundry Systems** has designed and developed high-quality self-service laundromats throughout California, Nevada, and Arizona. Over that time, we have helped bring modern, clean, and community-focused laundry facilities to dozens of neighborhoods, often revitalizing underutilized retail spaces and increasing foot traffic for surrounding businesses.

We are excited about the opportunity to develop a new laundromat at **4390 Tweedy Boulevard**, one of South Gate's most important commercial corridors. This particular space has remained vacant for approximately five years, and we see this project as an opportunity to bring new activity and investment back to the property and the surrounding businesses. Laundromats are also inherently long-term neighborhood businesses. This location would be operated by Eric Baruch, a long-time client of ours and a committed investor in the laundry industry. Laundromats are also inherently long-term neighborhood businesses. After conducting our due diligence and confirming with the City Planning Department that a laundromat is a permitted use at this location, we submitted our plans for approval. We were therefore surprised to learn that the project was being categorized as a "**planned facility**" with a size limitation of 2,500 square feet.

We respectfully believe this classification does not accurately reflect the nature of a **self-service laundromat**, which is fundamentally different from a closed-door laundry pickup and drop-off facility.

A **planned laundry facility** typically refers to a back-of-house operation that functions primarily as a pickup and drop-off service, similar to a dry-cleaning plant. These facilities do not generate meaningful foot traffic or provide a gathering space for the community.

A **self-service laundromat**, however, is a storefront neighborhood amenity that actively serves residents and contributes to the vitality of a commercial district. Customers often spend extended periods of time in the area while completing their laundry, frequently visiting nearby restaurants, coffee shops, and retail businesses. Many families come together, particularly on weekends, and the laundromat becomes part of their routine within the neighborhood.

Based on our experience operating similar facilities in communities with comparable demographics, we estimate the location could generate **700–1,000 customer visits per week.** This level of consistent foot traffic would help support existing businesses along Tweedy Boulevard while also making the corridor more attractive for new businesses to fill currently vacant storefronts.

During our review of the area, we observed approximately **30 vacant commercial spaces along Tweedy Boulevard.** A well-designed laundromat can act as an anchor for neighborhood activity by bringing reliable, daily traffic to the street and encouraging complementary businesses such as cafes, restaurants, and small retailers to locate nearby.

The laundromat we are proposing would also represent a **significant investment in the neighborhood**. Automated Laundry Systems is known for building modern, high-quality facilities that prioritize cleanliness, safety, and customer comfort. The proposed laundromat would include:

- **A large, modern facility (over 7,000 sq ft.)** designed to accommodate the needs of the community without long wait times for machines
- **State-of-the-art Maytag washers and dryers** designed for energy and water efficiency
- A clean, welcoming environment with **comfortable seating areas and ample folding tables**
- High-quality finishes such as **stainless steel bulkheads and granite folding surfaces**
- A **fully attended facility,** ensuring safety, cleanliness, and customer assistance at all times

Our goal is not simply to open another business, but to create a community-oriented facility that residents can rely on and take pride in.

We strongly believe this project will serve the residents of South Gate by providing an essential service while also supporting economic activity along one of the city's most important commercial streets.

We respectfully request that the Planning Commission reconsider the classification of this project and allow the proposed laundromat to move forward as a self-service retail use rather than a "planned facility." Doing so will allow us to deliver a high-quality amenity that benefits both the local community and the surrounding business district.

Thank you for your time and consideration. We would welcome the opportunity to answer any questions and further discuss how this project can positively contribute to the South Gate community.

Sincerely,
Emilia Keushkerian
Automated Laundry Systems

HOW NEIGHBORING CITIES CLASSIFY SELF-SERVICE LAUNDROMATS

4382, 4386 & 4390 Tweedy Boulevard — AquaLoop Laundromat LLC

City	Classification	Code / Source	SF Cap?	Separate from Plant?
Huntington Park	"Personal Services" — explicitly lists self-service laundries	§9-4.202; §9-4.503.2	None	Yes — plants = "Industry, General"
City of Los Angeles	"Personal Services" (new Ch. 1A); self-service as commercial use (legacy)	§12.13; Ch. 1A §5D.6.10	None	Yes — 3-tier; plants = M1+ industrial
Maywood	"Laundromat" — standalone defined use	§2020.120 (PDF)	None	Yes
Paramount	"Laundries, automatic" — permitted commercial	§17.24.020A.23	None	Yes — M-2 excludes coin laundries
Downey	"Laundry, Limited" — self-service/coin-op	§9144	None	Yes — "Unlimited" = plant category
Commerce	SIC 7215 "Coin-Op Laundries" — Personal Services	Title 19; Appendix A	None	Yes — separate SIC for plants
Bell	Dry cleaning listed separately from plants	§17.32.020	None	Yes
Sacramento*	Plants "do not include coin-operated laundries"	§17.108.040	None	Yes — explicit exclusion
South Pasadena*	"Personal Services" — lists "laundromats (self service)"	§36.700	None	Yes
Lake Elsinore*	"Personal service" — includes "laundromat"	§17.86	None	Yes
Lynwood	"Laundry" with barber/beauty shops	Art. 25; Appendix A	N/A	N/A
South Gate	**"Dry Cleaning/Laundry — Agency or Plant"**	**§11.60.070**	**2,500 SF**	**NO — self-service lumped with plants**

** Sacramento, South Pasadena, Lake Elsinore = notable CA precedent, not neighboring cities.*

FEDERAL & STATE CLASSIFICATION SYSTEMS

System	Self-Service Laundromat	Laundry Plant / Dry Cleaning
NAICS	812310 — Coin-Operated Laundries	812320 — Drycleaning & Laundry (except Coin-Op)
SIC	7215 — Coin-Operated Laundries	7211 — Power Laundries; 7216 — Drycleaning
SIC Major Group	Major Group 72: Personal Services	Same group, different industry code
CA WCIRB	8017(1) — Stores, retail	2585(1) — Laundries
Int'l Building Code	Business Group B (offices, banks, services)	Factory/Industrial (F-1 or S)

SOURCE LINKS

- South Gate §11.60 (Definitions): https://www.codepublishing.com/CA/SouthGate/html/SouthGate11/SouthGate1160.html
- South Gate §11.21 (Land Use Tables): https://www.codepublishing.com/CA/SouthGate/html/SouthGate11/SouthGate1121.html
- South Gate §11.28 (Tweedy Specific Plan): https://www.codepublishing.com/CA/SouthGate/html/SouthGate11/SouthGate1128.html
- Huntington Park §9-4.202: https://ecode360.com/44539414
- LA §12.13 (C1 Zone): https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-110585
- LA Ch. 1A (New Code): https://planning.lacity.gov/zoning/new-code
- Paramount §17.24: https://ecode360.com/43937126
- Sacramento §17.108.040: https://library.qcode.us/lib/sacramento_ca/pub/city_code/item/title_17-division_i-chapter_17_108-17_108_040
- South Pasadena §36.700: https://www.codepublishing.com/CA/SouthPasadena/html/SouthPasadena36/SouthPasadena3607.html
- Lake Elsinore §17.86: https://www.codepublishing.com/CA/LakeElsinore/html/LakeElsinore17/LakeElsinore1786.html
- Lynwood Art. 25: https://www.codepublishing.com/CA/Lynwood/html/Lynwood25/Lynwood2525.html
- NAICS 812310: https://www.naics.com/naics-code-description/?code=812310
- NAICS 812320: https://www.naics.com/naics-code-description/?code=812320
- SIC 7215: https://www.osha.gov/sic-manual/7215
- SIC Major Group 72: https://www.osha.gov/data/sic-manual/major-group-72
- WCIRB Retail: https://www.wcirb.com/products-and-services/classification-search/dry-cleaning-or-laundry-retail
- WCIRB Laundries: https://www.wcirb.com/products-and-services/classification-search/laundries

- Maywood §2020.120 (Zoning Ordinance PDF): https://www.cityofmaywood.com/DocumentCenter/View/1563/Maywood-Zoning-Ordinance
- Downey §9144 ("L" Definitions): https://library.qcode.us/lib/downey_ca/pub/municipal_code/item/article_ix-chapter_1-section_9144
- Commerce Title 19 (Zoning): https://library.municode.com/ca/commerce/codes/code_of_ordinances?nodeId=TIT19ZO
- Bell §17.32.020 (C-3 Zone): https://library.qcode.us/lib/bell_ca/pub/municipal_code/item/title_17-chapter_17_32-17_32_020

Table 4-1: General Land Use Permit Types and Process

Symbol	Permit Required	CZC Procedure Section Reference
P	Permitted as a primary use subject to compliance with all applicable provisions of the CZC, subject to first obtaining a Code Compliance Certificate.	11.51.040
2	Upper Floor Use. Permitted on the second story or above subject to compliance with all applicable provisions of the CZC, subject to first obtaining a Code Compliance Certificate.	11.51.050(B)
A-U	Accessory Use. Permitted as a secondary use in conjunction with a primary use.	11.51.050(C)
T	Temporary Use. Permitted as a temporary use in conjunction with an administrative permit.	11.51.070
A-P	Subject to review and approval of an Administrative Permit Review.	11.51.030; 11.51.050
D	Subject to review and approval of a Discretionary Permit Review.	11.51.080
CUP	Conditionally permitted, subject to review and approval of a Conditional Use Permit.	11.51.030; 11.52
X	Use not permitted in the zone.	11.21.020

Note: Any land use authorized through a permit approval process identified in Table 4-1 may also require design review, a building permit, and/or other permit(s) required by the South Gate Municipal Code.

Table 4-2: Allowed Land Uses for Tweedy Mixed-Use Zones

LAND USE TYPES	ZONES		ADDITIONAL USE REGULATIONS
	TMU-1	TMU-2	
RESIDENTIAL USES (1)			
Accessory Structure	A-U	A-U	11.43
Child Day Care Facility, Small Family Home	P	P (2)	
Child Day Care Facility, Large Family Home	A-P	A-P (2)	11.40.050
Live/Work Unit	A-P	A-P	11.23; 11.40.090
Mixed-Use	A-P	A-P (2)	11.23; 11.25.080
Multi-Family Residential	A-P	A-P (2)	11.25.080, 11.33.090]
Supportive Housing*	A-P	A-P (2)	11.60
Transitional Housing*	A-P	A-P (2)	11.60
Residential Care Facilities, Small	A-P	A-P (2)	11.25.080, 11.33.090
Residential Care Facilities, Large	A-P	A-P (2)	11.25.080, 11.33.090
RECREATION, EDUCATION, PUBLIC ASSEMBLY USES			
Community Assembly	CUP	CUP	11.40.060
Library/Gallery/Museum	A-P	A-P	
School	CUP	CUP	
College, Industrial Trades	CUP	X	
College, Non-Traditional Campus	CUP	CUP (2)	
PARKS / PLAZAS / OPEN SPACE USES			
Outdoor Amphitheater	P	P	
Parks/Recreation Facility, Limited	P	P	
Public/Community Garden (3)	P	P	

** Housing meeting this definition (see CZC Chapter 11.60) shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type, in the same zone. All standards and regulations of this Code governing the regulation of other residential dwellings of the same type, and in the same zone, shall apply.*

Table 4-2: Allowed Land Uses for Tweedy Mixed-Use Zones (continued)

LAND USE TYPES	ZONES		ADDITIONAL USE REGULATIONS
	TMU-1	TMU-2	
CIVIC / INSTITUTIONAL USES			
Adult Day Care Center, General	P	P (2)	
Adult Day Care Center, Limited	P	P (2)	
Child Day Care Facility, Day Care Center	A-P	A-P (2)	11.40.050
Commercial Training Center	P	X	
Institution	A-P	A-P (2)	
PUBLIC / UTILITY / ENERGY USES			
Antenna/Communications Equipment, Stand Alone Accessory Attachment	CUP (A-U)	CUP (A-U)	
Antenna/Communications Equipment, Integrated into Original Building Design	P	P	
Fire/Police Substation	P	CUP	
Parking Facility	CUP	CUP	Public or Private, 11.33
Public/Government Building	P	P	
Public Utility, Structure or Yard	CUP	X	
Renewable Energy System, Building Mounted	CUP	CUP	11.40.180
Transit Station/Stop	P	P	
OFFICE / RESEARCH & DEVELOPMENT (R&D) USES			
Research & Development	P	X	
Business Services, pedestrian oriented	P	P	(<6,000 s.f.)
Business Support Services	CUP	X	(<12,000 s.f.)
Medical Services, Clinic/Urgent Care	CUP	CUP (2)	
Medical Services, Medical/Dental/Holistic	CUP	CUP (2)	
Medical Services, Extended Care	P	X	
Office, Processing	P	P (2)	
Office, Professional/Admin	P	P (2)	
Office, Service	P	P (2)	
ENTERTAINMENT / LODGING USES			
Banquet Facility/Catering	CUP	CUP	
Bed & Breakfast/Inn	CUP	X	
Commercial Entertainment	CUP	CUP	
Commercial Recreation, Indoor	CUP	CUP	
Hotel	CUP	X	11.40.080
Live Entertainment	CUP	CUP	
Theater	CUP	CUP	
COMMERCIAL USES			
Alcohol Sales, As Part of a Restaurant	CUP (A-U)	CUP (A-U)	11.42; with the following exception in 11.42.060: There shall be no required separation from a residential zone.
Alcohol Sales, As Part of a Bar/Tavern/Nightclub/Lounge	CUP (A-U)	CUP (A-U)	11.42; with the following exception in 11.42.060: Required separation from a residential zone shall be 100 feet.

Table 4-2: Allowed Land Uses for Tweedy Mixed-Use Zones (continued)

LAND USE TYPES	ZONES		ADDITIONAL USE REGULATIONS
	TMU-1	TMU-2	
COMMERCIAL USES (CONTINUED)			
Alcohol Sales, Off Sale/Minimart	CUP (A-U)	CUP (A-U)	11.42
Alcohol Sales, Off Sale, as an Accessory Use to Retail Establishment	CUP (A-U)	CUP (A-U)	11.42
Alcohol Sales, Off Sale, Large Retail	CUP	CUP	11.42
Alcohol Sales/Liquor Store	CUP	CUP	11.42
Ambulance/Patrol/Dispatch Service	CUP	X	
Animal Sales and Services, Veterinary Hospitals	CUP	X	
Animal Sales and Services, all other	P	CUP	
Appliances/Furniture, Repair	P	CUP	
ATM	P	P	Drive-through ATMs, see "Drive-Through Service"
Check Cashing	X	X	
Drive-Through Service (4)(5)	A-P	X	
Dry Cleaning/Laundry, Agency	P	P	
Food Market/Specialty Market	P	P	
Gold, Semi-Precious, Precious Metal Buying Stores	CUP	CUP	11.40.110
Massage Establishment	CUP	X	11.40.140
Merchandising Centers, Indoor	P	X	
Motorcycle Parts/ Accessory Sales	P	P	
Neighborhood Market/Convenience Store	P	P	11.42; also see *Alcohol Sales, Off Sale/Minimart*
Outdoor Dining/Seating (6)(7)	A-U, A-P	A-U, A-P	11.40.160; 11.23.050; 11.23.070 (E), also see Section 4.4C of this chapter
Outdoor Vending, Carts/Kiosks (6)(7)(8)	CUP	CUP	
Personal Services, General	P	P	
Personal Services, Fitness/Health Facility	P	P	
Personal Services, Fortune Palm & Card Reader	P	P	11.40.170
Personal Services, Instructional	P	P	
Repair, Fix-it Shop/Footwear/Garments	P	P	
Restaurant, Dine In and Take Out (without alcohol sales)	P	P	
Restaurant, Drive-Through (4)	CUP (5)	X	11.40.220
Retail Sales, General	P(10)	P	(≤25,000 s.f.); 11.23
Retail Sales, Large Format	CUP	CUP	(>25,000 s.f.) 11.23
Retail Sales, Used/Pawn	CUP	CUP	
Tattoo/Body Modification	CUP	CUP	11.40.200
RECYCLING FACILITIES (9)			
Mobile Recycling Unit	CUP	X	
Reverse Vending Machines, Bulk (10)	P (A-U)	X	11.44.070
Reverse Vending Machines, Standard (10)	P (A-U)	P (A-U)	11.44.070
VEHICLE SALES / REPAIR USES			
Vehicle Fueling Station	CUP	CUP (6)	11.45
Vehicle Sales, New/Other/Used	CUP	X	
Vehicle Rentals	CUP	X	

Table 4-2: Allowed Land Uses for Tweedy Mixed-Use Zones (continued)

LAND USE TYPES	ZONES		ADDITIONAL USE REGULATIONS
	TMU-1	TMU-2	
VEHICLE SALES / REPAIR USES (CONTINUED)			
Vehicle Services, Limited Repair	CUP	X	
Vehicle Services, Repair/Storage	CUP	X	
Vehicle Services, Washing/Detailing	CUP	CUP (6)	
INDUSTRIAL / MANUFACTURING USES			
Vehicle Parts Store	P	P	
Artisan/Craft Product Manufacturing	CUP	X	
Digital arts, media, film, video, TV and radio production	CUP	CUP (2)	
Industrial Design Services	P	P (2)	
Technical and Scientific Laboratories	CUP	X	

Footnotes for Table 4-2: Allowed Land Uses for Tweed Mixed-Use Zones

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

(1) Existing single-family homes are permitted to stay as non-conforming uses and are subject to Chapter 11.55 (Nonconforming Uses and Buildings) of the CZC.
(2) Use is limited to upper floors only or behind ground floor street frontage use for streets designated as "Active Retail frontage". Minimum depth required from face of storefronts on ground floor as follows:
a. Tweedy Boulevard: 30 feet
b. Atlantic Avenue: 50 feet
(3) Community and Public Gardens are permitted in Utility ROWs and subject to Administrative Permit on vacant lots as a temporary use only. All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.
(4) Drive-through lane and window shall not be adjacent to front or side street property line.
(5) Use not permitted along street frontages designated as "Active Retail Frontage" in Figure 4-1.
(6) Land use is by definition an outdoor use and shall be exempt from outdoor use screening requirements. When adjacent to residential uses, a minimum 6 foot decorative wall is required for noise attenuation.
(7) In compliance with all applicable right-of-way requirements.
(8) Permitted in shopping centers one acre or larger.
(9) See Chapter 11.44 (Recycling and Refuse Facilities) of the CZC.
(10) Machines located inside stores shall be permitted uses. Machines located outside shall be subject to an Administrative Permit. Commodities drop off is prohibited for either use type. Machines shall not be located within 1,000 feet of a liquor store or a business that sells alcohol.

11.21.030 Land use permissions tables.

All permitted land uses are identified by required permit types, consistent with Table 11.21-2. The land use permissions, as established by zone per Tables 11.21-3, 11.21-4, and 11.21-5 at the end of this chapter, shall be applicable to all existing and new uses, structures, and activities within the identified zone.

A. Permitted Land Uses. Table 11.21-2 identifies the permit types and city review references applicable to all zones. The land uses allowed by this title in each zone are listed in Table 11.21-3, and indicated by the type of land use permit required for each use.

Table 11.21-2 General Land Use Permit Types and Processes

Symbol	Permit Requirement	Procedure Section
P	Permitted as a primary use subject to compliance with all applicable provisions of this title, subject to first obtaining a code compliance certificate.	11.51.040
2	Upper-Floor Use. Permitted on the second story or above subject to compliance with all applicable provisions of this title, subject to first obtaining a code compliance certificate.	11.51.050(B)
A-U	Accessory Use. Permitted as a secondary use in conjunction with a primary use.	11.51.050(C)
T	Temporary Use. Permitted as a temporary uses in conjunction with an administrative permit.	11.51.070
A-P	Subject to review and approval of an administrative plan review.	11.51.030, 11.51.050
D	Subject to review and approval of a discretionary plan review.	11.51.080
CUP	Conditionally permitted, subject to review and approval of a conditional use permit.	11.51.030; 11.51.080
X	Use not permitted in the zone.	11.21.020

Note: Any land use authorized through a permit approval process identified in Table 11.21-2 may also require design review, a building permit, and/or other permit(s) required by this code.

B. Permit and Approval Requirements. Prior to the establishment of any land use identified in the tables of this chapter, the applicant shall obtain all necessary approvals and permits in compliance with all applicable requirements of this title. Chapter 11.51, Permits and Procedures, identifies the requirements of development proposals, and procedures and processing requirements for administrative and discretionary permit applications.

C. Land Use Implementation. All permitted and conditionally permitted uses shall be implemented consistent with the purpose and character of the applicable zone, and shall limit the impacts of the use from adjacent properties.

D. Additional Use Regulations. In addition to the regulations and development standards of the applicable zone, all land uses are subject to the specific use standards identified in the "Additional Use Regulations" column of the table. Refer to the referenced section for additional operational standards and regulations applicable to the use.

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Land Use Type	TV	IF	CC	CDR1	CDR2	UN	MS	Additional Use Regulations
Residential Uses								
Accessory Structure	A-U	A-U	A-U	A-U	A-U	A-U	A-U	Chapter 11.43
Child Day Care Facility, Small Family Home	P	P	P	P	P	P	2-P	11.40.050
Child Day Care Facility, Large Family Home (A-P)	P	P	P	P	P	P	2-P	11.40.050
Emergency Shelter (A-P)	X	X	X	X	X	X	X	
Live/Work Unit (A-P)	P	P	P	P	P	P	P	Chapter 11.23; 11.33.080, 11.40.090
Mixed-Use (A-P)	P	P	P	P	P	P	P	Chapter 11.23; 11.25.080, 11.33.080
Multifamily Residential (A-P)	P	P	2-P	P	P	P	2-P	11.25.080, 11.33.090
Single-Room-Occupancy Apartments (A-P)	X	P	X	X	X	P	X	11.40.190 and consistent with the general plan housing element
Supportive Housing (A-P)*	P	P	CUP	P	P	CUP	X	
Transitional Housing (A-P)*	P	P	CUP	P	P	CUP	2-P	
Residential Care Facilities, Small	P	P	2-P	P	P	P	2-P	11.25.080, 11.33.090
Residential Care Facilities, Large	P	P	2-P	P	P	P (A-P)	2-P (A-P)	11.25.080, 11.33.090
Recreation, Education, Public Assembly Uses								
Community Assembly	CUP	CUP	CUP	CUP	CUP	CUP	CUP	11.40.060
Library/Gallery/Museum (A-P)	P	P	P	CUP	P	CUP	CUP	
School (A-P)	CUP	P	P	CUP	P	P	CUP	
College, Industrial Trades (D)	X	CUP	X	CUP	CUP	CUP	X	
College, Nontraditional Campus (A-P)	CUP	P	CUP	P	P	CUP	2-CUP	
College, Traditional Campus (D)	X	CUP	CUP	X	CUP	X	X	
Parks/Plazas/Open Space Uses								
Outdoor Amphitheater (D)	P	P	P	X	X	X	P	
Parks/Recreation Facility, Limited	P	P	P	P	P	P	P	
Parks/Recreation Facility, Full (A-P)	CUP	P	P	P	P	P	CUP	
Public/Community Garden (A-P) (1)	P	P	P	P	P	P	P	
Civic/Institutional Uses								
Adult Day Care Center, General	CUP	CUP	CUP	P	P	P	P	

Land Use Type	TV	IF	CC	CDR1	CDR2	UN	MS	Additional Use Regulations
Adult Day Care Center, Limited	P	P	P	P	P	P	P	
Child Day Care Facility, Day Care Center (A-P)	P	P	P	P	P	P	P	11.40.050
Commercial Training Center	X	X	X	X	P	CUP	X	
Hospital (D)	P	P	CUP	P	CUP	P	X	
Institution (D)	CUP	P	P	P	P	P	2-P	
Funeral Home/Mortuary	CUP	CUP	CUP	P	CUP	P	X	
Public/Utility/Energy Uses								
Antenna/Communications Equipment, Standalone Accessory Attachment	CUP	CUP	CUP	CUP	CUP	CUP	X	
Antenna/Communications Equipment, Integrated into Original Building Design	P	P	P	P	P	P	P	
Fire/Police Substation	P	P	P	P	P	P	CUP	
Utility Metering/Distribution	CUP	CUP	X	X	X	X	X	
Parking Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Public or private; Chapter 11.33
Public/Government Building	P	P	P	P	P	P	P	
Power Distribution Substation	X	CUP	X	CUP	CUP	X	X	
Public Utility, Structure or Yard	CUP	CUP	CUP	CUP	CUP	X	X	
Renewable Energy System, Building Mounted (A-P)	P	P	P	P	P	P	P	11.40.180
Renewable Energy System, Standalone Ground Mounted (D)	X	CUP	X	X	X	X	X	11.40.180
Transit Station/Stop	P	P	P	P	P	P	P	
Office/Research and Development (R&D) Uses								
Research and Development	P	P	P	P	P	X	X	
Business Services, Pedestrian Oriented	P	P	P	P	P	P	P	(<6,000 sq. ft.)
Business Support Services	P	P	CUP	CUP	CUP	P	2-P	(<12,000 sq. ft.)
Business Support Services	P	P	CUP (2)	CUP (2)	CUP (2)	P	CUP	(>12,000 sq. ft.)
Medical Services, Clinic/Urgent Care	CUP	P (A-P)	CUP	CUP	CUP	X	2-CUP (3)	
Medical Services, Medical/Dental/Holistic	P	P	2-P	P	P	P	CUP	
Medical Services, Extended Care	P	P	2-P	2-P	2-P	X	X	
Office, Processing	2-P	P	2-P	2-P	2-P	2-P	2-P	
Office, Professional/Admin	P	P	P	P	P	P	P	
Office, Service	P	P	P	P	P	P	P	
Entertainment/Lodging Uses								
Banquet Facility/Catering	P	P	CUP (2)	CUP (2)	CUP (2)	X	X	

Land Use Type	TV	IF	CC	CDR1	CDR2	UN	MS	Additional Use Regulations
Bed and Breakfast/Inn	P	X	P	P	P	X	P	
Commercial Entertainment	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Commercial Recreation, Indoor	P	CUP	CUP	P	P	P	CUP	
Commercial Recreation, Outdoor	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Hotel (D)	P	P	P	CUP	CUP	CUP	CUP	11.40.080
Live Entertainment	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Motel	CUP	CUP	CUP	CUP	CUP	CUP	CUP	11.40.150
Theater	P	P	P	P	P	P	CUP	
Commercial Uses								
Adult-Oriented Establishments	X	P	X	X	X	X	X	Chapter 11.41
Alcohol Sales, as Part of a Restaurant (4)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	Chapter 11.42
Alcohol Sales, as Part of a Bar/Tavern/Nightclub/Lounge (4)	X	CUP	X	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales, Off Sale/Mini-Mart	CUP (A-U)	CUP (A-U)	X	X	CUP (A-U)	CUP (A-U)	CUP (A-U)	Chapter 11.42 (<5,000 sq. ft.)
Alcohol Sales, Off Sale, as an Accessory Use to Retail Establishment	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales, Off Sale, Large Retail	X	CUP	X	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales/Liquor Store	X	CUP	X	CUP	CUP	CUP	CUP	Chapter 11.42
Ambulance/Patrol/Dispatch Service (A-P)	X	P	X	2-CUP	2-CUP	X	X	
Animal Sales and Services, Veterinary Hospitals	CUP	CUP	X	CUP	CUP	X	X	
Animal Sales and Services, All Other	CUP	P	CUP	P	P	X	X	
Appliances/Furniture, Repair	X	P	X	P	P	CUP	X	
ATM	P	P	P	P	P	P	P	Drive-through ATMs, see "Drive-Through Service"
Check Cashing	X	X	X	CUP	CUP	X	X	
Cyber Cafes (A-U)	X	X	X	X	X	X	X	11.40.100
Drive-Through Service (D) (5) (6)	CUP	P	CUP	P	P	CUP	CUP	11.40.220
Dry Cleaning/Laundry, Agency	P	P	P	P	P	P	P	
Dry Cleaning/Laundry, Plant	X	P	X	X	X	X	X	
Food Market/Specialty Market	P	P	P	P	P	P	P	
Gold, Semiprecious, Precious Metal Buying Stores	X	CUP	X	CUP	CUP	CUP	CUP	11.40.110
E-Cigarettes/Vapor/Smoke Shops/Hookah	X	P	X	X	P	P	X	11.40.130
Massage Establishment	X	X	X	CUP	CUP	CUP	X	11.40.140
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/Storing/Laboratory	X	X	X	X	X	X	X	Chapter 7.80

Land Use Type	TV	IF	CC	CDR1	CDR2	UN	MS	Additional Use Regulations
Testing/Labeling/Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (19)								
Merchandising Centers, Indoor	X	P	X	X	P	X	X	
Motorcycle Parts/Accessory Sales	X	P	X	P	P	P	X	
Neighborhood Market/Convenience Store	P	P	P	P	P	P	P (14)	Chapter 11.42
Outdoor Dining/Seating (A) (7) (8)	P	P	P	P	P	P	P	11.40.160, 11.23.050, 11.23.070(E)
Outdoor Vending, Carts/Kiosks	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	
Personal Services, General	P	P	P	P	P	P	P	
Personal Services, Fitness/Health Facility	P	P	P	P	P	P	P	
Personal Services, Fortune, Palm and Card Reader	X	X	X	P	P	P	P	11.40.170
Personal Services, Instructional	CUP	P	P	P	P	P	P	
Repair, Fix-It Shop/Footwear/Garments	P	P	P	P	P	P	P	
Restaurant, Dine In and Take Out (Without Alcohol Sales) (15)	P	P	P	P	P	P	P	
Restaurant, Drive-Through (5) (6)	X	CUP (10)	CUP	CUP (11)	CUP (12)	CUP (13)	X	11.40.220
Retail Sales, General	P (9)	P (10)	P	P	P (12)	P (13)	P (14)	(≤25,000 sq. ft.) Chapter 11.23
Retail Sales, Large Format	X	P	X	X	X	X	X	(>25,000 sq. ft.) Chapter 11.23
Retail Sales, Used/Pawn	X	X	X	CUP	CUP	CUP (13)	X	
Tattoo/Body Modification	X	X	X	P	P	P	X	11.40.200
Recycling Facilities (2)								Chapter 11.44
Mobile Recycling Unit	CUP	CUP	X	CUP	CUP	CUP	X	
Reverse Vending Machines, Bulk (17)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	11.44.070
Reverse Vending Machines, Standard (17)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	X	11.44.070
Recycling/Collections Facilities, Small	CUP	CUP	CUP	CUP	CUP	CUP	X	11.44.080
Recycling/Collections Facilities, Large	X	CUP	X	CUP	CUP	X	X	11.44.090
Vehicle Sales/Repair Uses (2)								
Vehicle Fueling Station (A-P)	X	CUP (10)	CUP	CUP	CUP	CUP (13)	CUP	Chapter 11.45
Vehicle Sales, New/Other/Used	X	CUP	X	CUP	CUP	X	X	
Vehicle Rentals	CUP	X	CUP	CUP	CUP	X	X	
Vehicle Services, Limited Repair	X	CUP	X	P	P	CUP	X	
Vehicle Services, Repair/Storage	X	CUP	X	CUP	CUP	X	X	

Land Use Type	TV	IF	CC	CDR1	CDR2	UN	MS	Additional Use Regulations
Vehicle Services, Washing/Detailing	X	CUP	X	CUP	CUP	CUP	X	
Vehicle Parts Store	X	X	X	P	P	P	X	
Industrial/Manufacturing Uses								
Artisan/Craft Product Manufacturing	CUP	P	X	CUP	CUP	CUP	X	
Digital Arts, Media, Film, Video, TV and Radio Production	X	P	X	X	X	X	X	
Industrial Design Services	P	P	P	P	P	P	P	
Light Manufacturing	X	P	X	X	X	X	X	
Technical and Scientific Laboratories	P	P	P	CUP	CUP	X	X	
Production of Experimental Products	P	P	X	X	X	X	X	
Parcel Delivery Service	X	P	X	X	X	X	X	
Warehousing	X	CUP (18)	X	X	X	X	X	11.22.060

Table 11.21-3(a) Footnotes for Allowable Land Uses, Urban Mixed-Use Zones

Notes: All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.
See Table 11.20-1 for zone abbreviations.
See Table 11.21-2 for the abbreviations for the general land use permit types and processes.
sq. ft. = square feet.
(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.
(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.
(1) Community and public gardens should be allowed in utility rights-of-way and subject to administrative permit on vacant lots as a temporary use only. All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.
(2) Allowed as a single use in a building per the building frontage and design standards of the applicable zone.
(3) Limited to second story or behind ground floor street frontage use with minimum thirty-foot depth from face of storefronts.
(4) Subject to location conditions of Section 11.42.060.
(5) Drive-through lane and window shall not be adjacent to front or side street property line.
(6) Land use may be conducted as an indoor/outdoor land use subject to the operating standards of Section 11.24.060(I), Outdoor Activities and Storage.
(7) Land use is by definition an outdoor use and shall be exempt from outdoor use screening requirements and the operating standards of Section 11.24.060(I), Outdoor Activities and Storage. When adjacent to residential uses, a six-foot wall is required for noise attenuation.
(8) In compliance with all applicable right-of-way requirements.
(9) New single-use retail buildings may be permitted per this section and Chapter 11.22 use limitations per zone.
(10) See use limitations in Section 11.22.060, IF zone use limitations.
(11) See Section 11.22.070, CDR1 zone use limitations.
(12) See Section 11.22.080(D), CDR2 zone use limitations.
(13) See use limitations in Section 11.22.090(D), UN zone use limitations.
(14) See Section 11.22.100(D), MS zone use limitations.
(15) Permitted in shopping centers one acre or larger.
(16) Live music or entertainment on a regular basis such as daily or weekly (not incidental) shall require a CUP.

(17) Machines located inside stores shall be permitted uses. Machines located outside shall be subject to an administrative permit. Commodities drop-off is prohibited for either use type. Machines shall not be located within one thousand feet of a liquor store or a business that sells alcohol.
(18) Limited to maximum building area of fifteen thousand square feet and is not permitted along street frontage (would have to be a rear use).
(19) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.
* Housing meeting this definition (see Chapter 11.60) shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Residential Uses					
Emergency Shelter (A-P)	X	X (1)	X	X	11.40.240 and Ord. 2322
Mixed-Use	CUP	X	X	X	Chapter 11.23; 11.24.040
Live/Work Unit	CUP	CUP	X	X	Chapter 11.23; 11.33.080, 11.40.090
Multifamily Residential (2)	CUP	X	X	X	11.25.070, 11.25.080, 11.33.090
Supportive Housing*	CUP	P	X	X	
Transitional Housing*	CUP	P	X	X	
Recreation, Education, Public Assembly Uses					
College, Industrial Trades (3)	X	CUP	CUP	CUP	
College, Nontraditional Campus (D)	CUP	P	X	X	
College, Traditional Campus	X	CUP	X	X	
Community Assembly (3) (A-P)	CUP	CUP	X	X	11.40.060
Library/Gallery/Museum (A-P)	P	P	X	X	
Parks/Plazas/Open Space Uses					
Outdoor Amphitheater (4)	CUP	X	X	X	
Parks/Recreation Facility, Limited (3)	P	CUP	X	X	
Parks/Recreation Facility, Full (3)	P	CUP	X	X	
Public/Community Garden (A-P) (3)	P	P	P	P	
Civic/Institutional Uses					
Adult Day Care Center, General (3)	CUP	CUP	X	X	
Adult Day Care Center, Limited (3)	CUP	CUP	X	X	

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Child Day Care Facility, Day Care Center, Standalone Facility (3)	CUP	X	X	X	11.40.050
Commercial Training Center	CUP	CUP	CUP	CUP	
Hospitals (D)	CUP	CUP	CUP	CUP	
Institutions (D)	CUP	CUP	CUP	CUP	
Funeral Homes/Mortuary	CUP	P	CUP	CUP	
Public/Utility/Energy Uses					
Antenna/Communication Facility	CUP	P	P	P	
Fire/Police Substation	P	P	P	P	
Parking Facility (3)	CUP	CUP	P	P	Public or commercial; Chapter 11.33
Power Distribution Substation	CUP	P	P	P	
Public/Government Building	P	P	P	P	
Public Utility, Structure or Yard (3)	CUP	P	P	P	
Renewable Energy System, Building Mounted (A-P)	A-U	A-U	A-U	A-U	11.40.180
Renewable Energy System, Standalone or Ground Mounted (D)	X	CUP	CUP	CUP	11.40.180
Transit Station/Stop (3)	P	P	P	P	
Utility Metering/Distribution	CUP	CUP	CUP	CUP	
Office/Research and Development (R&D) Uses					
Business Support Services	P	P	P	P (A-U)	Any size
Business Services, Pedestrian Oriented	P	P	X	X	(<6,000 sq. ft.)
Medical Services, Clinic	CUP	P	CUP	CUP	
Medical Services, Medical/Dental/Holistic	CUP	P	X	X	
Research and Development	P	P	P	P	
Office, Processing	P	P	A-U	A-U	
Office, Professional/Admin	P	P	A-U	A-U	
Office, Service	P	P	A-U	A-U	
Entertainment/Lodging Uses					
Banquet Facility/Catering	CUP	P	P	X	
Commercial Entertainment	CUP	CUP	CUP	CUP	
Commercial Recreation, Indoor	P	P	P	P	
Commercial Recreation, Outdoor (3)	CUP	CUP	P	P	
Hotel (D)	CUP	CUP	CUP	CUP	11.40.080

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Live Entertainment	CUP	CUP	CUP	CUP	
Motel (D)	CUP	CUP	CUP	CUP	11.40.150
Theater	CUP	CUP	CUP	CUP	
Commercial Uses					
Adult-Oriented Establishments	X	X	P	P	Chapter 11.41
Alcohol Sales, as Part of a Restaurant (5)	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales, as Part of a Bar/Tavern/Nightclub	CUP	X	X	X	Chapter 11.42
Alcohol Sales, Off Sale/Mini-Mart	CUP (A-U)	CUP (A-U)	X	X	(<5,000 sq. ft.) Chapter 11.42
Alcohol Sales, Off Sale, as an Accessory Use to Retail Establishment	CUP	X	X	X	Chapter 11.42
Alcohol Sales, Off Sale, Large Retail	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales/Liquor Store	CUP	X	X	X	
Ambulance/Patrol/Dispatch Service (6)	X	P	P	P	
Animal Sales and Services	P	P	P	P	
Animal Sales and Services, Veterinary Hospitals	CUP	P	P	P	
Animal Shelters	X	P	X	X	
ATM	P	P	P	P	Drive-through ATMS regulated under "Drive-Through Service" land use
Brew Pub	CUP	CUP	X	X	
Drive-Through Service (7)	P	P	P	P	
Dry Cleaning/Laundry, Agency	P	P	P	P	
Dry Cleaning/Laundry, Plant	X	P	P	P	
E-Cigarettes/Vapor/Smoke Shops/Hookah	P	X	X	X	11.40.130
Food Market/Specialty Market	P	P	P	P	
Gold, Semiprecious, Precious Metal Buying Stores	CUP	CUP	X	X	
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/Storing/Laboratory Testing/Labeling/ Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (12)	X	X	X	X	Chapter 7.80
Merchandising Centers	CUP	CUP	X	X	
Nursery (Plant Cultivation)	X	P	P	P	
Organic Fertilizer Manufacturer (3)	X	CUP	CUP	CUP	
Outdoor Dining/Seating (4)	P	P	P	P	11.23.050, 11.23.070(E), 11.40.160

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Outdoor Vending, Kiosks/Carts (4)	CUP	CUP	P	P	
Personal Services, General	P	P	X	X	
Personal Services, Fitness/Health Facility	P	P	X	X	
Personal Services, Fortune Telling, Palm and Card Reader	X	X	X	X	11.40.170
Personal Services, Instructional	P	P	X	X	
Repair, Fix-it Shop/Footwear/Garments	X	P	P	P	
Repair, Appliances/Furniture (3)	X	P	P	P	
Restaurant, Dine In and Take Out	P	P	P	P	11.40.160
Restaurant, Drive-Through (7)	P (8)	CUP	P	P	11.40.220
Retail Sales, General	P (8)	P	P	P	
Retail Sales, Large Format	P	P	P	P	
Retail Sales, Used/Pawn	X	X	X	X	
Stables, Equestrian, Commercial/Private	X	X	CUP	X	
Tattoo/Body and Art/Piercing	X	X	X	X	
Winery (D)	X	CUP	CUP	CUP	
Recycling Facilities					
Mobile Recycling Unit	CUP	CUP	P (A-U)	P (A-U)	
Reverse Vending Machines, Bulk (9)	CUP	CUP	P (A-U)	P (A-U)	11.44.070
Reverse Vending Machines, Standard (9)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	11.44.070
Recycling/Collections Facilities, Small	CUP	CUP	P (A-U)	P (A-U)	11.44.080
Recycling/Collections Facilities, Large	X	CUP	CUP	CUP	11.44.090
Recycling Processing Facilities, Light/Heavy	X	CUP	CUP	CUP	11.44.100, 11.44.110
Vehicle Sales/Repair Uses					
Vehicle Fueling Station (A-P)	P (8)	P	P	CUP	Chapter 11.45
Vehicle Sales, New	CUP	P	P	CUP	
Vehicle Sales, Other	X	CUP	CUP	CUP	
Vehicle Sales, Used	CUP	CUP	CUP	CUP	
Vehicle Rentals	X	P	P	X	
Vehicle Services, Limited Repair (3)	X	P	X	X	
Vehicle Services, Repair/Storage (3)	X	X	P	P	
Vehicle Services, Washing/Detailing	CUP	CUP	CUP	CUP	

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Vehicle Parts Store	P	P	CUP	CUP	
Vehicle Towing/Impounding	X	X	P	P	
Industrial/Manufacturing Uses					
Aircraft/Missile Factory	X	X	P	P	
Artisan/Craft Product Manufacturing (3)	P	P	P	P	
Assembly/Bottling/Distribution Plant	X	X	P	P	
Auction	X	CUP	P	P	
Boat Building (3)	X	X	P	P	
Bookbinding	X	P	P	P	
Building Materials Storage Yard (A-P) (3)	X (10)	X	P	P	
Caretaker Unit	X	P	P	P	11.24.060(J)(8)
Concrete or Cement Manufacturing	X	X	CUP	CUP	
Contractor Office and Services, Full	X	X	P	P	
Contractor Office and Services, Limited	X	P	P	P	
Digital Arts, Media, Film, Video, TV and Radio Production	X	P	P	P	
Drop Forge, Drop Hammer, Industrial Press	X	X	CUP	P	
Electrical Generating Plant/Peaker Plants (D)	X	CUP	P	P	
Food/Creamery Manufacture	X	CUP	P	P	
Food Processing	X	P	P	P	
Foundry, Ferrous and Nonferrous	X	X	P	P	
Freight Classification Yard (D)	X	X	P	P	
Grinding Shops, Milling	X	P	P	P	
General Manufacturing/Assembly	X	P	P	P	
Industrial Design Services	P	P	P	X	
Horticultural Services	X	P	P	P	
Liquefied Petroleum Gas	X	X	CUP	CUP	Chapter 11.45
Machine Shop, Limited	X	CUP	P	P	
Machine Shop, Full	X	CUP	P	P	
Manufacturing, Light	X	P	P	P	
Manufacturing, Liquids/Chemical/Mineral	X	X	P	P	
Manufacturing, Fabrication/Welding	X	X	P	P	
Mini-Warehousing	X	X	CUP	CUP	

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Outdoor Advertising Display	CUP	CUP	CUP	P	
Parcel Delivery Service	X	X	CUP	CUP	
Parking, Fleets	X	P	P	P	
Petroleum Products/Wholesale Storage of Petroleum	X	X	P	P	
Power Distribution Substations	X	CUP	CUP	CUP	
Production of Experimental Products	X	X	CUP	CUP	
Pumping Plant/Pipe Line Booster	X	X	P	P	
Punch Press	X	X	P	P	
Storage Facilities (13)	X	CUP	CUP	P	
Transit/Transportation Equipment Storage	X	X	CUP	CUP	
Technical/Scientific Laboratories	CUP	CUP	A-U	A-U	
Truck Repair and Overhauling (3)	X	X	CUP	CUP	
Truck Storage/Terminal (D)	X	X	CUP	CUP	
Warehousing (11)	X	CUP	CUP	CUP	
Wholesale, Processing/Distribution	X	X	CUP	CUP	

Table 11.21-4(a) Footnotes Commercial Industrial Zones Allowed Land Uses

Notes: All land use types are subject to the development, design, and operational standards of the applicable zone. See Table 11.20-1 for zone abbreviations. See Table 11.21-2 for the abbreviations for the general land use permit types and processes.

(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.

(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.

(1) Emergency shelters are permitted in the light industrial overlay zone as identified on the zoning and overlay zone maps.

(2) See Figure 11.24-1 for areas where residential dwellings are permitted as part of mixed-use projects; see Section 11.24.040(D)(1), Residential Permitted Areas.

(3) Land use may be conducted as an indoor/outdoor land use subject to the operating standards of Section 11.24.060(I), Outdoor Activities and Storage.

(4) Land use is by definition an outdoor use and shall be exempt from outdoor use screening requirements and the operating standards of Section 11.24.060(I), Outdoor Activities and Storage. Shall be located and operated in compliance with all applicable right-of-way requirements.

(5) Alcohol sales allowed if on site with a dine-in restaurant per Chapter 11.42, Alcoholic Beverage Sales.

(6) Outdoor staging, storage, or repair of vehicles not allowed within sixty feet of primary frontage/front property line.

(7) Drive-through lane and window shall not be adjacent to front or side street property line.

(8) See Section 11.24.040(B) for use limitation locational restrictions.

(9) Machines located inside stores shall be permitted uses. Machines located outside shall be subject to an administrative permit. Commodities drop-off is prohibited for either use type. Machines shall not be located within one thousand feet of a liquor store or a business that sells alcohol.

(10) Building materials storage yard shall be a permitted use at the property located at 5860 Firestone Boulevard.

(11) Limited to maximum building area of fifteen thousand square feet and is not permitted along street frontage (would have to be a rear use).
(12) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.
(13) Storage facilities shall be permitted at the properties located at 5949 and 5951 Firestone Boulevard.
* Housing meeting this definition shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Residential Uses						
Accessory Structures	P	P	P	P	P	Chapter 11.43
Child Day Care Facility, Small Family Home	P	P	P	X	X	11.40.050
Child Day Care Facility, Large Family Home	P	P	P	X	X	11.40.050
Cottage Food Operation	P	P	P	X	X	Chapter 11.60
Duplex/Two-Family Residential	P	P	P	X	X	
Greenhouse	P	P	X	X	CUP	
Live/Work Unit	P	P	X	X	X	Chapter 11.23; 11.33.080, 11.40.090
Mobile Home/Mobile Home Park (A-P)	P	P	P	X	X	11.25.090
Multifamily Residential (A-P)	X	P	X	X	X	11.25.070, 11.25.080, 11.33.090
Personal Property Sales	T	T	T	T	X	2.10.610
Residential Care Facilities, Small	P	P	X	X	X	
Residential Care Facilities, Large	X	P	X	X	X	
Single-Family Residential	P	P	X	X	X	
Single-Room-Occupancy Apartments (A-P)	X	P	X	X	X	11.40.190 and consistent with the housing element
Second Dwelling Unit (A-P)	P	X	X	X	X	Chapter 11.43
Senior/Age-Restricted Dwelling (A-P)	P	P	P	X	X	
Supportive Housing*	P	P	P	X	X	
Transitional Housing*	P	P	P	X	X	
Recreation, Education, Public Assembly Uses						
College, Nontraditional Campus	X	X	X	P	X	
College, Traditional Campus	X	X	X	CUP	X	

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Community Assembly (A-P)	X	X	CUP	CUP	X	11.40.060
Library/Gallery/Museum (A-P)	X	X	X	P	X	
School	P	P	X	P	X	
Parks/Plazas/Open Space Uses						
Outdoor Amphitheater (A-P)	X	X	X	P	P	
Parks/Recreation Facility, Limited	P	P	P	P	P	
Parks/Recreation Facility, Full	X	X	X	P	P	
Public Garden	P	P	P	P	P	
Civic/Institutional Uses						
Adult Day Care Center, General	X	X	X	CUP	X	
Adult Day Care Center, Limited	P	P	P	CUP	X	
Child Day Care Facility, Day Care Center, Standalone Facility	CUP	CUP	X	CUP	X	11.40.050
Hospital (D)	X	X	X	CUP	X	
Institutions (D)	X	X	X	CUP	X	
Public/Utility/Energy Uses						
Communications Equipment	CUP	CUP	CUP	CUP	CUP	
Fire/Police Station/Substation	CUP	CUP	CUP	P	X	
Parking Facility	X	CUP	X	P	P	Public or commercial
Public/Government Building	X	X	X	P	X	
Power Distribution Substation	CUP	CUP	CUP	X	X	
Public Utility, Structure or Yard	X	X	X	CUP	CUP	
Renewable Energy System, Building Mounted (A-P)	P	P	P	P	P	11.40.180
Renewable Energy System, Standalone Ground Mounted (D)	CUP	CUP	CUP	CUP	CUP	11.40.180
Transit Station/Stop	P	P	P	P	P	
Utility Metering/Distribution	X	X	CUP	CUP	CUP	
Commercial Uses						
Open Field Growing	P	P	X	X	CUP	
Personal Services, Fitness/Health Facility	X	X	X	P	X	
Stables, Equestrian, Commercial/Private (1)	X	CUP	X	X	X	11.25.060
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/Storing/Laboratory Testing/Labeling/Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (2)	X	X	X	X	X	Chapter 7.80

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Recycling Facilities						
Mobile Recycling Unit	X	X	X	CUP	CUP	11.44.080
Recycling/Collections Facilities, Small	X	X	X	CUP	X	11.44.080

Notes: All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.
See Table 11.20-1 for zone abbreviations.
See Table 11.21-2 for the abbreviations for the general land use permit types and processes.
(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.
(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.
(1) See Section 11.25.060 for use zone limitations for this use.
(2) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.
* Housing meeting this definition shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.
(Ord. 2351 § 3, 6-26-18; Ord. 2345 § 6, 3-13-18; Ord. 2326 § 3, 2-9-16; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.60.070 "D" definitions.

"Dairy" (land use), a land use prohibited in the city of South Gate, means any use or premises where three or more cows, goats, or any combination thereof are kept, milked, or maintained.

Day Use Land Use. The following uses are typical daytime uses: banks, business offices, retail stores, personal service shops, clothing stores, shoe repair or service shops, manufacturing or wholesale buildings, and similar uses. The following uses are typical of nighttime and/or Sunday uses: auditoriums incidental to a public or parochial school, churches, dance halls, theaters, and bars.

"Dead animal reduction or dumping" (land use), a land use prohibited in the city of South Gate, means any land, parcel, or structure used for disposing, dumping, or the reduction of deceased animals or animal parts of any kind.

"Decorative block wall" means a wall or structure of solid materials between land uses or spaces, or to define property lines.

Director. The community development director, or designee, is the person who is responsible for the administration and enforcement of this title on behalf of the community development department.

"Distillation of bones" (land use), a land use prohibited in the city of South Gate, means any land, parcel, or structure used for the distillation of human or animal bones.

"Drive-through service" (land use) means any business that sells products or provides services to occupants in vehicles, including drive-through or drive-up windows and drive-through services.

"Drop forge, drop hammer" (land use) means any establishment using a drop hammer or drop forge operated by mechanical, steam, or other means in the manufacturing of metals or similar products. All operations shall be conducted entirely within an enclosed building.

Dry Cleaning/Laundry (Land Use). This land use is categorized by the following programmatic categories:

1. "Agency" means a facility where materials are dropped off and picked up for cleaning service, or cleaned on site through either conventional laundry or chemical processes where an agency is less than two thousand five hundred square feet and no material collected at other dry cleaning or laundry agencies are brought for cleaning. Cleaning or laundry facilities that are greater than two thousand five hundred square feet or that clean items collected at other dry cleaning or laundry agencies are considered cleaning or laundry plants.

2. "Plant" means a facility greater than two thousand five hundred square feet or that processes items collected from other retail locations, where clothing and similar items are cleaned through either conventional laundry or chemical processes. Cleaning or laundry facilities that are less than two thousand five hundred square feet and that accept only items dropped off and picked up on site are considered dry cleaning or laundry agencies.

"Duplex/two-family residential" (land use) means a building or site with two attached or detached dwelling units.

"Dwelling" means a building or portion thereof used exclusively for residential purposes, including kitchen and sanitary facilities consistent with the regulations in Title 9 of this code, Buildings.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.60.190 "P" definitions.

"Parcel delivery service/moving" (land use) means a facility providing indoor collection, receiving, warehousing, sorting, and delivery (including on-site transportation vehicles) for commercial shipping and/or delivery of parcels and mail. Excludes United States Postal Service facilities. Includes any facility providing for-hire transportation and temporary indoor warehousing for the moving of personal possessions.

"Parking facility" (land use) means any off-street parking lot and/or structure, enclosed or freestanding, operated for off-site parking to be used by two or more establishments. Parking facilities may be operated as fee-based or free-of-charge.

"Parking, fleets" (land use) means parking at-grade, covered or uncovered, for fleet vehicles (two or more business-related vehicles), subject to all storage and screening requirements of the applicable zone.

"Parks/recreation facility" (land use) means any publicly owned and operated active or passive recreational parcel, space, or facility categorized by the following programmatic elements:

1. "Full" means any parks/recreation parcel or facility that includes ball parks, bleachers, swimming pools, or other types of facilities where racing or contests can be conducted; public amusement devices for hire are prohibited.

2. "Limited" means any parks/recreation parcel or facility that does not include ball parks, bleachers, swimming pools, or other types of facilities where racing or contests are conducted; public amusement devices for hire are prohibited.

"Pedestrian-oriented uses" include active uses that are accessible to the general public, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity in the public realm. Typical pedestrian-oriented uses include ground-floor retail such as retail shops and grocery stores, restaurants, outdoor dining areas, bars, theaters, performing arts, recreation and entertainment, personal and convenience services, building lobbies and building common areas, civic uses, libraries, museums, galleries, and public plazas. Pedestrian-oriented uses may be located in single-story buildings or at the ground floor of multistory and/or mixed-use buildings. Pedestrian-oriented uses shall be subject to Section 11.23.070, Ground-floor retail and pedestrian-oriented uses.

"Person" shall mean and include any individual, partnership of any kind, corporation, limited liability company, association, joint venture or other organization, however formed, as well as trustees, heirs, executors, administrators, or assigns, or any combination of such persons. "Person" also includes any public entity or agency that acts as an owner in the city.

"Personal property sales" (temporary use) means any sale of personal property to the general public occurring on private or public property; commonly referred to as "garage sales," "yard sales," "patio sales," "rummage sales," "estate sales," and similar activities.

"Personal services" (land use) means any place of business providing services and accessory retail sales of products related to the services provided, categorized by the following programmatic elements:

1. "General" means establishments providing nonmedical services to individuals as a primary use. In addition to the uses listed below, general personal service uses may also include accessory retail sales of products related to the services provided. Examples of these uses include the following:

i. Barber/beauty shop;

ii. Clothing rental;

iii. Home electronics and small appliance repair;

iv. Locksmith;

v. Pet grooming with no boarding;

vi. Shoe repair shop;

vii. Tailor;

viii. Waxing shop.

2. "Fitness/health facility" means any place of business, or membership club, providing facilities devoted especially to health, beauty, and relaxation, and/or provides cosmetic, therapeutic, and/or holistic treatments, where people visit for professionally administered personal care treatments, including health or physical fitness centers/facilities. A medical spa or medical therapy facility shall be classified as a "Medical services, medical/dental/holistic" land use.

3. "Fortune, palm and card reader" means establishments providing any type of fortune telling, palm or card reading, psychic services, future telling, spirit communication, and/or any other related type of trade, donation, or compensation, retail or otherwise.

4. "Instructional" means any place of business, including charitable or nonprofit, that is intended for group or individual instruction, including the following:

i. Art;

ii. Dance;

iii. Martial arts of any form;

iv. Mediation;

v. Modeling agency;

vi. Pilates;

vii. Pottery;

viii. Yoga;

ix. Weight control clinic;

x. Similar group/individual instruction uses.

Massage shall not be regulated under this land use.

"Petroleum products/wholesale storage of petroleum" (land use) means any establishment engaged in sale of petroleum products, including storage, refinery and recycling of biodiesel fuels that may be serviced by pipeline, rail or trucks.

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Office of the South Gate City Clerk
MAY 07 2026
FILED

May 6, 2026

VIA OVERNIGHT DELIVERY AND EMAIL:
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City of South Gate
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RE: Opposition to Daniel Leal's Appeal of the Community Development Director's Determination (PL No. 26-0107 / Planning Commission Resolution 2026-05)

Dear Mr. Perez, Mr. Salinas, Ms. Glaze and Honorable City Council Members[1]:

My office represents Sanjay Patel, owner of Fiesta Coin Laundry ("Fiesta").[2]

Daniel Leal's ("Appellant") appeal of the Community Development Director's ("Director") Determination that a proposed "self-service laundromat" of approximately 7,000 sq. ft. to be located at 4382—4390 Tweedy Boulevard ("Site") must be denied for the reasons detailed herein. The Director correctly determined (and the Director's decision was upheld by the Planning Commission) that the proposed laundromat is not a permitted use in the TMU-2 (Tweedy Mixed Use 2) Zone under the Tweedy Boulevard Specific Plan (PL No. 26-0107 / Planning Commission Resolution 2026-05) ("Determination").

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[1] It is respectfully requested that the City Clerk provide this correspondence to all City Council Members and include it in the Agenda for the upcoming City Council meeting set for May 12, 2026, in which Mr. Leal's ("Appellant") appeal is being considered.

[2] Fiesta is an existing laundromat located at 4409 Tweedy Blvd., approximately 250 feet from the Appellant's proposed location. Fiesta is approximately 4,000 square feet and operates as a legal nonconforming (i.e., grandfathered) use, as the TMU-2 (Tweedy Mixed Use 2) Zone of the Tweedy Boulevard Specific Plan does not permit laundromats "greater than two thousand five hundred square feet" pursuant to Table 4-2 in the Tweedy Boulevard Specific Plan. Note, Table 4-2 within the Tweedy Boulevard Specific Plan explicitly permits a "dry cleaning/laundry, agency" (i.e., a location less than 2,500 square feet) but not does permit a laundromat that is larger than 2,500 square feet. Mr. Patel has no objection to a proposed laundromat in compliance with the Tweedy Boulevard Specific Plan and as such, any such proposed laundromat must be less than 2,500 square feet in size.

The Director correctly determined that the Site qualifies as a "Dry Cleaning/Laundry, Plant," under the South Gate Municipal Code, which is not a permitted use in the TMU-2 Zone pursuant to Table 4-2 of the Tweedy Boulevard Specific Plan and is therefore prohibited. The Appellant has appealed this Determination[3] on the alleged grounds that a "self-service laundromat" should be classified as "Personal Services, General," a permitted use in the TMU-2 Zone, despite the City's Code providing clear definitions for specific "Dry Cleaning/Laundry" uses, including, but not limited to "a facility where materials are … cleaned onsite through … conventional laundry … where an agency is less than two thousand five hundred square feet…" (i.e., laundromat). (SGMC § 11.60.070, definition of Dry Cleaning/Laundry, Agency).

The Director's Determination must stand and Appellant's appeal denied for the reasons set forth herein, including, but not limited to: (1) the proposed 7,000 sq. ft. facility exceeds the applicable size threshold and is categorically prohibited as a "Dry Cleaning/Laundry, Plant"; (2) the proposed use does not qualify as "Personal Service, General" under its plain meaning; (3) even if the proposed 7,000 sq. ft. laundromat were not considered a "Dry Cleaning/Laundry" use under the South Gate Municipal Code, it fails the mandatory five-factor test under SGMC § 11.21.020(B) and is not permitted as a similar compatible use to "Personal Services, General"; and (4) the City is immune from liability for alleged past representations under California Government Code § 818.4 and California Government Code § 818.8.

For these reasons, we respectfully request the City Council deny the pending appeal and uphold the Director's Determination and Planning Commission's denial of the appeal.

I. The Proposed 7,000 Sq. Ft. Facility Exceeds the Mandatory Size Threshold for the TMU-2 Zone and is Categorically Prohibited as a "Dry Cleaning/Laundry, Plant"

Appellant's proposed use is barred by the plain and unambiguous language of the South Gate Municipal Code and the Tweedy Boulevard Specific Plan ("Specific Plan"). Under the City's land use framework, the distinction between a permitted or prohibited laundromat is determined by a bright-line size (i.e., 2,500 square feet) threshold. Because the proposed laundromat is nearly triple that limit, it is prohibited as a matter of law.

[3] The appeal of the Director's Determination was not approved at the April 7, 2026, Planning Commission meeting due to a 2–2 vote, resulting in denial of the appeal. As a result, the Planning Commission did not overturn the Director's determination, and thus, the Director's Determination properly remains in effect.

Uses within the TMU-2 Zone are governed by Table 4-2 in the Specific Plan. While the term "laundromat"[4] does not specifically appear in the Specific Plan nor the current South Gate Municipal Code (Title 11), the applicable terms and land use of "Dry Cleaning/Laundry, Agency" and "Dry Cleaning/Laundry, Plant" do appear within both the Specific Plan and South Gate Municipal Code. Accordingly, the Director and Planning Commission properly evaluated the proposed land use under the two (2) applicable and strict classifications as provided in the City's land use framework: "Dry Cleaning/Laundry, Agency" ("Agency") and "Dry Cleaning/Laundry, Plant" ("Plant").

South Gate Municipal Code § 11.60.070 defines both as follows:

> Dry Cleaning/Laundry (Land Use).
> This land use is categorized by the following programmatic categories:
>
> 1. "Agency" means a ***facility*** where materials are dropped off and picked up for cleaning service, or ***cleaned on site through*** either ***conventional laundry*** or chemical processes where an agency ***is less than two thousand five hundred square feet*** and no material collected at other dry cleaning or laundry agencies are brought for cleaning. Cleaning or laundry facilities that are greater than two thousand five hundred square feet or that clean items collected at other dry cleaning or laundry agencies are considered cleaning or laundry plants.
>
> 2. "Plant" means a ***facility greater than two thousand five hundred square feet*** or that processes items collected from other retail locations, ***where clothing and similar items are cleaned through either conventional laundry*** or chemical processes. Cleaning or laundry facilities that are less than two thousand five hundred square feet and that accept only items dropped off and picked up on site are considered dry cleaning or laundry agencies.

(Emphasis added).

[4] Because the term "laundromat" is not explicitly added in the South Gate Municipal Code, we understand that there is a current amendment to add that specific term as an explicitly listed conditionally permitted use in the Urban Mixed-Use Zones. However, that amendment is pending and has not yet been adopted by the City.

The proposed activity of the laundromat is exactly what is defined under the Code, i.e., the cleaning/laundering of clothing through conventional laundry processes. As such, the proposed use falls squarely under "Dry Cleaning/Laundry" land use definition, as correctly determined by the Director and Planning Commission.

Further, the Code is explicit: once a laundromat facility crosses the 2,500 sq. ft. mark, it is legally declared a "Plant." The Appellant's proposed facility is approximately 7,000 sq. ft. Therefore, by the Code's own definition, this use is a "Plant." Because Table 4-2 of the Specific Plan lists "Agency" as permitted but omits "Plant," the use is strictly prohibited in the TMU-2 Zone.

Appellant attempts to bypass this size restriction by arguing that a "self-service" model should be treated differently because customers operate the machines themselves. Appellant's arguments are confounded because they focus on the effect of who operates the machines and ignore the plain meaning of "Dry Cleaning/Laundry" under the Code.[5] The Code defines an "Agency" and "Plant" based on the activity (cleaning through conventional laundry processes) and the physical scale (square footage); it does not care who pushes the buttons on the washing machines. Regardless of the operational model, "[c]leaning or laundry facilities that are greater than two thousand five hundred square feet . . . are considered cleaning or laundry plants." (SGMC § 11.60.070.) Because the activity occurring on-site is exactly what is defined under the Code, i.e., the cleaning/laundering of clothing through conventional laundry processes, the proposed use falls squarely under "Dry Cleaning/Laundry."

Under the plain language of SGMC § 11.60.070, any laundry facility exceeding 2,500 sq. ft. qualifies as a "Plant," with no exception for self-service operations. At 7,000 sq. ft., the proposed laundromat meets this definition.[6] Because "Plant" uses are not permitted under the Specific Plan, the Director and Planning Commission correctly determined that the proposed use is prohibited, and their decision must be upheld.

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[5] "The construction of a municipal initiative or ordinance is governed by the same rules as the construction of statutes." *C-Y Dev. Co. v. City of Redlands*, 137 Cal.App.3d 926, 929, 187 Cal.Rptr. 370, 372 (App. 1982). "As a general rule, the court must interpret a statute by looking to the plain meaning of the words of the statute." *Id.*

[6] If the proposed laundromat were 2,500 square feet or less, it would be classified as an "Agency," not a "Plant." In that case, Mr. Patel would have no objection to the proposed laundromat, as the use would comply with the requirements of the Municipal Code and Specific Plan.

II. Proposed "Self-Service Laundromat" Use Cannot Constitute "Personal Service, General" Under Its Plain Language Meaning

A "self-service laundromat" cannot constitute a "Personal Services, General" use under its plain language meaning. This interpretation relies on a strained expansion of terms that would strip the City's zoning classifications of all meaning and utility.

"Personal Services, General" is a permitted use per Table 4-2 of the Specific Plan, and is defined under SGMC § 11.60.190:

> "Personal services" (land use) means any place of business providing services and accessory retail sales of products related to the services provided, categorized by the following programmatic elements:
>
> 1. "General" means establishments providing nonmedical services to individuals as a primary use. In addition to the uses listed below, general personal service uses may also include accessory retail sales of products related to the services provided. Examples of these uses include the following:
>
> i. Barber/beauty shop;
> ii. Clothing rental;
> iii. Home electronics and small appliance repair;
> iv. Locksmith;
> v. Pet grooming with no boarding;
> vi. Shoe repair shop;
> vii. Tailor;
> viii. Waxing shop.

Appellant argues that a "self-service laundromat" falls under this definition on the basis that it provides a nonmedical service to individuals as a primary use and because it provides "accessory retail sales of products related to the services provided," such as detergent and fabric softener.

However, the "Personal Services, General" definition and its listed examples describe businesses where a trained professional performs a skilled service on behalf of a client. For example, a barber cuts your hair, a tailor alters your suit, a pet groomer grooms your dog, an electronic repair person repairs your appliance, and a locksmith fixes your lock. A "self-service laundromat," by contrast, provides equipment that customers operate themselves to perform their

own laundry.[7] Providing detergent at a "self-service laundromat" does not become a "Personal Service" any more than a self-service gas station becomes a "Personal Service" because it sells windshield wiper fluid.

In addition, Appellant's interpretation would render the "Personal Services, General" category meaningless, eliminating any distinction between a small neighborhood service store and a large-scale industrial cleaning operation. This precedent would create a slippery slope where virtually any use—regardless of intensity or size—could be characterized as "Personal Services, General" so long as it is not medical and involves incidental retail sales. This interpretation would undermine the zoning protections relied upon by South Gate residents, as forcing this use into the "Personal Services" category disregards the clear context provided by the Code's own examples.

If any non-medical activity involving a transaction can be labeled as "Personal Service," the City's zoning tables become functionally useless. Under Appellant's overly broad view, a large-scale self-service car wash could be called a "personal service" because customers wash their own cars (nonmedical) and purchase soap (accessory retail sale); a self-storage facility could qualify because customers "service" their own storage needs (nonmedical) and buy packing supplies (accessory retail sale); even a commercial kitchen rental could claim the same because individuals cook their own food (nonmedical) and purchase ingredients (accessory retail sale).[8]

Similarly, Appellant also argues that because fitness centers[9] are classified as "Personal Services," a self-service laundromat should be treated the same, since both provide commercial equipment for customers to use themselves and accessory retail sales (fitness supplements for a fitness center). This oversimplification ignores the Code's intent. "Personal Services" is not a

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[7] The statutory interpretation canon of ejusdem generis, which applies whether specific words follow general words in a statute or vice versa, instructs that the general term or category is restricted to those things that are similar to those which are enumerated specifically. *Brown v. City of Inglewood*, 18 Cal.5th 33, 570 P.3d 885 (2025).

[8] Car washes, storage facilities, and commercial kitchen-type uses are each expressly contemplated and regulated under the South Gate Municipal Code as distinct land use categories. "Vehicle Services, Washing/Detailing," as defined in SGMC § 11.60.250, includes "self-service auto washing facilities" and is permitted only with a Conditional Use Permit in the TMU-2 Zone (Table 4-2 of the Specific Plan). "Storage facilities," as defined in SGMC § 11.60.220, includes "self-storage facilities." While the Code recognizes "storage facilities," they are not expressly permitted in the TMU-2 Zone and are therefore prohibited." Similarly, commercial kitchen rentals are subsumed under the Code's definition of "Restaurant." Per SGMC § 11.60.210, this includes "[a]ny establishment operated for the primary purpose of providing food, beverages, or meals for compensation that has suitable kitchen facilities for the preparation, storage, and service of food. Food service may be for on-site consumption, off-site consumption, or a combination of service types." Restaurants are permitted in the TMU-2 Zone of the Specific Plan (Table 4-2). As such, under the Appellant's approach, any of the above-mentioned uses could be classified as "Personal Services, General" and thus be permitted under the Specific Plan, despite the fact that Table 4-2 of the Specific Plan clearly regulates these types of uses and, in some cases, only permits them with a Conditional Use Permit or otherwise outright prohibits the use.

[9] "Personal Services, Fitness/Health Facility" is permitted in the TMU-2 Zone of the Specific Plan (Table 4-2).

broad catch-all, but a limited category composed of specifically defined subtypes. The Municipal Code does not leave fitness centers to be interpreted into the "Personal Services, General" category; it expressly classifies them as "Personal Services, Fitness/Health Facility" under SGMC § 11.60.190. Likewise, a pottery studio where customers create their own pieces (nonmedical) and purchase materials such as clay (accessory retail sales) would fall under "Personal Services, Instructional," not "Personal Services, General."[10] By delineating these distinct subcategories, the Code makes clear that expanding "Personal Services, General" to capture unrelated uses and otherwise defined uses within the Code would render these carefully drawn distinctions meaningless.[11]

Classifying the proposed laundromat as "Personal Services, General" would effectively nullify the Zoning Code. It creates a harmful precedent by allowing applicants to avoid the Zoning Code's specific land use classifications based on how they describe their operations rather than the actual use occurring on-site.[12] This would undermine consistent enforcement, create unequal treatment among similar businesses, and invite future operators to rebrand more intensive uses to circumvent proper review. As such, Appellant's arguments would effectively destroy the zoning protections the residents of South Gate rely on, not just in the TMU-2 Zone, but city-wide.

III. Even if the Proposed 7,000 Sq. Ft. Laundromat Were Not Considered a "Dry Cleaning/Laundry" Use Under the Code's Definition, it Fails the Mandatory Five-Factor Test Under SGMC § 11.21.020(B) and is Not Permitted as a Similar Compatible Use to "Personal Services, General"

Notably, as discussed above, the specific definition applicable to the proposed laundromat (i.e., "Dry Cleaning/Laundry") applies and thus, only a "Dry Cleaning/Laundry, Agency" is permitted pursuant to the Specific Plan; however, even if the proposed laundromat were considered similar

[10] "Personal Services, Instructional" means any place of business, including charitable or nonprofit, that is intended for group or individual instructions, including "Pottery." (SGMC § 11.60.090).

[11] The same reason applies to Appellant's argument that the Personal Services category applies to all "nonmedical services" to individuals as a primary use. Nonmedical services are expressly contemplated elsewhere in the Code, including uses such as "Residential Care Facilities," "Senior/Age-Restricted Dwellings," "Adult Day Care Centers," and "Child Day Care Facilities," all of which expressly include the provision of "nonmedical services." SGMC §§ 11.60.030, 11.60.060, 11.60.210, 11.60.220. If the "Personal Services, General" category were the catch-all for anything "nonmedical," these individual uses would be rendered legally redundant and superfluous. Consequently, a self-service laundromat cannot claim "Personal Services, General" status simply because it is nonmedical, as doing so would ignore the intentional boundaries of the City's land use framework and the specific classifications provided for "Dry Cleaning/Laundry".

[12] "When a general statute conflicts with a specific statute the specific statute controls the general one." *People v. Weatherill*, 215 Cal.App.3d 1569, 1577, 264 Cal.Rptr. 298, 303 (App. 1989). "The fact that the Legislature has enacted a specific statute covering much the same ground as a more general [statute] is a powerful indication that the Legislature intended the specific provision alone to apply." *People v. Hawes*, 129 Cal.App.3d 930, 938–39, 181 Cal.Rptr. 456, 460 (App. 1982).

to a "Personal Services, General" land use, the Director's Determination must be upheld because the proposed laundromat fails to meet the stringent, cumulative requirements of SGMC § 11.21.020(B).

Under the South Gate Municipal Code, if a use is not "specifically listed" in the land-use tables, it is prohibited by default unless the Director makes five specific, written findings:

> 1. The characteristics of, and activities associated with, the proposed use are equivalent to and compatible with one or more of the listed permitted uses, and will not involve a higher level of activity or density than the permitted uses.
> 2. The proposed use is substantially similar to a listed permitted use. [13]
> 3. The proposed use is compatible with the purpose and intent of the applicable zone.
> 4. The proposed use has similar traffic, noise, light, odor, and other operational impacts as a listed permitted use.
> 5. The operation of the proposed use will not be detrimental to existing uses in the area of influence.

(SGMC § 11.21.020 (B)).

The inability to satisfy even a single one of these findings is a fatal deficiency that requires denial as a matter of law. Here, the evidence demonstrates that the proposed laundromat use fails several factors.

Under subsection (2), a 7,000 sq. ft. "self-service laundromat" is not "substantially similar" to "Personal Services, General." The existence of a separate category for "Dry Cleaning/Laundry, Agency" and "Dry Cleaning/Laundry, Plant" demonstrates that laundry-related uses are treated as a distinct and more intensive land use category. Categorizing an industrial-scale laundromat as "Personal Services, General" would effectively collapse these definitions, rendering the Code's intensity distinctions meaningless. For example, other high-intensity, equipment-driven uses could be recharacterized as "Personal Services, General" undermining the integrity of the land use table and effectively nullifying size and intensity distinctions laid out thoroughly in the Specific Plan.

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[13] The Specific Plan provides similar language. If a use is not specifically listed, "the Director shall have the authority to determine whether a proposed use is permitted if that use is comparable to a particular use permitted in the zone." Specific Plan 4.4(B)(8), pg. 34.

Under the plain language of subsections (1) and (4), the proposed laundromat involves a significantly higher level of activity and density than a "Personal Services, General" use. A facility of this scale places extraordinary demands on City infrastructure, consuming volumes of water, sewer capacity, and electricity[14] that far exceed those of a hair barber shop, tailor, or shoe repair shop. By its very nature, a 7,000 sq. ft. laundromat operates with the traffic, noise, light, and odor intensity of a Plant rather than the listed "Personal Services, General" uses under SGMC § 11.60.190. While a small-scale "Agency" is permitted by right in the TMU-2 Zone, this massive facility exceeds the scale and intensity contemplated by the Specific Plan.

Under subsection (5), permitting this use would also be detrimental to the "area of influence" by undermining the very regulations that local business owners have relied upon for decades. Fairness requires that all operators play by the same rules. By circumventing the Municipal Code and Specific Plan, this will cause unfairness to the longstanding laundromat owners and operators[15] in the City of South Gate that have remained in compliance with the applicable land use regulations.

Because "***all*** of the … findings" under SGMC § 11.21.020(B) must be made by the Director, the City Council must deny the appeal and affirm the Director's Determination and Planning Commission's denial of the appeal (emphasis added).

IV. City Is Immune from Liability for Alleged Past Representations

Appellant asserts that the City must approve its use because it entered into a ten-year lease and expended substantial time and resources in reliance on alleged representations from City Planning that a 7,000 sq. ft. laundromat would be permitted as of right and as such, Appellant incorrectly asserts that this proposed use must be permitted. However, such reliance does not permit illegal deviation from the City's Municipal Code nor does it give rise to a viable basis for liability against the City.

Under California Government Code § 818.8, "[a] public entity is not liable for an injury caused by misrepresentation by an employee of the public entity, whether or not such misrepresentation be negligent or intentional." Similarly, California Government Code § 818.4 provides:

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[14] Determination of an unlisted or similar compatible use shall be based "on the degree of compatibility between the use in question and adjacent uses. Technical evidence and scientific means, when available, shall be considered in determining the form and intensity of performance standards typically associated with any identifiable type of use in question." SGMC § 11.21.020 (C).

[15] Other laundromats within the Tweedy Boulevard Specific Plan include Laundromat of Southgate (located at 3185 Tweedy Blvd.), State Coin Laundry (located at 9844 State St.), and So Fresh So Clean Laundry (located at 3481 Tweedy Blvd.).

> A public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure or refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.

The law here is unambiguous. The City is shielded by absolute statutory immunity from liability for any alleged staff misrepresentations or discretionary land use determinations. The Appellant's purported financial or economic interest,[16] no matter how substantial, cannot override the City's immunity or serve as a basis for legal recovery.

"Neither existence of particular zoning nor work undertaken pursuant to governmental approvals preparatory to construction of buildings can form basis of vested right to build structure which does not comply with laws applicable at time building permit is issued." *Avco Cmty. Devs., Inc. v. S. Coast Reg'l Com.*, 17 Cal.3d 785, 793, 553 P.2d 546, 551 (1976). Appellant assumed the risk that the City's formal interpretation might differ from preliminary staff opinions.

Accordingly, California law precludes imposing liability on the City based on such alleged representations.

V. Conclusion

The City Council's adoption of the TMU-2 zoning regulations was a deliberate legislative act intended to manage the density and character of Tweedy Boulevard. To allow the Appellant to bypass these restrictions through a mischaracterization of "Personal Services, General" would render the Specific Plan meaningless. Mr. Patel, a mainstay of South Gate for over two (2) decades, asks only for the consistent application of the law. No applicant should be entitled to special treatment that ignores the plain language of the Municipal Code or Specific Plan.

The law requires that the City Council must uphold the Director's Determination and the Planning Commission's subsequent denial of the appeal. The Appellant's proposed use squarely fits into the "Dry Cleaning/Laundry" category as defined in SGMC § 11.60.070, and thus fails to qualify as "Personal Services, General." The law must be applied as written: a laundromat of this

[16] "[I]mmunity will prevail where the governmental misrepresentation interfered with either a commercial or a financial interest." *Tokeshi v. State of California*, 217 Cal.App.3d 999, 1006, 266 Cal.Rptr. 255 (App. 1990); *see e.g., Harshbarger v. City of Colton,* 197 Cal.App.3d 1335, 1342, 243 Cal.Rptr. 463, 467 (App. 1988) (holding that a city's misrepresentations that a residence complied with code standards when it was defective did not subject the municipality to liability for intentional misrepresentation, even though it interfered with financial interests).

scale is simply not permitted in the TMU-2 zone, but a laundromat of less than 2,500 square feet is expressly permitted in the Specific Plan.[17]

Very truly yours,

SOLOMON SALTSMAN & JAMIESON

JENNIFER LYNN ODEN
Licensed in California

cc: Client (via email only)
AJ Panganiban (via email only)

[17] As such, if the Appellant proposes a laundromat, it must be "less than two thousand five hundred square feet and no material collected at other dry cleaning or laundry agencies are brought for cleaning." (SGMC § 11.60.070 and Table 4-2 of the Specific Plan).

Office of the
South Gate City Clerk

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Item No. 4

City of South Gate
CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **Public Works**

Department Director: *Arturo Cervantes* ***City Manager:*** *Rob Houston*

SUBJECT: RECEIVE AND FILE THE DEVELOPMENT IMPACT FEE NEXUS STUDY FOR TRAFFIC, PARKS, AND PUBLIC SAFETY FACILITIES

PURPOSE: To provide a presentation on the Development Impact Fee (DIF) Nexus Study. The Study provides the legal and technical basis for updating the City's traffic impact fees, as well as establishing new municipal parks and public safety facilities fees. These impact fees provide a mechanism for new development to pay its fair share toward ongoing and future roadways, park, and public facility improvements.

RECOMMENDED ACTIONS: The City Council will consider:

a) Receiving and filing the Development Impact Fee (DIF) Nexus Study which provides the legal basis upon which the City could update at a future time its existing Traffic Impact Fees, and adopt new Municipal Parks and Public Safety Facilities Impact Fees; and,
b) Directing staff to prepare an Ordinance and Resolution to

FISCAL IMPACT: The DIF Nexus Study, included as Attachment A, estimates that the City could collect up to $88.2 million in development impact fee (DIF) revenue by 2050 for traffic, municipal parks, and public safety facilities. These funds are restricted and may only be used for capital improvements identified in the Nexus Study that are necessitated by new development. The total cost of the identified improvements is approximately $336.6 million, resulting in a remaining funding need of about $248.4 million, which the City will continue to pursue through grants and other restricted funding sources as opportunities arise. Projects will be implemented over time as funding becomes available.

ANALYSIS: The City continues to experience growth, with new development and redevelopment projects occurring throughout the community. While these projects contribute to economic vitality, they also generate cumulative impacts on public infrastructure. The City anticipates ongoing demands on its transportation network, municipal parks, and public safety facilities as development activity continues. Common impacts include increased traffic congestion, higher demand for park and recreational amenities, and additional strain on police and emergency response services. The City routinely invests in infrastructure improvements to address these impacts; however, available funding is limited and must be balanced across competing priorities. As a result, it is standard industry practice for cities to implement development impact fees to ensure that new development contributes its fair share toward the capital cost of infrastructure improvements required to serve that growth.

Nexus Study Overview
The City commissioned the DIF Nexus Study. The purpose of the study was to establish the legal and technical foundation to update the existing traffic impact fee program (formerly the Road Mitigation Fee Program) and to create new development impact fee programs for Parks and Recreation Facilities and Public Safety Facilities.

Fee Basis and Cost Allocation
The Nexus Study identifies the maximum justified fee amounts that may be charged to new development, based on the cost of facilities needed to serve future growth. These facilities are derived from adopted planning documents and City policy, including the Capital Improvement Plan, Tweedy Boulevard Specific Plan, Hollydale Village Specific Plan, South Gate Bicycle Transportation Plan, Southeast Gateway Line First/Last Mile Plan, and the Los Angeles River Master Plan. Through the impact fees, new development can pay for its fair share of these improvements, though the City must commit to fully funding existing development's share of the identified improvements through 2050, or else new development will have paid too much.

DIF Methodology and Cost Allocation
City staff are proposing to update the methodology used to calculate non-residential traffic impact fees. Rather than relying on a building size (per square foot) model with standard trip assumptions, the Nexus Study recommends a cost-per-trip approach, which calculates fees based on the estimated number of trips a project is expected to generate. This method more accurately reflects a project's actual impact on the transportation system and improves the overall fairness and defensibility of the fee structure.

The Nexus Study also finds that the City's current development impact fees are below the actual cost of infrastructure needed to support new growth. Updating these fees would better align them with the true impacts of development.

Table 1 (Attachment B) provides examples of proposed impact fees and how they are distributed across key service areas: traffic mitigation, parks and recreation, and public safety. These are one-time fees paid by new development projects to help fund needed infrastructure improvements. Below is a description of each service area's fiscal impact, along with an explanation of how the fees are calculated based on estimated demand.

Traffic Mitigation
- Calculation basis: Estimated average daily vehicle trips generated by the project.
- Overview: Traffic mitigation fees typically represent the largest cost component for commercial and industrial developments due to their impact on the roadway network.
- Examples: A high-intensity logistics facility may be assessed by $6 million or more, while smaller commercial developments may exceed $2 million, depending on projected traffic generation.

Parks and Recreation
- Calculation basis: Projected number of new residents (applicable to residential development).
- Overview: Residential projects contribute the most toward park and recreation facilities due to increased demand from new population growth.
- Example: A 100-unit apartment development may be required to contribute approximately $2.4 million toward park improvements.

Public Safety

- Calculation basis: Project size and development type.
- Overview: Fees for police and fire services are generally lower in comparison to other categories but are necessary to ensure the city can maintain adequate service levels.
- Typical range: Generally, in the tens of thousands of dollars per project, depending on scale and intensity of development.

These factors are multiplied by set cost amounts so that projects that create more demand or impact pay a fair share toward the infrastructure needed to support growth.

Non-Fee funding required: If the City adopts the maximum allowable impact fees, those fees will cover the portion of infrastructure costs attributed to new development, based on the Nexus Study. However, this is not enough to pay for all the facilities needed.

Some of the infrastructure benefits both new and existing development. The portion that serves existing development—about $284.4 million—cannot be paid for with impact fees. Instead, the City must use other funding sources (such as grants, general funds, or other revenues) to cover this share by 2050. If it does not, new development could end up paying more than its fair share.

Development Fee Comparison

Below Willdan prepared a comparison of impact fees noted in the DIF Nexus Study and nearby cities using five different development project usages with chart illustrations, included as Attachment C.

Residential Fee Comparison

The first two charts, in Attachment C, compare fees for residential projects: a single-family home and an 18-unit apartment building. The findings show that South Gate's current impact fees are lower than most nearby cities. This means new development in South Gate pays less toward infrastructure costs than development in surrounding areas. The Nexus Study identifies the highest legally allowed fees, which are higher than current fees. If adopted, these higher fees would bring South Gate more in line with neighboring cities and better reflect the real cost of growth on roads, parks, and public safety. However, the City Council can choose to set fees at a lower level than the maximum allowed by law.

Non-Residential Fee Comparison

The subsequent three charts (in Attachment C) compare development fees for different types of projects: 10,000 square feet of retail or commercial space, 10,000 square feet of office space, and 100,000 square feet of industrial space, across nearby cities. The results show that South Gate's current fees are generally higher than some nearby cities, but still lower than the highest amounts allowed under the Nexus Study. This means South Gate is somewhat competitive compared to surrounding areas, but the current fees still do not fully cover the cost of the infrastructure needed to support new development, especially industrial projects. If the City adopts the maximum justified fees, the charges will better reflect the actual impact that new development has on infrastructure such as roads, parks, and public safety.

However, the City Council can still choose to set fees lower than the maximum allowed, depending on its policy goals and priorities.

BACKGROUND: The City established its Development Impact Fee (DIF) Program in 2008 in compliance with Assembly Bill 1600 (Mitigation Fee Act), codified in the South Gate Municipal Code under Chapter 5.35 (Road Mitigation Fee Program) and Chapter 9.46.040 (DIF Fund). This program authorizes the City to collect impact fees from new development to offset the cost of capital facilities and infrastructure needed to serve that growth, consistent with Government Code Sections 66000 et seq. DIFs are an important funding source used to support ongoing and future infrastructure improvements, particularly for roadway systems.

Need for Fee Update
As development activity has continued, the City recognized the need to update its existing fee structure and expand the program to address broader infrastructure demands. In response, the City retained Willdan Group, Inc. to prepare a Development Impact Fee (DIF) Nexus Study. The purpose of the study is to ensure the City can legally justify and fairly assess fees on new development to cover its proportionate share of impacts to public infrastructure.

Nexus Study Purpose and Scope
The Nexus Study provides the legal and technical foundation required by State law to update the City's traffic impact fee program and to expand the DIF program to include new fees for (1) parks and recreation facilities and (2) public safety facilities. It identifies the relationship (nexus) between new development and the need for expanded or new public facilities, and calculates the maximum legally justified fee amounts based on planned infrastructure improvements identified in adopted City plans and policies.

Key Findings
The study concludes that the City can legally establish updated and expanded development impact fees to help fund needed traffic, parks and recreation, and public safety improvements driven by new development. While the Nexus Study establishes the maximum allowable fee levels, the City Council retains discretion to adopt fees at or below those amounts based on policy considerations, including the desire to encourage certain types of development. A comparison with neighboring jurisdictions is also included to provide regional context for the City's current and proposed fee levels.

Adoption Requirements
Pursuant to State law, effective January 1, 2022, a Nexus Study must be adopted prior to establishing or increasing any development impact fee. The study must be presented at a duly noticed public hearing with a minimum 30-day notice period. Upon City Council adoption, any approved fees would become effective 60 days thereafter.

Fiscal and Policy Implications
Adoption of updated DIFs would establish a dedicated funding source for infrastructure improvements needed to support new development, reducing reliance on the General Fund and other limited resources. It would also ensure that new development contributes proportionately to the impacts it generates, improving fairness across project types and avoiding the transfer of growth-related costs to existing residents. Conversely, without adoption, the City would face increased financial pressure to fund these improvements with limited resources, potentially affecting service levels and delaying needed infrastructure projects.

ATTACHMENTS: A) DIF Nexus Study Report
B) DIF Fiscal Impact
C) Fee Comparison by Development Use

CITY OF SOUTH GATE

DEVELOPMENT IMPACT FEE NEXUS STUDY UPDATE

FINAL DRAFT

APRIL 1, 2026

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Executive Summary

This report analyzes the need for public facilities and capital improvements to support anticipated growth in the City of South Gate through 2050. The City intends to charge development impact fees (DIF) to cover the costs of the facilities and improvements necessary to accommodate growth.

The report updates the traffic facilities fee from the City's 2008 Traffic Impact Fee Study and introduces new fees for parks and recreation and public safety facilities, which are facility categories for which the City currently does not charge impact fees. The analysis focuses on the facilities and improvements needed to accommodate new development projected to occur through 2050.

The facilities categories calculated in this report include:

- Traffic Facilities
- Parks and Recreation Facilities
- Public Safety Facilities

Background and Study Objectives

The goal of a DIF program is to ensure that new development contributes its fair share towards the capital costs needed to serve that development. The primary purpose of this report is to calculate and present fees that will enable the City to expand its inventory of public facilities, as new development creates increases in service demands.

The City imposes public facilities fees under authority granted by the *Mitigation Fee Act (*the *Act)*, contained in *California Government Code* Sections 66000 *et seq*. This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

The *Mitigation Fee Act* findings required to implement impact fees in California demonstrate the *essential nexus* between new development and a fee to fund facilities needed to serve that development. The term *essential nexus* refers to the relationship between new development and the need for facilities (and corresponding impact fees) to serve that development. The findings also require that this study demonstrates *rough proportionality* of the fees- meaning that the amount of the exactions must roughly correspond to the burden placed on the government, resulting from the proposed development project. To ensure that fees are roughly proportional to demand for facilities from new development, this study first allocates facilities costs to new development using the allocation methods described below, then to individual units of new development based on the demand characteristics of each unit, by land use type. This is described in detail in each chapter and summarized in Chapter 8.

All development impact fee-funded capital projects should be programmed through the City's Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

Facility Standards and Costs

This study uses three common methods to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the Mitigation Fee Act requirements. These approaches are used to demonstrate the nexus (i.e. relationship) between new development and the facilities needed to serve that development.

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The **planned facilities** approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development.

This method uses estimates of the cost of future planned facilities to drive the fee calculation. The costs of future facility needs are allocated to new development such that new development only funds the cost of the facilities that are needed to accommodate the increase in demand from that development. The planned facilities and costs are identified in various City planning documents. The allocation is based on new development's proportional share of demand in 2050.

The traffic facilities fees are calculated using this method in this report.

The **existing inventory** approach is based on a facility standard derived from the City's existing level of facilities and existing demand for services.

This method evaluates the facilities are currently providing services to quantify an "existing facilities standard." The common example for a facility standard is park acres per 1,000 residents. Then, using the existing facility standard the analysis determines the amount of facilities needed to maintain the current standard as new development adds demand for facilities. Under this approach new development contributes to facilities at the same standard that existing development has contributed to date.

The parks and recreation facilities fees are calculated using this method in this report.

The **system plan** approach is based on a master facility plan in situations where the needed facilities serve both existing and new development.

This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. Often the system plan is based on increasing facility standards, so the City must find non-impact fee revenue sources to fund existing development's fair share of planned facilities.

This approach is used for the public safety facility fees in this report.

Assumptions and Limitations

This nexus study relies on data from a variety of sources, including publicly available, third-party sources (California Department of Finance; US Census Bureau; SCAG; CoStar), and the City's own data (General Plan, facility inventories, Capital Improvement Plan, various planning documents). Care has been taken to use reasonable and justifiable assumptions throughout this report, and to conservatively estimate the allocation of future facility costs to new development where appropriate. The City should consider updating this analysis periodically to ensure the assumptions are reasonable. Per state law, a nexus study must be updated at least every eight years.

Use of Fee Revenues

The Mitigation Fee Act requires that this analysis "Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged."[1] Each

[1] *California Government Code* §66001 (a) (2).

chapter in this report identifies the appropriate use of impact fee revenues for each particular impact fee category.

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to land acquisition, construction of buildings, infrastructure, the acquisition of vehicles or equipment, information technology, software licenses, and equipment.

Development Impact Fee Schedule Summary

Table E.1 summarizes the maximum justified development impact fees the City can charge based on the analysis in this report. Note that the maximum justified fees presented here are based on the nexus analysis in this report and are not informed by market feasibility testing. The City may charge any amount up to the maximum justified fees, and the City Council may consider implementing fees lower than the maximum justified fees for policy purposes.

The nonresidential traffic impact fees are shown for general land uses. Per the City's policy direction, traffic fees for nonresidential uses will be calculated on a case-by-case basis based on trip counts and the cost per trip that drives the fee schedule shown in Table 3.9. See the "Nonresidential Fee Calculation" section in Chapter 3 for further discussion.

All fees are shown in current dollars. The City should adjust the fee schedule for inflation periodically to ensure that the fees keep pace with increasing costs. Refer to Chapter 7 for a discussion of inflation adjustment procedures.

E.1: Maximum Justified Development Impact Fee Schedule

Land Use	Traffic Facilities[1]	Parks and Recreation[2]	Public Safety	Total
Residential - per Square Foot				
Single Family	$ 4.27	$ 15.90	$ 0.21	$ 20.38
Multifamily	5.78	24.28	0.31	30.37
Nonresidential - per Square Foot				
Commercial	$ 12.01	$ -	$ 0.27	$ 12.28
Office	7.69	-	0.30	7.99
Industrial	3.71	-	0.09	3.80

[1] Traffic fees for nonresidential uses will be charged at a cost of $797 per Average Daily Trip on a case-by-case basis (see Table 3.9 for cost per trip). Traffic fees shown in this table for nonresidential land uses are given as examples for general land uses.

[2] Mitigation Act Fee shown for infill development. Refer to Table 4.8 for Quimby fee in-lieu of dedication for development occurring in subdivisions.

Sources: Tables 3.10, 4.8 and 5.7.

Projected Funding Needs

Impact fees will only cover the costs of facilities required to serve new development. As shown in **Table E.2,** approximately $284.4 million in additional funding will be needed to complete planned projects. This figure represents existing development's share of the identified planned facilities. New development cannot fund existing development's share, also known as existing deficiencies, through impact fees.

Table E.2: Non-Impact Fee Funding Required

Fee Category	Total Project Cost	Development Fee Revenue	Additional Funding Required
Traffic	$ 326,722,198	$ 42,473,886	$ 284,248,312
Parks[1]	44,377,000	44,377,000	-
Public Safety	1,522,122	1,352,414	169,708
Total	$ 372,621,320	$ 88,203,300	$ 284,418,020

[1] Mitigation Act Fee shown for infill development. Refer to Table 4.6 for estimates of Quimby in-lieu fee revenue for development occurring in subdivisions.

Sources: Tables 3.9, 4.6, 5.3 and 5.6.

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1. Introduction

This report presents an analysis of the need for capital facilities to accommodate new development in the City of South Gate. This chapter explains the study approach under the following sections:

- Capital Facilities Financing in California;
- Background and Study Objectives;
- Use of Fee Revenues
- Fee Program Maintenance
- Administrative Costs
- Study Methodology;
- Impact Fees for Accessory Dwelling Units; and
- Organization of the Report.

Capital Facilities Financing in California

The changing fiscal landscape in California during the past 45 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out, the latter two of which have been exacerbated during the past several years:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have for many years had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing rates and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees, also known as public facilities fees. Assessments and special taxes require approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development impact fees, on the other hand, are an appropriate funding source for facilities that require expansion due to the increased demands created by new development, but that also serve all development jurisdiction-wide or area-wide. Development impact fees need only a majority vote of the legislative body for adoption.

Background and Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to update and recalculate and present fees that will enable the City to expand its inventory of capital facilities, as new development leads to service population increases.

This report is an update of the development impact fee (DIF) calculated for and documented most recently in the development impact fee nexus study titled: "Traffic Impact Fee Study, City of South Gate, July 31, 2008", by Willdan Financial Services. This previous study calculated traffic impact

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fees only. This study includes two additional fees that would fund parks and recreation facilities and public safety, which are not currently charged by the City.

The City imposes public facilities fees under authority granted by the Mitigation Fee Act (the Act), contained in California Government Code Sections 66000 et seq. This report provides the necessary findings required by the Act to demonstrate the *essential nexus* between new development and the impact fees needed to support that development. The findings demonstrate that the fees are proportional to demand for facilities from new development and are necessary to allow the City to adopt the fee schedules presented in this report.

The *Mitigation Fee Act* findings required to implement impact fees in California demonstrate the *essential nexus* between new development and a fee to fund facilities needed to serve that development. The term *essential nexus* refers to the relationship between new development and the need for facilities (and corresponding impact fees) to serve that development. The findings also require that this study demonstrates *rough proportionality* of the fees- meaning that the amount of the exactions must roughly correspond to the burden placed on the government, resulting from the proposed development project. To ensure that fees are roughly proportional to demand for facilities from new development, this study first allocates facilities costs to new development using the allocation methods described below, then to individual units of new development based on the demand characteristics of each unit, by land use type. This is described in detail in each chapter and summarized in Chapter 8.

All development impact fee-funded capital projects are programmed through the City's Capital Improvement Plan (CIP) to comply with the Mitigation Fee Act. Using a CIP helps the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

Use of Fee Revenues

The Mitigation Fee Act requires that this analysis "Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged."[2] Each chapter in this report identifies the appropriate use of impact fee revenues for each particular impact fee category.

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to land acquisition, construction of buildings, infrastructure the acquisition of vehicles or equipment, information technology, software licenses and equipment.

Fee Program Maintenance

Once a fee program has been adopted it must be properly maintained to ensure that the revenue collected adequately funds the facilities needed by new development. To avoid collecting inadequate revenue, the inventories of existing facilities and costs for planned facilities must be updated periodically for inflation, and the fees recalculated to reflect the higher costs. The use of established indices for each facility included in the inventories (land, buildings, and equipment), such as the *California Construction Cost Index*, is necessary to accurately adjust the impact fees.

While fee updates using inflation indices are appropriate for annual or periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, it is recommended to

conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 7.

Administrative Costs

Administration of an impact fee program to comply with the requirements of the Mitigation Fee Act imposes costs on the City for capital budgeting, fee adjustments, mandated annual reports and 5-year reviews of the impact fee program, as well as periodic impact fee update studies and legal review. It is common practice in California for cities to add a small administrative charge to impact fees to cover those costs.

This study uses an assumption of 1% of the maximum justified fee to estimate the administrative costs associated with the fee program, consistent with the last impact fee study. This study assumes 1% of the maximum justified fee to estimate the administrative costs associated with the fee program. To validate this assumption, Willdan reviewed the administrative costs associated with other cities in California in FY2022-23. Those costs ranged from 1.32% to 1.52% of collected impact fee revenue in the other jurisdictions. Thus, the assumed 1.0% of fee revenue is conservative.

Study Methodology

Development impact fees are calculated to fund the cost of facilities required to accommodate growth. The six steps followed in this development impact fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for capital facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development:** Estimate the total amount of planned facilities, and identify the share required to accommodate new development;
4. **Determine the cost of facilities required to serve new development:** Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;
5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. **Identify alternative funding requirements:** Determine if any non-fee funding is required to complete projects.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicle volume-to-capacity (V/C) ratio used in traffic planning.

- *Design standards* determine how a facility should be designed to meet expected demand, for example, park improvement requirements and technology infrastructure for City office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates the cost of planned facilities built to satisfy the City's facility design standards.
- *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value) and are useful when different facilities are funded by a single fee program. Examples include facility costs per capita, cost per vehicle trip, or cost per gallon of water per day.

New Development Facility Needs and Costs

It is important to ensure that the City has sufficient facilities (such as roads, parks, and public safety facilities) to be able to support increased service demands resulting from new development, including new residents and employees. This study uses three common approaches to identify facility needs and costs to serve new development: the **planned facilities method, system plan method** and the **existing inventory method**. This is often a two-step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

The formula and rationale behind each approach is summarized below:

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method new development will fund the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method results in no facility deficiencies attributable to existing development. This method evaluates the facilities are currently providing services to quantify an "existing facilities standard." The common example for a facility standard is park acres per 1,000 residents. Then, using the existing facility standard the analysis determines the amount of facilities needed to maintain the current standard as new development adds demand for facilities. Under this approach new development contributes to facilities at the same standard that existing development has contributed to date. In this study, the existing inventory method is used for the parks and recreation facility fees.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

This method is appropriate when planned facilities will entirely serve new development, or when a fair share allocation of planned facilities to new development can be estimated. An example of the former is a wastewater trunk line extension to a previously undeveloped area. An example of the latter is a portion of a capacity expanding roadway that will accommodate increased demand from new development. Under this method new development will fund the expansion of facilities at the standards used in the applicable planning documents used to identify the needed facilities. This method is used to calculate the traffic facility fees.

System Plan Method

This method calculates the fee based on the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities + Cost of Planned Facilities}}{\text{Existing + New Development Demand}} = \$/\text{unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service.

The system plan method ensures that new development does not pay for existing deficiencies. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. This approach is used for the public safety facility fees in this report.

Impact Fees for Accessory Dwelling Units

The California State Legislature recently amended requirements on local agencies for the imposition of development impact fees on accessory dwelling units (ADU) with Assembly Bill AB 68 in 2020. The amendment to California Government Code §65852.2(f)(2) stipulates that local agencies may not impose any impact fees on ADU less than 750 square feet. ADU greater than 750 square feet can be charged impact fees in proportion to the size of the primary dwelling unit. By assessing the fees per square foot of living space, the resulting fees for ADUs are automatically proportional to the fees charged to the primary unit on a parcel.

Organization of the Report

The determination of a development impact fee begins with the selection of a planning horizon and development of projections for population and employment. These projections are applied consistently to each of the facility categories analyzed in this report and are summarized in Chapter 2.

Chapters 3 through 5 are devoted to documenting the maximum justified development impact fees based on the facility standards and cost allocation methods for each of the following facility categories:

- Chapter 3: Traffic Facilities
- Chapter 4: Parks and Recreation Facilities
- Chapter 5: Public Safety Facilities

A discussion of how this study complies with AB 602 is included in Chapter 6. Guidelines for the implementation and ongoing maintenance of the DIF program are detailed in Chapter 7. The statutory findings required for adoption of the proposed development impact fees in accordance with the Mitigation Fee Act (codified in California Government Code Sections 66000 through 66025) are summarized in Chapter 8. Potential park projects and the public safety facilities worker weighting factor are included in the Appendix.

All whole numbers are rounded to the nearest unit, while all decimals are rounded to the nearest displayed decimal place, unless otherwise indicated.

2. Growth Projections

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2025 base year and a planning horizon of 2050.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types that impact fees have been calculated for are defined below.

- **Single Family Residential:** Detached and attached one-unit dwellings, and ADUs greater than 750 square feet. Fees are calculated per square foot of living space. Per state statutes, impact fees cannot be charged to ADUs less than 750 square feet.
- **Multifamily Residential:** All attached multifamily dwellings including duplexes, apartments and condominiums. Fees are calculated per square foot of living space, excluding common areas and garages.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as a mixed-use development with both residential and commercial uses. Another similar situation would be a warehousing facility that contains office space. In those cases, the facilities fee would be calculated separately for each land use type included within the building.

The City has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

Existing and Future Development

Table 2.1, below, presents the estimated number of residents, dwelling units, employees, and building square feet in the City of South Gate, both in 2025 and in 2050. The base year estimates of residents and dwelling units are sourced from the California Department of Finance. The projected population increase is derived from the Southern California Association of Governments (SCAG) 2024 Connect SoCal Demographics and Growth Forecast.

Base year employees were estimated based on data from the U.S. Census Bureau's OnTheMap Application. Employment projections are based on the SCAG forecast and assume that the current ratio among land uses will be maintained.

Nonresidential equivalent building square feet is estimated based on count of workers, and employment density assumptions from the Institute of Traffic Engineers (ITE), as shown in **Table 2.2.**

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Table 2.1: Existing and New Development

	2025	Net Growth 2025 - 2050	2050
Residents[1]	92,849	5,292	98,141
Dwelling Units[2]			
Single Family	18,094	1,105	19,199
Multifamily	8,014	490	8,504
Total	26,108	1,595	27,703
Employment[3]			
Commercial	8,641	2,850	11,491
Office	4,064	1,340	5,404
Industrial	5,719	1,886	7,605
Total	18,424	6,076	24,500
Equivalent Building Square Feet (1,000s)[4]			
Commercial	4,134	1,364	5,498
Office	1,782	588	2,370
Industrial	8,410	2,774	11,184
Total	14,327	4,725	19,052

[1] Current household population from California Department of Finance (DOF). Projection based on Southern California Association of Governments (SCAG) forecast.

[2] Current values from DOF. Projection for 2050 based on SCAG forecast of households, adjusted to all housing units using current DOF reported vacancy of 2.2%. Assumes same ratio of single family to multifamily will be maintained as development occurs.

[3] Current estimates of primary jobs from the US Census' OnTheMap. Projection based on SCAG forecast. Assumes current ratio among land uses will be maintained.

[4] Equivalent building square feet calculated based on the assumption of 2.09 commercial workers per 1,000 square feet, 2.28 office workers per 1,000 square feet and 0.68 workers per 1,000 industrial square feet based on Institute of Traffic Engineers (ITE) data.

Sources: California Department of Finance (DOF), Table E-5, 2025; Southern California Association of Governments (SCAG) Connect SoCal Demographics and Growth Forecast, 2024; U.S. Census Bureau, OnTheMap Application, http://onthemap.ces.census.gov; Table 2.2, Willdan Financial Services.

Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee. The densities ensure that the fee per unit of new development is roughly proportional to the demand for facilities from various types of development.

Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

The average occupant density factors used in this report are shown in **Table 2.2.** The residential density factor was calculated using the most recent data from the American Community Survey specifically for the City of South Gate. The nonresidential occupancy factors are derived from data from the Institute of Traffic Engineers Trip Generation Manual, 12th Edition.

Table 2.2: Occupant Density

Residential		
Single Family	3.57	Residents Per Dwelling Unit
Multifamily	2.75	Residents Per Dwelling Unit
Nonresidential		
Commercial	2.09	Employees per 1,000 square feet
Office	2.28	Employees per 1,000 square feet
Industrial	0.68	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2024 American Community Survey 1-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 12th Edition; Willdan Financial Services.

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3. Traffic Facilities

This chapter summarizes an analysis of the need for various traffic improvements to accommodate new development. The *essential nexus* for this facility category is between the demand for new traffic facilities from the projected increase in vehicle trips and the additional traffic facilities needed to meet those service demands. The fees are roughly proportional to demand because they ensure that new development will pay no more than its proportionate share of the identified planned facilities needed to serve the City through the planning horizon, and the fees are scaled based on the number trips generated by residential and nonresidential land uses. Impact fees will not fund the entirety of the identified facilities and the share of facilities needed to serve existing development must be funded with other funding sources. Fees implemented at the maximum justified rates would allow the City to maximize use of other funding sources for other purposes.

Nexus Analysis Summary

Traffic fees in this report are calculated as follows:

1. Trip demand factors are identified to reflect varying levels of demand for traffic facilities, by land use. The trip demand factors take vehicle trip generation rates, trip lengths and trip purpose into account.
2. Estimates of current and projected development identified in Chapter 2 are multiplied by the trip demand factors to estimate current demand and projected for traffic facilities. The difference between current demand and demand at the planning horizon is assumed to be new development's share of total trip demand.
3. Capacity expanding projects and corresponding costs are identified from the City's various planning documents.
4. The cost of the identified projects is allocated to new development, based on development's share of trip demand at the planning horizon, calculated in Step 2.
5. The cost of planned facilities allocated to new development are divided by the growth in trip demand to calculate the cost per trip.
6. The cost per trip is multiplied by the trip demand factors to determine a fee, by land use.

Trip Demand

The need for traffic facilities is based on the trip demand placed on the system by development. A reasonable measure of demand is the number of average daily vehicle trips, adjusted for pass-by trips. Vehicle trip generation rates are a reasonable measure of demand on the City's system of traffic facilities across all modes because alternate modes (transit, bicycle, pedestrian) often substitute for vehicle trips. Pass-by trips are deducted from the trip generation rate. Pass-by trips are intermediate stops between an origin and a final destination that require no diversion from the route, such as stopping to get gas on the way to work.

Table 3.1 shows the calculation of trip demand factors by land use category based on the pass-by trip adjustment described above. The data for trip rates, and the pass-by trip assumption all come from the latest data available from the Institute of Traffic Engineers.

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Table 3.1: Trip Rate Adjustment Factors

	Pass-by Trips[1]	Primary and Diverted Trips	Average Trip Length[2]	Adjustment Factor[3]	ITE Category	Average Daily Trips	Trip Demand Factor[5]
	A	*B = 1 - A*	C	*D = B x C / Avg.*		*E*	*F = D x E*
Residential - per Dwelling Unit							
Single Family	3%	97%	7.9	1.11	Single Family Housing (210)	9.09	10.09
Multifamily	3%	97%	7.9	1.11	Multifamily Housing (Low-Rise) (220)	6.21	6.89
Nonresidential - per 1,000 Sq. Ft.							
Commercial	22%	78%	3.6	0.41	Shopping Center (820)	36.39	14.92
Office	4%	96%	8.8	1.22	General Office (710)	7.83	9.55
Industrial	2%	98%	9.0	1.28	General Light Industrial (110)	3.60	4.61

[1] Percent of total trips. A pass-by trip is made as an intermediate stop on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are not considered to add traffic to the road network. Based on SANDAG data.
[2] In miles. Based on SANDAG data.
[3] The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles.
[4] Trips per dwelling unit or per 1,000 building square feet.
[5] The trip demand factor is the product of the trip adjustment factor and the trip rate.

Sources: Institute of Traffic Engineers, Trip Generation Manual, 12th Edition; San Diego Association of Governments, Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002; Willdan Financial Services.

Trip Growth

The planning horizon for this analysis is 2050. **Table 3.2** lists the 2025 and 2050 land use assumptions used in this study. The trip demand factors calculated in Table 3.1 are multiplied by the existing and future dwelling units and building square feet to determine the increase in trip demand generated by new development.

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Table 3.2: Land Use Scenario and Trip Demand

Land Use	Trip Demand Factor	2025 Units or 1,000 SF	2025 Trip Demand	Growth - 2025 to 2050 Units or 1,000 SF	Growth - 2025 to 2050 Trip Demand	Total - 2050 Units or 1,000 SF	Total - 2050 Trip Demand
Residential - per Dwelling Unit							
Single Family	10.09	18,094	182,568	1,105	11,149	19,199	193,718
Multifamily	6.89	8,014	55,216	490	3,376	8,504	58,593
Subtotal		26,108	237,784	1,595	14,525	27,703	252,311
Nonresidential - per 1,000 Sq. Ft.							
Commercial	14.92	4,134	61,686	1,364	20,345	5,498	82,031
Office	9.55	1,782	17,022	588	5,613	2,370	22,635
Industrial	4.61	8,410	38,771	2,774	12,786	11,184	51,557
Subtotal		14,327	117,479	4,725	38,744	19,052	156,223
Total			355,263		53,269		408,534
			87.0%		13.0%		100%

Sources: Tables 2.1 and 3.1.

Project Costs

Table 3.3 through **Table 3.8** provide detailed cost estimates for future traffic facility projects in the City of South Gate. **Table 3.9** summarizes the cost estimates and calculates the fee per trip demand unit.

Table 3.3 outlines cost estimates for projects designed to enhance the capacity of the City's transportation network, benefiting both new and existing development. Maintenance and repair projects are excluded, as are projects from the CIP that are already fully funded by other funding sources. The Street Network Capacity Improvement cost estimates, totaling $96 million, were provided by the City of South Gate, while the eligible unfunded Capital Improvement Program (CIP) projects, at a total of $107 million, are sourced from the City of South Gate 2024/25 CIP. All projects included in this analysis increase capacity, either through alternative modes of transportation, or reconfiguration of existing infrastructure. City staff provided direction on the projects to include in this nexus analysis.

Table 3.3: Traffic Facilities Specific Plan Project Costs

Project	Cost
Street Network Capacity Improvements	
Independence Ave Bike/Pedestrian bridge	$ 50,000,000
Imperial Highway ATP Corridor Improvements	15,000,000
Atlantic Ave ATP Corridor Improvements	10,000,000
State Ave Complete Streets Project	8,000,000
Patata Bike Trail Connecting LA River and SEGL Station	5,000,000
Paramount Boulevard Complete Streets Project	5,000,000
Wright Rd Complete Streets Project	3,000,000
Total - Street Network Capacity Improvements	$ 96,000,000
Unfunded Capital Improvement Program, 2024/25	
WSAB Light Rail[1]	$ 70,000,000
Citywide Street Light System Upgrades	30,000,000
Bus Electrification System	4,000,000
Pavement Markings and Crosswalks Improvements	2,000,000
Internally Illuminated Street Name Signs	1,000,000
Total - 2024/25 Capital Improvement Program	$ 107,000,000

[1] Costs shown represent South Gate's share of $9.2 billion regional project.

Sources: City of South Gate; City of South Gate 2024/25 Capital Improvement Program, Tables 6, 7 and 9.

The City of South Gate has adopted two specific plans that include traffic improvement components. The Tweedy Boulevard Specific Plan estimates a future cost of approximately $12.3 million and the Hollydale Village Specific Plan outlines a projected cost of approximately $14.8 million in capacity-expanding improvements, net of the funding that the City's has already contributed towards the identified improvements. **Table 3.4** presents the net traffic facility costs associated with these specific plans.

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Table 3.4: Traffic Facilities Specific Plan Project Costs

	Cost (2025)[1]
Tweedy Boulevard Specific Plan, 2019	
Pedestrian scaled lighting on Tweedy Blvd.	$ 4,569,594
Intersection Treatments	9,062,940
Bicycle route improvements on other streets	1,588,915
Signage for LA River Bicycle Path, South Gate Park, etc.	616,679
Class III Bike Route/Sharrows markings: Tweedy Blvd.	320,689
Signal improvements (countdowns/audibles) on Tweedy Blvd.	183,524
Three Bicycle Hubs along Tweedy Blvd.	177,789
Subtotal - Tweedy Boulevard Specific Plan	$ 16,520,130
Less Net Cost to Date	(4,186,543)
Total - Tweedy Boulevard Specific Plan	$ 12,333,587
Hollydale Village Specific Plan, 2016	
Pedestrian-scaled lighting on all streets	$ 22,292,959
New 10 foot wide median on Paramount Blvd.	784,169
Signage for LA River bike path, Hollydale Park, etc.	740,015
Class II Bike Lane Striping	447,062
Crosswalks on Garfield	370,008
Enhance uncontrolled crosswalks on Garfield	166,503
Bicycle Hub on Garfield and Main	83,252
Class III Bike Route/Sharrows marking	48,471
Subtotal - Hollydale Village Specific Plan	$ 24,932,440
Less Net Cost to Date	(10,132,135)
Total - Hollydale Village Specific Plan	$ 14,800,305

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: Tweedy Boulevard Specific Plan, March, 2019, Table 9-2; Hollydale Village Specific Plan, April 2016, Table 9-2; ENR CCI.

Table 3.5 displays the estimated cost of planned bicycle paths and bridges along the Union Pacific railroad and Caltrans right-of-way corridors, based on data from the 2012 South Gate Bicycle Transportation Plan. By enhancing transportation options, these initiatives benefit new and existing development. The inflation-adjusted cost of these projects is approximately $52 million.

Table 3.5: Bridges and Bike Paths along Railroad and Caltrans Rights-of-way

Bikeway Name	From	To	Type	Miles	Cost (2025)[1]
UPRR Spur Line			Three Bridges	3.00	$ 17,937,499
UPRR San Pedro Sub-Division			Two Bridges	2.00	11,958,333
Southern Ave.			Two Bridges	2.00	11,958,333
UPRR Spur Line	Western City Limit	Eastern City Limit.	Bike path	3.90	5,829,687
UPRR San Pedro Sub-Division	Ardmore Ave.	Eastern City Limit.	Bike Path	2.30	3,438,021
UPRR San Pedro Sub-Division	Gardendale St.	Century Blvd.	Bike Path	0.60	926,771
Total					$ 52,048,644

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: South Gate Bicycle Transportation Plan, 2012; ENR CCI.

The Bicycle Transportation Plan also outlines several additional proposed bikeways throughout the City of South Gate. These projects are intended to enhance connectivity and promote alternative transportation options, delivering benefit to both new and existing development. **Table 3.6** provides an overview of the estimated costs for these bikeways, with the total project expense expected to be approximately $10.5 million.

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Table 3.6: Other Proposed Bikeways

No.	Bikeway Name	Street	From	To	Project Type	Mileage	Cost (2025)[1]
1	Santa Fe Ave./Truba Ave.	Santa Fe Ave.	Ardmore Ave.	Southern Ave.	Cycletrack	0.5	$ 67,266
1	Santa Fe Ave./Truba Ave.	Truba Ave.	Southern Ave.	Tweedy Blvd.	Type B sharrows	0.5	33,633
2	Stanford Ave.	Stanford Ave.	Southern Ave.	Sequoia Dr.	Bike Route with Sharrows	0.7	21,824
3	Long Beach Blvd.	Long Beach Blvd.	Northern city limit	Tweedy Blvd.	Type B sharrows	1.3	97,909
4	State St.	State St.	Northern city limit	Tweedy Blvd.	Colored Bike Lanes with Road Diet	1.3	382,667
4	State St.	State St.	Tenaya Ave.	Southern city limit	Colored Bike Lanes with Road Diet	0.2	56,802
5	California Ave.	California Ave.	Northern city limit	Southern city limit	Colored Bike Lanes with Road Diet	1.8	547,094
6	Otis St.	Otis St.	Northern city limit	Southern city limit	Colored Bike Lanes with Road Diet	1.8	544,104
7	Alexander Ave.	Alexander Ave.	Firestone Blvd.	Southern city limit	Buffered Bike Lanes	1.2	108,522
8	Hildreth Ave.	Hildreth Ave.	Southern Ave.	Southern city limit	Bike Route with Sharrows	1	29,298
9	Atlantic Ave.	Atlantic Ave.	Ardmore Ave.	Southern city limit	Type B sharrows (Atlantic)	1.4	107,625
12	LA River Bicycle Path	River	Ardmore Ave.	Century Blvd.	Five Access Improvements		224,219
13	Garfield Ave.	Garfield Ave.	Ardmore Ave.	Eastern city limit	Bike lanes	2	149,479
13	Garfield Ave.	Garfield Ave.	Gardendale St.	Roosevelt Ave.	Bike lanes	0.4	26,159
13	Garfield Ave.	Garfield Ave.	Roosevelt Ave.	Southern city limit	Type B sharrows	0.4	28,401
14	Rio Hondo	Rio Hondo	Ardmore Ave.	Los Angeles River	Wayfinding Signage Improvements	1.7	25,262
15	Paramount Blvd.	Paramount Blvd.	Gardendale St.	Century Blvd.	Bike Lanes	0.5	37,370
16	Liberty Blvd.	Liberty Blvd.	Long Beach Blvd.	Otis St.	Bicycle Boulevard	1.6	487,302
17	Independence Ave.	Independence Ave.	Long Beach Blvd.	Otis St.	Bike lanes	1.5	56,802
17	Independence Ave.	Independence Ave.	Long Beach Blvd.	Otis St.	Sharrows	1.5	22,721
19	Ardmore Ave.	Ardmore Ave.	Long Beach Blvd.	Otis St.	Bike lanes	1.5	56,055
19	Ardmore Ave.	Ardmore Ave.	Long Beach Blvd.	Otis St.	Sharrows	1.5	22,422
20	Firestone Blvd.	Firestone Blvd.	Western city limit	Eastern city limit	Colored Bike Lanes	4.2	937,234
21	Southern Ave.	Southern Ave.	Santa Fe Ave.	Burke Ave.	Bike path improvements	2.2	3,243,698
21	Southern Ave.	Southern Ave.	Burke Ave.	Los Angeles River	Widen Bike Lanes, Add Buffers	0.7	66,369
21	Southern Ave.	Southern Ave.	Los Angeles River	Eastern city limit	Bike Lanes	0.6	46,339
22	Missouri Ave.	Missouri Ave.	Truba Ave.	Hildreth Ave.	Bicycle Boulevard	2.1	636,781

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: South Gate Bicycle Transportation Plan, 2012; ENR CCI.

Table 3.6: Other Proposed Bikeways Continued

No.	Bikeway Name	Street	From	To	Project Type	Mileage	Cost (2025)[1]
23	Tweedy Blvd.	Tweedy Blvd.	Alameda St.	Atlantic Ave.	Colored Bike Lanes with Road Diet	2.7	804,198
24	Sequoia Dr./Michigan Ave.	Sequoia Dr.	Stanford Ave.	San Jose Ave.	Bicycle Boulevard	0.3	83,708
24	Sequoia Dr./Michigan Ave.	Michigan Ave	East of State St. (City Limit)	Wright Rd.	Bicycle Boulevard	1.9	556,062
25	Gardendale St.	Gardendale St.	Los Angeles River	East end of Hollydal	Bicycle Path	0.1	179,375
25	Gardendale St.	Gardendale St.	East end of Hollydale Park	Garfield Ave.	Sharrows	0.3	8,969
25	Gardendale St.	Gardendale St.	Garfield Ave.	Eastern City Limit.	Buffered bike lanes with road diet	0.8	122,573
26	Monroe Ave.	Monroe Ave.	Hollydale Park	Garfield Ave.	Bicycle Route with Sharrows	0.3	7,773
27	Main St.	Main St.	Pennsylvania Ave.	Garfield Ave.	Sharrows	0.2	5,082
27	Main St.	Main St.	Garfield Ave.	Paramount Blvd.	Buffered bike lanes	0.6	53,812
28	Century Blvd.	Century Blvd.	Los Angeles River	Pennsylvania Ave.	Sharrows	0.3	8,072
28	Century Blvd.	Century Blvd.	Pennsylvania Ave.	Industrial Ave.	Buffered bike lanes	0.5	48,431
29	Hollydale Park Paths		Gardendale St.	Century Blvd.	Sign and Maintenance Improvements	1.1	15,994
30	Tweedy Blvd.	Tweedy Blvd.	Atlantic Ave.	Los Angeles River	Bike Path	0.4	523,177
	Total						$ 10,480,583

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: South Gate Bicycle Transportation Plan, 2012; ENR CCI.

Table 3.7 presents bicycle projects planned in conjunction with the Los Angeles Metro Southeast Gateway light rail line. The First-Last Mile Bikeway Safety and Access Project will provide enhancements to improve neighborhood connectivity and provide safer, more accessible routes to both current and future transit facilities. The Wheels projects focus on bicycle infrastructure improvements, with the City's estimated contribution to the costs totaling approximately $21.1 million.

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Table 3.7: Southeast Gateway Line First / Last Mile Plan - Wheels Projects

Project ID	Location	From	To	Project Type	Length	Cost (2025)[1]	City of South Gate Share	City of South Gate Cost
Firestone Station Wheel Projects								
Atlantic Avenue Corridor Bike Lanes								
1B	Atlantic Av	Patata St	Chakemco St	Protected Bike Lane	1.08	$ 3,850,733	100%	$ 3,850,733
Non-Linear Wheel Projects								
68	Signal Timing Optimization for Streets with FLM Priority Wheel Projects					$ 199,984	54%	$ 107,991
69	Bicycle and Scooter Parking on Streets with FLM Priority Wheel Projects					2,402,932	60%	1,441,759
Gardendale Station Wheel Projects								
Gardendale Street/Foster Road Bike Lanes								
1C	Gardendale St	Garfield Av	Monroe Av	Class II Bike Lane	0.09	$ 14,582	100%	$ 14,582
Garfield Avenue And Connecting Bikeways								
12	Garfield Av	Roosevelt Av	Century Bl	Class II Bike Lane	0.24	$ 60,412	100%	$ 60,412
12	Garfield Av	Century Bl	Howry St	Class II Bike Lane	0.15	18,748	100%	18,748
Hollydale Area Access Improvement Project								
7A	Main St	Pennsylvania Av	Garfield Av	Bike Friendly St	0.18	$ 23,956	100%	$ 23,956
7B	Main St	Garfield Av	Paramount Bl	Buffered Bike Lane	0.61	153,113	100%	153,113
51	Monroe Av	Hollydale Park	Garfield Av	Bike Friendly St	0.47	61,453	100%	61,453
52	Center St	Gardendale St	Century Bl	Bike Friendly St	0.62	80,202	100%	80,202
53	Pennsylvania Av	Gardendale St	Century Bl	Bike Friendly St	0.56	942,633	100%	942,633
54	McKinley Av	Pennsylvania Av	Garfield Av	Bike Friendly St	0.17	892,637	100%	892,637
56	Dakota Av	Gardendale St	Main St	Bike Friendly St	0.33	42,705	100%	42,705
Non-Linear Wheel Projects								
57	Signal Timing Optimization for Wheels on Streets with FLM Priority Wheel Projects					$ 120,824	41%	$ 49,538
58	Bicycle and Scooter Parkingon Streets with FLM Priority Wheel Projects					2,412,307	60%	1,447,384
I-105/C Line Station Wheel Projects								
Century Boulevard/Martin Luther King Jr. Boulevard Bike Lanes								
1C	Century Bl/ Martin Luther King Jr. Bl			Bike Bridge	0.17	$ 59,353,575	20%	$ 11,870,715
Total						**$ 70,630,796**		**$ 21,058,562**

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: Southeast Gateway Line First / Last Mile Plan (2023); ENR CCI.

Table 3.8 outlines pedestrian projects planned in coordination with the Los Angeles Metro Southeast Gateway Light Rail Line. The First-Last Mile Bikeway Safety and Access Project aims to improve neighborhood connectivity and create safer, more accessible routes to existing and upcoming transit facilities. The Walk Projects focus on enhancing pedestrian infrastructure. The City's estimated contribution for these projects is approximately $13 million, net of the allocation to other gateway cities.

Table 3.8: Southeast Gateway Line First / Last Mile Plan - Walk Projects

Project ID	Project Type	From	To	Cost (2025)[1]	City of South Gate Share	City of South Gate Cost
Firestone Station Walk Projects						
Atlantic Avenue - Primary						
1	High Visibility Crosswalks	Atlantic Av	Santa Ana St to Southern Av	$ 63,537	75%	$ 47,653
2	Signalized Crossing	Atlantic Av and others	Primary pathways - Atlantic Av/Firestone Bl	71,869	75%	53,902
3	New or Improved Sidewalk	Atlantic Av (west side)	Santa Ana St to Southern Av	532,249	75%	399,187
4	Bus Stop Improvements	Atlantic Av	Santa Ana St to Southern Av	546,831	75%	410,123
5	Curb Ramps	Atlantic Av	Firestone Bl to Southern Ln	89,576	100%	89,576
6	Pedestrian/Cyclist Lighting	Atlantic Av	Santa Ana St to Southern Av	571,829	65%	371,689
8	Traffic Calming	Atlantic Av	Santa Ana St to Southern Av	707,235	75%	530,426
9	Signalized Crossing	Atlantic Av	Firestone Bl	367,679	100%	367,679
10	Signalized Crossing	Atlantic Av	Azalea West	-	100%	-
Firestone Boulevard - Primary						
12	Bus Stop Improvements	Firestone Bl	Dudlext Av and Hildreth Av, Vosler Av	361,429	100%	361,429
13	High Visibility Crosswalks	Firestone Bl	Alexander Av to Rayo Av	61,453	100%	61,453
14	New or Improved Sidewalk	Firestone Bl	Alexander Av to I-710 SB On/Off Ramps	265,604	100%	265,604
15	Curb Extension	Firestone Bl	Rayo Av	43,746	100%	43,746
16	Curb Ramps	Firestone Bl	Alexander Av to I-710 SB On/Off Ramps	674,946	100%	674,946
17	Traffic Calming	Firestone Bl	Alexander Av to I-710 SB On/Off Ramps	836,391	100%	836,391
17A	Pedestrian/Cyclist Lighting	Firestone Bl	Alexander Av to I-710 SB On/Off Ramps	704,110	100%	704,110
17B	Signalized Crossing	Firestone Bl	Azalea North	166,653	100%	166,653
18	Wayfinding and Signage	Firestone Bl	Alexander Av to LA River	7,291	100%	7,291

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: Southeast Gateway Line First / Last Mile Plan (2023); ENR CCI.

Table 3.8: Southeast Gateway Line First / Last Mile Plan - Walk Projects Continued

Project ID	Project Type	From	To	Cost (2025)[1]	City of South Gate Share	City of South Gate Cost
Gardendale Station Walk Projects						
Street - Primary (Hollydale Regional Park To Paramount Boulevard)						
2	New or Improved Sidewalk	Gardendale St (north si	Hollydale Regional Park to Garfield Av	$ 33,331	85%	$ 28,331
3	High Visibility Crosswalk	Gardendale St	Hollydale Regional Park to Paramount Bl	35,414	65%	23,019
4	Traffic Calming	Gardendale St	Garfield Av	114,574	50%	57,287
5	Curb Ramps	Gardendale St	Hollydale Regional Park to Paramount Bl	299,976	65%	194,984
6	Curb Extension	Gardendale St	Industrial Av	68,744	100%	68,744
7	Signalized Crossing	Gardendale St	Hollydale Regional Park to Paramount Bl	166,653	65%	108,324
7A	Signalized Crossing	Gardendale St/others	Primary pathways - Gardendale St/Garfield Av	28,123	75%	21,092
9	Wayfinding Signage	Gardendale St	Hollydale Regional Park to Paramount Bl	16,665	65%	10,832
Industrial Avenue - Primary (Gardendale Street To Main Street)						
10	Traffic Calming	Industrial Av	Gardendale St to Main St	204,150	100%	204,150
11	High Visibility Crosswalk	Industrial Av	Gardendale St to Main St	8,333	100%	8,333
Garfield Avenue - Primary (Imperial Highway To Main Street)						
14	High Visibility Crosswalk	Garfield Av	Imperial Hwy to Main St	35,414	90%	31,873
15	New or Improved Sidewalk	Garfield Av	Imperial Hwy to Main St	193,734	90%	174,361
16	Traffic Calming	Garfield Av	Imperial Hwy to Main St	611,409	90%	550,268
17	Bus Stop Improvements	Garfield Av	Gardendale St, Roosevelt Av	181,235	65%	117,803
17A	Signalized Crossing	Garfield Av	McKinley Av	86,451	100%	86,451
17B	Seating	Garfield Av	Imperial Hwy to Roosevelt Av	16,665	80%	13,332
17C	Curb Ramps	Garfield Av	Imperial Hwy to Main St	262,479	90%	236,231
17D	Signalized Crossing	Garfield Av	Roosevelt Av	83,327	100%	83,327
17E	Pedestrian/Cyclist Lighting	Garfield Av	Imperial Hwy to Main St	494,752	90%	445,277
Dakota Avenue - Secondary (Gardendale Street To Main Street)						
20	Pedestrian and Cyclist Lightir	Dakota Av	Gardendale St to Main St	181,235	100%	181,235
21	New or Improved Sidewalk	Dakota Av	Gardendale St to Main St	1,409,262	100%	1,409,262

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: Southeast Gateway Line First / Last Mile Plan (2023); ENR CCI.

Table 3.8: Southeast Gateway Line First / Last Mile Plan - Walk Projects Continued

Project ID	Project Type	From	To	Cost (2025)[1]	City of South Gate Share	City of South Gate Cost
Industrial Avenue - Primary (Main Street To Century Boulevard)						
3	Traffic Calming	Industrial Av	Main St to Century Bl	$ 217,691	100%	$ 217,691
5	New or Improved Sidewalk	Industrial Av	Hollydale Community Park	170,820	100%	170,820
6	Roundabout	Industrial Av	Main St/Arizona Av	390,594	100%	390,594
7	Curb Ramps	Industrial Av	Main St, Lincoln Av	265,604	100%	265,604
8	Traffic Calming	Industrial Av	Harding Av	35,414	100%	35,414
9	New or Improved Sidewalk	Industrial Av	Alley between Main St and Harding Av	164,570	100%	164,570
10	High Visibility Crosswalk	Industrial Av	Main St to Century Bl	19,790	100%	19,790
11	Traffic Calming	Traffic Calming	Traffic Calming	116,657	50%	58,329
Century Boulevard - Primary (Pennsylvania Avenue To Industrial Avenue)						
13	Traffic Calming	Century Bl	Pennsylvania Av to Industrial Av	734,316	55%	403,874
14	Curb Ramps	Century Bl	Pennsylvania Av to Industrial Av	449,964	55%	247,480
15	High Visibility Crosswalk	Century Bl	Pennsylvania Av to Industrial Av	44,788	55%	24,633
16	Seating	Century Bl	Pennsylvania Av to Industrial Av	6,249	55%	3,437
17	Traffic Calming	Century Bl	Florine Av	13,541	50%	6,771
Garfield Avenue - Primary (Main Street To Mendy Street)						
23	Pedestrian/Cyclist Lighting	Garfield Av	Main St to Mendy St	296,851	60%	178,111
25	Traffic Calming	Garfield Av	Main St to Mendy St	366,637	60%	219,982
26	Bus Stop Improvements	Garfield Av	Main St and Century Bl	181,235	100%	181,235
27	High Visibility Crosswalk	Garfield Av	Main St to Mendy St	43,746	60%	26,248
27A	Signalized Crossing	Garfield Av	Lincoln Av	85,410	100%	85,410
27B	Signalized Crossing	Garfield Av/others	Secondary pathways - Garfield Av/Paramount	57,287	55%	31,508
27C	Signalized Crossing	Garfield Av	Harding Av	83,327	100%	83,327
27D	Curb Ramps	Garfield Av	Main St to Mendy St	299,976	60%	179,986
27E	New or Improved Sidewalk	Garfield Av	Main St to Mendy St	114,574	60%	68,744
Main Street - Secondary (Pennsylvania Avenue To Paramount Boulevard)						
29	High Visibility Crosswalk	Main St	Pennsylvania Av to Paramount Bl	40,622	100%	40,622
30	Curb Ramps	Main St	Pennsylvania Av to Paramount Bl	449,964	100%	449,964
Total				$ 15,253,981		$ 13,000,517

[1] Costs have been adjusted for inflation using the Engineering News Record's Construction Cost Index.

Sources: Southeast Gateway Line First / Last Mile Plan (2023); ENR CCI.

Fee per Trip Demand Unit

Every impact fee consists of a dollar amount, or the cost of projects that can be funded by a fee, divided by a measure of development. In this case, all fees are first calculated as a cost per trip demand unit. For residential projects, these amounts are then translated into cost per square foot. For nonresidential land uses, the fees will be charged per trip on a case-by-case basis.

Table 3.9 calculates the cost per trip demand unit by dividing the total project costs attributable to new development by traffic fee category by the total growth in trips calculated in Table 3.2.

The net costs are allocated to new development proportionally to new development's share of trip demand at the planning horizon as calculated in Table 3.2 (13%). Allocating this amount of costs to the impact fee ensures that new development will not fund more than its proportional share of traffic facilities demand. The cost allocated to new development is then divided by the growth in trip demand to calculate the cost per trip.

If impact fees are imposed at the maximum justified amount, then the fees will fund $42.5 million of the identified project costs. The City must fund the remainder of the costs, $284.2 million, through any funding sources other than impact fees, or else new development will have overpaid.

Table 3.9: Cost per Trip to Accommodate Growth

Net Project Costs		
Street Network Capacity Improvements	$	96,000,000
Capital Improvement Program		107,000,000
Tweedy Blvd Specific Plan		12,333,587
Hollydale Village Specific Plan		14,800,305
Bikeways on Caltrans ROW		52,048,644
Other Bicycle Projects		10,480,583
SE Gateway Line First/Last Mile Plan - Wheels Projects		21,058,562
SE Gateway Line First/Last Mile Plan - Walk Projects		13,000,517
Net Project Costs	$	326,722,198
Allocation to New Development		13.00%
Transportation Costs Allocated to New Development	$	42,473,886
Growth in Trip Demand (2025 to 2050)		53,269
Cost per Average Daily Trip	$	797

Sources: Tables 3.2 through 3.8.

Fee Schedule

Table 3.10 shows the maximum justified traffic fee schedule, by fee component. The City may charge any amount of traffic facility development impact fees up to the maximum justified amounts. The maximum justified fees are based on the costs per trip shown in Table 3.9. The cost per trip is multiplied by the trip demand factors in Table 3.1 to determine a fee per unit of new development. California Assembly Bill 602 requires that impact fees for residential land uses

are calculated per square foot. The fee per average sized dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

Table 3.10: Maximum Justified Traffic Facilities Impact Fee Schedule

Land Use	A Cost Per Average Daily Trip	B Trip Demand Factor[1]	C = A x B Base Fee[2]	D = C x 0.01 Admin Charge[2,3]	E = C + D Total Fee[2]	E / average or E / 1,000 Fee per Sq. Ft.[4]
Residential						
Single Family	$ 797	10.09	$ 8,042	$ 80	$ 8,122	$ 4.27
Multifamily	797	6.89	5,491	55	5,546	5.78
Smart Growth Residential[5]						
Single Family						$ 3.63
Multifamily						4.91
Nonresidential - per 1,000 Sq. Ft.[6]						
Commercial	$ 797	14.92	$ 11,891	$ 119	$ 12,010	$ 12.01
Office	797	9.55	7,611	76	7,687	7.69
Industrial	797	4.61	3,674	37	3,711	3.71

[1] Average trip demand factor per residential dwelling unit weighted by projected single family and multifamily development.
[2] Fee per average sized dwelling unit or per 1,000 square feet of nonresidential.
[3] Administrative charge of 1.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
[4] Assumes an average of 1,901 square feet per single family dwelling unit, and 959 square feet per multifamily dwelling unit in the State of California per the 2024 American Housing Survey.
[5] Discount of 15% for smart growth and VMT efficient housing projects.
[6] Traffic fees for nonresidential uses will be charged at a cost of $797 per Average Daily Trip on a case-by-case basis. Traffic fees shown in this table for nonresidential land uses are given as examples for general land uses.

Sources: Tables 3.1 and 3.9.

Nonresidential Fee Calculation

The City of South Gate has made a policy decision to charge the nonresidential traffic fees on a per vehicle trip basis for nonresidential land uses. The nonresidential fees shown in Table 3.10 are for typical land uses. To calculate fees for a given nonresidential project, the City must multiply the cost per trip from Table 3.9, by the adjusted trip demand factor trip for that project.

The trip demand factor is calculated by multiplying the adjustment factor from Table 3.1 corresponding with the general land use classification, by the ADT generated by the project to determine the increase in trip demand used to identify the fee.

For example, the fees for a retail/commercial building generating 1,000 ADT would be calculated as follows:

Step 1: 1,000 ADT x 0.41 trip rate adjustment factor = 410 trip demand

Step 2: 410 trip demand x $797 fee per ADT = $326,770 base fee.

Step 3: Multiply the base fee by 1.01 to determine the total fee including administrative charge. The total fee including 1% for fee program administration would be $330,037.

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4. Parks and Recreation Facilities

The purpose of the parks and recreation facilities impact fee is to fund the parks and recreation facilities needed to serve new development. The maximum justified impact fee is presented based on the existing standard of parks and recreation facilities per capita. Fee revenue would be used to expand the provision of parks to meet demand from future development. The essential nexus for this facility category is between the demand for City parks from the projected increase in residents and the additional parks needed to meet those service demands. The fees are roughly proportional to demand because they ensure that new development can maintain the City's existing ratio of park acres to residents, and the fees are scaled based on the number of residents occupying a new dwelling unit. A fee in-lieu of parkland dedication charged under the Quimby Act is also included in this chapter.

Nexus Analysis Summary

Park and recreation fees are calculated as follows:

1. Existing and projected residents are identified for the City.
2. Existing parks currently serving the City are inventoried and quantified
3. Existing park acreage is divided by existing population to calculate the existing standard of park acres per 1,000 residents. Fees are calculated to ensure that new development contributes at a rate to maintain the existing ratio of park acres to residents as new development adds residents to the City's population.
4. The cost to acquire and improve typical parks are estimated.
5. The existing park standard is applied to growth projections to quantify the park acres required to serve new development at the current standard.
6. The cost to acquire and improve parks are applied to the park standards per 1,000 residents to determine the cost to serve 1,000 residents at the current standard. The results are divided by 1,000 to determine the cost to serve a single resident at the current standard.
7. The cost per resident is multiplied by the average number of residents per dwelling unit to calculate the fee per dwelling unit.
8. The fee per unit is divided by the average square footage per unit to determine the fee per square foot.

Service Population

Parks and recreation facilities in South Gate primarily serve residents. Therefore, demand for services and associated facilities is based on the City's residential population. **Table 4.1** shows the existing and future projected service population for park facilities.

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Table 4.1: Parks and Recreation Facilities Service Population

	Residents
Census (2020)	92,726
Current (2025)	92,849
Growth (2025 to 2050)	5,292
Total (2050)	98,141

Sources: US Census; Table 2.1, Willdan Financial Services.

Existing Parkland and Park Facilities Inventory

The City of South Gate maintains several parks throughout the city. **Table 4.2** summarizes the City's existing parkland inventory. All facilities are owned by the City. In total, the inventory includes a total of 177.55 acres of City-owned parkland.

Table 4.2: Park Land Inventory

Name	Developed Acres
Cesar Chavez Park	9.00
Circle Park	5.00
Dog Park	0.46
Gardendale Tot Lot	0.45
Hollydale Community Park	1.05
Hollydale Regional Park	56.00
South Gate Park	96.80
Stanford Park	0.19
State Street Park	0.80
Triangle Park	0.30
Urban Orchard Park	7.50
Total Acres	177.55

Source: City of South Gate.

Table 4.3 summarizes the City's inventory of special use facilities including a municipal auditorium, over 9,000 square feet of scout buildings, various recreation and community centers, batting cages and a skate park. To evaluate the City's investment in these assets, the total replacement cost of these facilities is divided by the existing park acres to calculate the City's investment per acre in special use facilities.

Table 4.3: Special Use Facilities Inventory

Name	Address	Square Feet	Replacement Cost per Sq. Ft.	Total Replacement Cost
Buildings				
Goals Main Building	4900 Southern Ave.	9,733	$ 152	$ 1,481,006
Municipal Auditorium	4900 Southern Ave.	22,980	316	7,262,802
Girls Club and Rec. Center	4940 Southern Ave.	9,855	226	2,224,896
Senior Center	4855 Tweedy Blvd.	5,936	248	1,474,233
Scout Building A	4800 Tweedy Blvd.	1,040	187	194,156
Scout Building B	4800 Tweedy Blvd.	1,040	187	194,156
Scout Building C	4800 Tweedy Blvd.	870	184	160,291
Scout Rec. Center 3	4800 Tweedy Blvd.	904	199	179,482
Scout Building E	4800 Tweedy Blvd.	1,500	198	296,879
Scout Building F	4800 Tweedy Blvd.	800	214	171,580
Scout Building G	4800 Tweedy Blvd.	800	214	171,580
Scout Building H	4800 Tweedy Blvd.	1,040	187	194,156
Scout Building I	4800 Tweedy Blvd.	1,080	210	226,892
Sports Complex	9520 Hildreth Ave.	71,258	353	25,148,892
Hollydale Resource Center	12221 Industrial	4,240	237	1,004,646
Hollydale Announcers Booth	12221 Industrial	770	298	229,150
Hollydale Checkout Building	12221 Industrial	972	269	261,885
Subtotal - Buildings		134,818		$ 40,876,682
Contents				
Goals Main Building	4900 Southern Ave.	9,733		$ 170,451
Municipal Auditorium	4900 Southern Ave.	22,980		377,025
Girls Club and Rec Center	4940 Southern Ave.	9,855		172,709
Senior Center	4855 Tweedy Blvd.	5,936		103,851
Scout Building A	4800 Tweedy Blvd.	1,040		12,417
Scout Building B	4800 Tweedy Blvd.	1,040		12,417
Scout Building C	4800 Tweedy Blvd.	870		10,160
Scout Rec. Center 3	4800 Tweedy Blvd.	904		10,160
Scout Building E	4800 Tweedy Blvd.	1,500		18,061
Scout Building F	4800 Tweedy Blvd.	800		9,031
Scout Building G	4800 Tweedy Blvd.	800		9,031
Scout Building H	4800 Tweedy Blvd.	1,040		12,417
Scout Building I	4800 Tweedy Blvd.	1,080		12,417
Sports Complex	9520 Hildreth Ave.	71,258		720,185
Hollydale Resource Center	12221 Industrial	4,240		74,502
Hollydale Announcers Booth	12221 Industrial	770		4,515
Hollydale Checkout Building	12221 Industrial	972		5,644
Subtotal - Contents		134,818		$ 1,734,991
Other				
Skate Park	4900 Southern Ave.			$ 647,940
Batting Cages	4900 Southern Ave.			734,859
Subtotal - Other				$ 1,382,799
Total - Special Use Facilities				$ 43,994,472
Improved Park Acres				177.55
Special Use Facilities Cost per Acre				$ 247,786

Sources: City of South Gate FY2022-23 Insured Property Schedule Statement of Value; Table 4.2, Willdan Financial Services.

Parkland and Park Facilities Unit Costs

Table 4.4 displays the unit costs necessary to develop parkland in South Gate. The cost of improving an acre of community and neighborhood parkland with standard park improvements is based on the City's recent experience improving Hollydale Community Park and Circle Park. The assumed cost of land acquisition of $2,868,900 per acre is based on non-industrial land sales comparisons in South Gate from the previous five years, as reported by CoStar Group and is used consistently through this report to value land acquisition for each impact fee category. In total, this analysis assumes that it costs $4,389,386 to acquire and develop an acre of parkland in South Gate.

Table 4.4: Parks and Recreation Facilities Unit Costs

	Cost Per Acre
Standard Park Improvements[1]	$ 1,272,700
Special Use Facilities	247,786
Subtotal - Improvements	$ 1,520,486
Land Acquisition	2,868,900
Total Cost per Acre	$ 4,389,386

[1] Cost per acre for standard park improvements based on City's recent experience to improve Hollydale Community Park and Circle Park.

Sources: CoStar Group; Table 4.3, Willdan Financial Services.

Parks and Recreation Facility Standards

Parks and recreation facility standards establish a reasonable relationship between new development and the need for expanded parks and recreation facilities. The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on the Mitigation Fee Act (using a city's existing inventory of parks and recreation facilities), or an adopted policy standard contained in a master facility plan or general plan. Facility standards may also be based on a land dedication standard established by the Quimby Act.[3] In this case, the City will use the Mitigation Fee Act to impose parks and recreation impact fees for development not occurring in subdivisions and will use the Quimby Act for development occurring in subdivisions.

Mitigation Fee Act

The Mitigation Fee Act does not dictate use of a particular type or level of facility standard for public facilities fees. To comply with the findings required under the law, facility standards must not burden new development with any cost associated with facility deficiencies attributable to

[3] *California Government Code* §66477.

existing development.[4] In this case, the fees will be set to maintain the City's existing parkland standard of acres per 1,000 residents.

Quimby Act

The Quimby Act specifies that the dedication requirement must be a minimum of 3.0 acres and a maximum of 5.0 acres per 1,000 residents. A jurisdiction can require residential developers to dedicate above the three-acre minimum if the jurisdiction's existing park standard at the time it adopted its Quimby Act ordinance justifies the higher level (up to five acres per 1,000 residents). The standard used must also conform to the jurisdiction's adopted general or specific plan standards.

The Quimby Act only applies to land subdivisions. The Quimby Act would not apply to residential development on future approved projects on single parcels, such as apartment complexes and other multifamily development.

The Quimby Act allows payment of a fee in lieu of land dedication. The fee is calculated to fund the acquisition of the same amount of land that would have been dedicated.

The Quimby Act allows use of in-lieu fee revenue for any park or recreation facility purpose. Allowable uses of this revenue include land acquisition, park improvements, and rehabilitation of existing parks.

City of South Gate Park and Recreation Standards

Table 4.5 shows the existing standard for improved park acreage per 1,000 residents. The City has an existing parkland standard of 1.91 acres per 1,000 residents, which is less than the minimum Quimby standard of 3.0 acres per 1,000 residents. The impact fee analysis in this report will be based on maintaining the City's 1.91 acre per 1,000 resident standard as new development adds demand for parks in South Gate. Fees in-lieu of land dedication for subdivisions are calculated at the minimum Quimby standard of 3.0 acres of developed parkland per 1,000 residents.

Table 4.5: Parks and Recreation Facility Standards

	Mitigation Fee Act[1]	Quimby Act[2]
Developed Park Acreage	177.55	177.55
Service Population	92,849	92,726
Existing Standard (Acres per 1,000 Residents)	1.91	1.91
Minimum Quimby Act Standard (Acres per 1,000 Residents)		3.00

[1] Existing standard calculated as of 2025.
[2] Quimby justification standard calculated as of the last Federal Census (2020).

Sources: Tables 4.1 and 4.2.

[4] See the *Benefit Relationship* and *Burden Relationship* findings in chapter 8.

Facilities Needed to Accommodate New Development

Table 4.6 shows the parkland needed to accommodate new development at the existing standard and Quimby standard. Development occurring in subdivisions is subject to the Quimby Act, and the fees in-lieu of dedication are calculated per the prescribed Quimby standard, which is the ratio of parkland to residents as of the last Federal Census. Quimby fee revenue can be used to acquire parkland, and to rehabilitate parks serving the subdivision that paid the in-lieu fees. Development occurring in subdivisions is also subject to the Mitigation Fee Act fee for park improvements, calculated at the existing facility standard. If all residential development in the City was subject to the Quimby Act, then the fees would generate $60.9 million through the planning horizon.

Residential development not occurring in subdivisions would be subject to the Mitigation Fee Act fee for land acquisition and a Mitigation Fee Act fee for park improvements and calculated at the existing facility standard. If all residential development in the City is not subject to the Quimby Act, then the fees would generate $44.4 million through the planning horizon.

Since the exact amount of development that will be subject to the Quimby fees is unknown at this time, Table 4.6 presents the range of total land and improvement costs that may be incurred depending on the amount of development subject to the Quimby Act.

A list of potential park projects is presented in **Appendix Table A.1.** These projects will serve as the CIP for the park impact fee required under AB 602.

Table 4.6: Parks and Recreation Improvements to Accommodate New Development

	Calculation	Parkland	Improvements	Total Range[1]
Parkland (Quimby Act), Improvements (Mitigation Fee Act)[2]				
Facility Standard (acres/1,000 capita)	*A*	3.00	1.91	
Service Population Growth (2025 to 2050)	*B*	5,292	5,292	
Facility Needs (acres)	*C = A x B/1000*	15.88	10.11	
Average Unit Cost (per acre)	*D*	$ 2,868,900	$ 1,520,486	
Total Cost of Facilities	*E = C x D*	$ 45,558,000	$ 15,372,000	$ 60,930,000
Parkland and Improvements - Mitigation Fee Act[3]				
Facility Standard (acres/1,000 capita)	*A*	1.91	1.91	
Service Population Growth (2025 to 2050)	*B*	5,292	5,292	
Facility Needs (acres)	*C = A x B/1000*	10.11	10.11	
Average Unit Cost (per acre)	*D*	$ 2,868,900	$ 1,520,486	
Total Cost of Facilities	*E = C x D*	$ 29,005,000	$ 15,372,000	$ 44,377,000

Note: Totals have been rounded to the thousands.

[1] Values in this column show the range of the cost of parkland acquisition and development should all development be either subject to the Quimby Act, or to the Mitigation Fee Act, respectively.

[2] Cost of parkland to serve new development shown if all development is subject to the Quimby Act (Subdivisions of 50 units or more). Parkland charged at 3.0 acres per 1,000 residents; improvements charged at the existing standard.

[3] Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard.

Sources: Tables 4.1, 4.4 and 4.5.

Parks and Recreation Facilities Cost per Capita

Table 4.7 shows the cost per capita of providing new parks and recreation facilities at the existing facility standard, and at the Quimby standard. The cost per capita is shown separately for land and improvements.

A development project pays either the Quimby Act Fee in-lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay both Mitigation Fee Act fees for park improvements.

Table 4.7: Park Facilities Investment Per Capita

		Land				*Improvements*
	Calculation	Quimby Fee	OR	Impact Fee	AND	Impact Fee
Parkland Investment (per acre)	*A*	$ 2,868,900		$ 2,868,900		$ 1,520,486
Existing Standard (acres per 1,000 capita)	*B*	3.00		1.91		1.91
Total Cost Per 1,000 capita	*C = A x B*	$ 8,606,700		$ 5,479,600		$ 2,904,100
Cost Per Resident	*D = C / 1,000*	$ 8,607		$ 5,480		$ 2,904

Sources: Tables 4.4 and 4.5.

Use of Fee Revenue

The City plans to use parks and recreation facilities fee revenue to purchase parkland and construct improvements to add to the system of parks and recreation facilities that serves new development. The City may only use impact fee revenue to provide facilities and intensify usage of existing facilities needed to serve new development.

Fee Schedule

To calculate fees by land use type, the investment in parks and recreation facilities is determined on a per capita basis for both land acquisition and improvement. These cost factors (shown in Table 4.7) are cost per capita based on the unit cost estimates and facility standards. California Assembly Bill 602 requires that impact fees for residential land uses are calculated per square foot. The fee per average sized dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

Table 4.8 shows the maximum justified parks and recreation fees based on the Quimby Act standard and based on the existing park standards under the Mitigation Fee Act, respectively. The City may charge any amount up to this maximum.

Table 4.8: Maximum Justified Park and Recreation Facilities Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee	D = C x 0.01 Admin Costs[1]	E = C + D Total Fee	F = E / Average Fee per Sq. Ft.[2]
Subdivisions - Quimby Fees In Lieu of Dedication						
Single Family	$ 11,511	3.57	$ 41,094	$ 411	$ 41,505	$ 21.83
Multifamily	11,511	2.75	31,655	317	31,972	33.34
Infill - Mitigation Fee Act						
Single Family	$ 8,384	3.57	$ 29,931	$ 299	$ 30,230	$ 15.90
Multifamily	8,384	2.75	23,056	231	23,287	24.28

[1] Administrative costs of 1.0 percent for (1) legal, accounting, and other administrative support and (2) Impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[2] Assumes an average of 1,901 square feet per single family dwelling unit and 959 square feet per multifamily dwelling unit in the State of California per the 2023 American Housing Survey.

Sources: Tables 2.2 and 4.7, Willdan Financial Services.

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5. Public Safety Facilities

The purpose of the public safety impact fee is to fund the public safety facilities needed to serve new development. A maximum justified fee schedule is presented based on the planned facilities standard of public safety facilities per capita. The essential nexus for this facility category is between the demand for new public safety protection facilities from the projected increase in service population and the additional public safety protection facilities needed to meet those service demands. The fees are roughly proportional to demand because they ensure that new development will pay no more than its proportionate share of the identified planned facilities needed to serve the City through the planning horizon, and the fees are scaled based on the number of residents occupying a new dwelling unit, or the number of jobs associated with nonresidential land uses. Fees implemented at the maximum justified rates would fully fund the planned facilities and allow the City to maximize use of other funding sources for other purposes.

Nexus Analysis Summary

Public safety facility fees are calculated as follows:

1. Existing and future demand for public safety facilities is quantified in terms of a weighted service population. Demand for public safety facilities is generated by the people who live and work in the City.
2. The existing and planned facilities needed to serve the City are inventoried and quantified.
3. The existing and future level of service is identified in terms of existing facilities cost per capita, based on the estimates of existing and future demand and existing and future facilities currently serving the City.
4. The cost of the entire system at the planning horizon is divided by the total service population at the planning horizon to determine system standard the cost per capita that drives the fee calculation.
5. The cost per capita is multiplied by the average number of residents per dwelling unit to calculate the fee per dwelling unit. The cost per worker is multiplied by the number of workers per 1,000 square feet of nonresidential land uses to determine the fee per 1,000 square feet of nonresidential building space.
6. The fee per dwelling unit is divided by the average square footage per unit to determine the fee per square foot. The fee per 1,000 square feet of nonresidential space is divided by 1,000 to determine the fee per square foot.

Service Population

Public safety facilities are used to provide services to both residents and businesses. The service population used to determine the demand for public safety facilities includes both residents and workers. **Table 5.1** shows the current public safety facilities service population and the estimated service population at the planning horizon of 2050.

To calculate service population for public safety protection facilities, residents are weighted at 1.00. A worker is weighted at 1.25 of one resident to reflect the higher per capita need for public safety services associated with businesses. The worker weighting factor is based on an analysis of call data response by land use type, which indicated varying levels of demand for public safety protection services between residential and nonresidential land uses. A detailed analysis of call data is presented in the appendix, in **Appendix Table A.2**.

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Table 5.1: Public Safety Facilities Service Population

	A Persons	B Weighting Factor[1]	A x B = C Service Population
Residents			
Existing (2025)	92,849	1.00	92,849
New Development	5,292	1.00	5,292
Total (2050)	98,141		98,141
Workers			
Existing (2025)	18,424	1.19	21,925
New Development	6,076	1.19	7,230
Total (2050)	24,500		29,155
Combined Residents and Weighted Workers			
Existing (2025)			114,774
New Development			12,522
Total (2050)			127,296

[1] Workers are weighted at 1.19 of residents based on an analysis of calls for service from 2023 to 2025.

Sources: Table 2.1 and Appendix Table A.2, Willdan Financial Services.

Facility Inventories and Standards

This section describes the City's public safety facility inventory and facility standards.

Existing Inventory

Table 5.2 summarizes the City's current inventory of land, buildings and contents. Public safety protection services are provided from the police station located at 8620 California Avenue. The assumed cost of land acquisition of $2,868,900 per acre is based on non-industrial land sales comparisons from the previous five years, as reported by CoStar and is used consistently through this report to value land acquisition for each impact fee category. The replacement costs for buildings and contents were provided by the City for use in this analysis.

Table 5.2: Existing Public Safety Facilities Inventory

	Address	Quantity	Units	Unit Cost	Replacement Cost
Land (Acres)					
Police Station	8620 California Ave	1.50	acres	$ 2,868,900	$ 4,303,350
Buildings (square feet)					
Police Station	8620 California Ave	18,895	sq. ft.	$ 339	$ 6,399,258
Police Wellness Center	8620 California Ave	n/a	sq. ft.		434,160
Subtotal - Buildings					$ 6,833,418
Contents					
Police Station	8620 California Ave				$ 1,011,418
Police Wellness Center	8620 California Ave				54,270
Subtotal - Contents					$ 1,065,688
Total Value - Existing Facilities					$ 12,202,456

Sources: City of South Gate; Table 2.3, Willdan Financial Services.

Planned Facilities

Table 5.3 outlines the public safety resources and equipment needed to serve the City through 2050, ensuring ongoing effective operations and community safety. The total projected investment for these resources is approximately $1.5 million.

Table 5.3: Planned Public Safety Facilities

	Cost
Station Equipment	$ 305,908
IT Equipment and Upgrades	208,870
Dispatch Equipment	8,013
Technology	184,864
Telephone and Communications	190,680
Officer Safety Equipment	44,800
Info Systems Allocations	546,899
Weapons (lethal /less lethal)	32,088
Total	$ 1,522,122

Source: City of South Gate.

Cost Allocation

Existing Level of Service

Table 5.4 expresses the City's current public safety facilities level of service expressed as an existing cost per capita. This value is calculated by dividing the total existing facilities cost by the current service population. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only.

Table 5.4: Public Safety Facilities Existing Level of Service

Value of Existing Facilities	$ 12,202,456
Existing Service Population	114,774
Cost per Capita	$ 106
Facility Standard per Resident	$ 106
Facility Standard per Worker[1]	126

[1] Cost per capita multiplied by the worker weighting factor.

Sources: Tables 5.1 and 5.2.

Future Level of Service

Table 5.5 shows new development's projected per capita investment in public safety facilities at the planning horizon. This level of service drives the fee calculation. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon.

Table 5.5: Public Safety Facilities System Standard

Value of Existing Facilities	$ 12,202,456
Value of Planned Facilities	1,522,122
Total System Value (2050)	$ 13,724,578
Future Service Population (2050)	127,296
Cost per Capita	$ 108
Cost Allocation per Resident	$ 108
Cost Allocation per Worker[1]	129

[1] Cost per capita multiplied by the worker weighting factor.

Sources: Tables 5.1, 5.2 and 5.3.

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Use of Fee Revenue

The City can use public safety facilities fee revenues for the construction or purchase of buildings, land, vehicles, and public safety equipment that are part of the system of public safety facilities serving new development. A list of planned facilities funded by the fee is displayed in Table 5.3.

Table 5.6 shows the projected fee revenue and the non-fee funding required.

Table 5.6: Revenue Projection – System Standard

Cost per Capita	$ 108
Growth in Service Population (2025 to Buildout)	12,522
Fee Revenue	$ 1,352,414
Net Cost of Planned Facilities	1,522,122
Non-Fee Funding Required	$ 169,708

Sources: Tables 5.1, 5.3 and 5.5.

Fee Schedule

Table 5.7 shows the maximum justified public safety facilities fee schedule. The City may charge any amount up to this maximum. The decision regarding the amount of development impact fees to be charged and the potential use of other funding sources is a policy matter to be determined by the City. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). California Assembly Bill 602 requires that impact fees for residential land uses are calculated per square foot. The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

Table 5.7: Maximum Justified Public Safety Facilities Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.01 Admin Charge[1, 2]	E = C + D Total Fee	F = E / Average Fee per Sq. Ft.[3]
Residential						
Single Family	$ 108	3.57	$ 386	$ 4	$ 390	$ 0.21
Multifamily	108	2.75	297	3	300	0.31
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$ 129	2.09	$ 270	$ 3	$ 273	$ 0.27
Office	129	2.28	294	3	297	0.30
Industrial	129	0.68	88	1	89	0.09

[1] Fee per average sized dwelling unit or per 1,000 square feet of nonresidential building space.

[2] Administrative charge of 1.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[3] Assumes an average of 1,901 square feet per single family dwelling unit and 959 square feet per multifamily dwelling unit in the State of California per the 2024 American Housing Survey.

Sources: Tables 2.2 and 5.5.

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6. AB 602 Requirements

On January 1, 2022, new requirements went into effect for California jurisdictions implementing impact fees. Among other changes, AB 602 added Section 66016.5 to the Government Code, which set guidelines for impact fee nexus studies. Four key requirements from that section which concern the nexus study are reproduced here:

66016.5. (a) (2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

66016.5. (a) (4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

66016.5. (a) (5) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

66016.5. (a) (6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

Compliance with AB 602

The following sections describe this study's compliance with the new requirements of AB 602.

66016.5. (a) (2) - Level of Service

1. The parks and recreation facilities fees are calculated using the existing standard methodology such that new development funds facilities at the existing level of service. The existing level of service in terms of the park acres per 1,000 residents and the existing facility cost per capita is shown in the Chapter 4.
2. The traffic facilities fee calculation is driven by a list of capacity expanding improvements which are not quantified using a traditional level of service approach. Typically, traffic facilities fees are based on expanding capacity on the roadway network with intersection improvements and roadway widening projects to accommodate more vehicular traffic. In this case, the City's roadway network is constrained, and the improvements seek to add capacity through non-traditional improvements such as transit, complete streets, pedestrian and bicycle improvements, which are not quantified using roadway LOS metrics. As such, new development is only being asked to fund its proportional share of these improvements, as the improvements will benefit existing and new development. The future proposed projects for the traffic facilities fees were identified in the various planning documents cited in Chapter 3.
3. For the public safety facilities fees, which are calculated under the system facilities standard methodology, the fees represent an increase in the level of service. The increased level of service is required to fund new development's fair share of facilities identified as necessary to serve the City by the Police Department. New development will not fund the entirety of the increase in level of service, rather, it will fund a share of the increased level of service represented by the planned facilities. The City will have to fund existing development's share of the increased level of service through any other funding

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source. Chapter 5 shows the existing level of service and future level of service in terms of facility investment per capita.

66016.5. (a) (4) – Review of Original Fee Assumptions

Willdan extensively reviewed the City's prior impact fee study while conducting this fee analysis. This study differs from the 2008 study in several ways:

1. The 2008 study calculated traffic impact fees only. The two other fees in this current study, parks and public safety facilities, are newly implemented.
2. This study uses a planning horizon of 2050, while the 2008 study used a planning horizon of 2030.
3. Cost assumptions have been updated to current dollars. The costs in the 2008 study were considerably lower than current market costs for construction of new facilities and the acquisition of land.
4. This update makes use of the most current project lists and inventories of existing facilities where relevant.

Table 6.1 provides a comparison of the costs allocated to new development, as indicated in both the previous study and this current study.

Table 6.1: Review of 2008 Traffic Study

	2008 Study Cost Allocated to New Development[1]	2025 Study Cost Allocated to New Development[2]
Transportation	$ 16,518,584	$ 42,473,886
Parks and Recreation	-	44,377,000
Public Safety	-	1,522,122
Total	$ 16,518,584	$ 88,373,008

Note: The 2008 study contained a transportation impact fee, while the other fees are newly implemented.

[1] The 2008 study uses a planning horizon of 2030. 2008 dollars adjusted for inflation.

[2] The 2025 study uses a planning horizon of 2050.

Sources: City of South Gate Traffic Impact Fee Study, 2008, Table 12; Engineering News-Record Construction Cost Index History; Tables 3.9, 4.6, and 5.3, Willdan Financial Services.

Table 6.2 displays an accounting of annual revenue collected over the last five fiscal years for the impact fees included in this analysis.

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Table 6.2: Annual Collected Impact Fee Revenue

Fiscal Year	Road Mitigation Special Revenue Fund
2023-2024	$ 110,860
2022-2023	620,927
2021-2022	27,860
2020-2021	2,106,536
1999-2020	-
Total	$ 2,866,183

Source: City of South Gate, Annual Financial Reports.

66016.5. (a) (5) – Residential Fees per Square Foot

Impact fees for residential land uses are calculated per square foot for all fee categories and comply with AB 602.

66016.5. (a) (6) – Capital Improvement Plan

The Capital Improvement Plan for this nexus study is comprised of the identified planned facilities within each facility fee chapter. Planned facilities identified in this document are sourced from the City's current adopted CIP, master plans and other relevant documents. Adoption of this nexus study would approve the planned facilities identified herein as the Capital Improvement Plan for this nexus study.

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7. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the California Government Code section 66016. Adoption of an impact fee program requires the Board of Supervisors to follow certain procedures including holding a public meeting. The public hearing to adopt the nexus study must be noticed with a 30-day notice period. A 14-day mailed public notice is required for those registering for such notification. Data, such as this impact fee report, must be made available at least 10 days prior to the public meeting. Legal counsel for the City may note any other procedural requirements or provide advice regarding adoption of an enabling ordinance and resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Inflation Adjustment

The City can keep its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that the California Construction Cost Index (CCCI) be used for adjusting fees for inflation.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of capital facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. Per Government Code section 66016.5(a)(8) nexus studies must be updated every eight years, effective January 1, 2022.

Reporting Requirements

The City will comply with the annual and five-year reporting requirements of the *Mitigation Fee Act* found in Government Code sections 66006(b) and 66001(d) and summarized below in **Table 7.1**. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

There is no time limit by which impact fee revenue must be spent. However, if the City is accruing impact fee revenue to fund new development's share of a project, then it must make certain findings with respect to unexpended impact fee fund balances after five years. Among other requirements, the five-year report requires the City to "Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements," and to "Designate the approximate dates on which supplemental funding is expected to be deposited into the appropriate account or fund."[5]

The City can substitute similar projects and update costs for projects funded by the fee. It should document any changes to the project list and costs in the annual report, and in the annual changes to the CIP.

[5] *California Government Code* § 66001(d).

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Table 7.1: Mitigation Fee Act - Annual and Five-year Administrative Requirements

CA Gov't Code Section	Timing	Reporting Requirements[1]	Recommended Fee Adjustment
66001.(d)	The fifth fiscal year following the first deposit into the account or fund, and every five years thereafter	(A) Identify the purpose to which the fee is to be put. (B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged. (C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements. (D) Designate the approximate dates on which supplemental funding is expected to be deposited into the appropriate account or fund.	Comprehensive Update
66006. (b)	Within 180 days after the last day of each fiscal year	(A) A brief description of the type of fee in the account or fund. (B) The amount of the fee. (C) The beginning and ending balance of the account or fund. (D) The amount of the fees collected and the interest earned. (E) An identification of each public improvement on which fees were expended including share funded by fees. (F) (i) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. (ii) An identification of each public improvement identified in a previous report pursuant to clause (i) and whether construction began on the approximate date noted in the previous report. (iii) For a project identified pursuant to clause (ii) for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction. (G) A description of any potential interfund transfers. (H) The amount of refunds made (if any).	Inflationary Adjustment

[1] Edited for brevity. Refer to the government code for full description.

Sources: California Government Code §66001 and §66006.

Programming Revenues and Projects with the CIP

The City maintains a Capital Improvements Program (CIP) to adequately plan for future infrastructure needs. The CIP should also identify fee revenue with specific projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The City may decide to alter the scope of the planned projects or to substitute new projects, as long as those new projects continue to represent an expansion of facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

For the five-year planning period of the fee program, the City should consider allocating existing fund balances and projected fee revenue to specific projects. Funds can be held in a project account for longer than five years, if necessary, to collect sufficient monies to complete a project.

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8. Mitigation Fee Act Findings

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act,* contained in *California Government Code* Sections 66000 through 66025, establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The *Mitigation Fee Act* findings required to implement impact fees in California demonstrate the *essential nexus* between new development and a fee to fund facilities needed to serve that development. The term *essential nexus* refers to the relationship between new development and the need for facilities (and corresponding impact fees) to serve that development. The findings also require that this study demonstrates *rough proportionality* of the fees- meaning that the amount of the exaction must roughly correspond to the burden placed on the government, resulting from the proposed development project. To ensure that fees are roughly proportional to from new development, this study first allocates facilities costs to new development using the allocation methods described in the preceding chapters, then to individual units of new development based on the demand characteristics of each unit.

The five statutory findings required for adoption of the public facilities fees documented in this report are presented in this chapter and supported in detail by the preceding chapters. All statutory references are to the *Act.*

Purpose of Fee

- *Identify the purpose of the fee (§66001(a)(1) of the Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to provide a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to provide public facilities to serve new development.

Use of Fee Revenues

- *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees proposed in this report, if enacted by the City, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City's boundaries. Fees addressed in this report have been identified by the City to be restricted to funding the following facility categories: traffic, parks and recreation, and public safety facilities.

Benefit Relationship

- *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

The City will restrict fee revenue to the acquisition of land, construction of infrastructure, facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees are expected to provide a citywide network of facilities accessible to the additional residents and workers associated with new development. Under *the Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

Burden Relationship

- *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. For most facility categories service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted differently than one resident based on an analysis of the relative use demand between residential and non-residential development.

For traffic related facilities demand standards are based on trip generation by various categories of new development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Facility Service Populations and Growth Projections, provides a description of how service population and growth forecasts are calculated. Facility standards are described in each facility category chapter.

Proportionality

- *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).*

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

For the traffic facilities fees, the fees scale based on the amount of trip demand generated by each land uses. Uses that generate more demand pay proportionally higher fees than those that generate less demand. See the *Trip Demand* section of Chapter 3 for further explanation.

See *Chapter 2, Growth Projections,* or the *Service Population* sections in each facility category chapter for a description of how service populations or other factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.

Appendix

Table A.1 presents a list of potential park projects, located within the City of South Gate, referred to in the Los Angeles River Master Plan and in plans by other local planning organizations. Depending upon the range of fees collected, future parks projects could be chosen from this table. The City will annually identify planned projects in the CIP.

Table A.1: Potential Park Projects Referenced in the Los Angeles River Master Plan

Project Name	Also Referenced In	Location
West Santa Ana Branch Bikeway	Gateway Cities Strategic Transportation Plan	Pacific Electric rail right of way
Upper Multiuse Easement/Atlantic Blvd	Lower Los Angeles River Revitalization Plan (LLARP)	LA River/Firestone Blvd.
Cudahy River Park	LLARP	Patata St.
U.P.R.R. Spur Line	LLARP	Ardmore Ave.
Firestone Blvd	LLARP	Garfield Ave.
South Gate Orchard	LLARP, Trust for Public Lands, Rivers/Mountains Conservancy	LA River/Imperial Hwy/Firestone Blvd
Parque Dos Rios		LA River/Imperial Hwy.
Rio Hondo Confluence	LLARP, LA County Public Works	LA River/Imperial Hwy.
I-710 Corridor Bike Path Project	LA Metro East LA Corridor Mobility Investment Plan	LA River/Imperial Hwy./Garfield Ave.
Long Beach Fwy & Southern Pacific RR	LLARP	Miller Way
Firestone Blvd		LA River south of Firestone
Tweedy Blvd & Burtis St / River Right		Tweedy Blvd./Burtis St.
Blumont Rd (Multiuse bridge)	LLARP	Blumont Rd
Gardendale St at Hollydale Park		Gardendale St./Hollydale Park

Source: Los Angeles River Plan, 2022.

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Table A.2: Public Safety Facilities Worker Weighting Factor

Category	Calls for Service[1]	Population or Employees	Calls per Capita
Residential	6,439	92,849	0.07
Nonresidential	1,518	18,424	0.08
Other[2]	1,386		
Worker Weighting Factor[3]			1.19

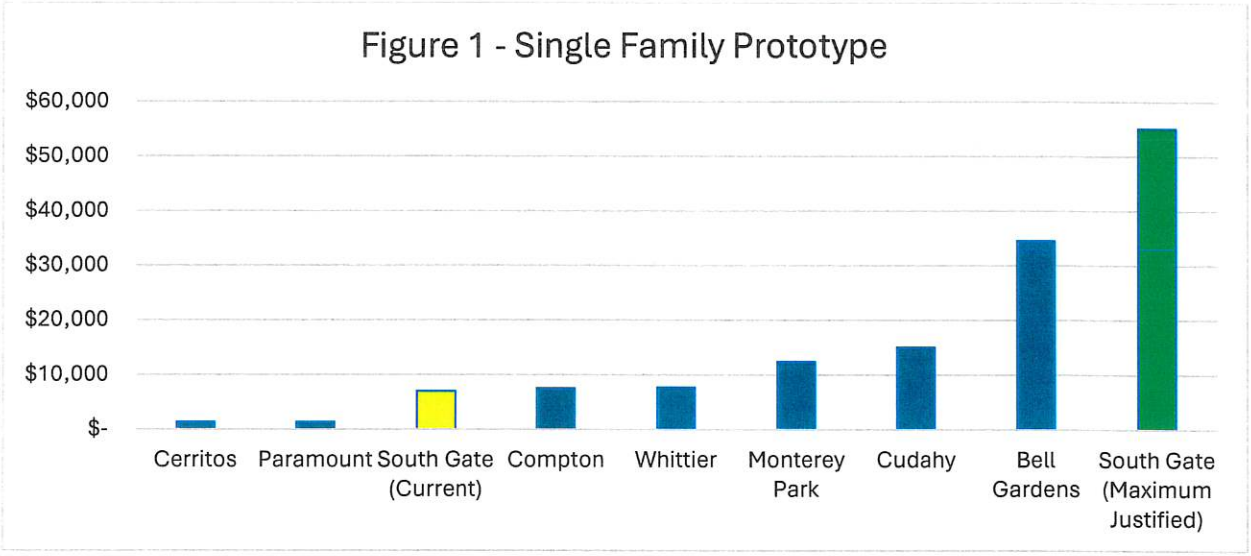
[1] Police calls, 2023-2025.
[2] "Other" calls are those that cannot be classified as residential or nonresidential-serving calls.
[3] Nonresidential calls per capita divided by residential calls per capita.

Sources: City of South Gate; Table 2.1, Willdan Financial Services.

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Table 1: Development Impact Fee Examples

Land Use (ITE Land Use Code)	Average Daily Trip Demand Factor	Total Sq. Ft.	Fee per Unit	Traffic Fees Unit	Traffic Fee	Parks	Public Safety	Water	Sewer	Total Fee
Warehousing (150)										
Maximum Justified Fees	2.26	100,000	$ 797	Average Daily Trips	$1,801,220	$ -	$ 9,000	$61,658	$ 52	$1,871,930
Current Fees	N/A	100,000	3	Sq. Ft	300,000	-	-	61,658	52	361,710
High-Cube Parcel Hub Warehouse (156)										
Maximum Justified Fees	7.95	100,000	$ 797	Average Daily Trips	$6,336,150	$ -	$ 9,000	$61,658	$ 52	$6,406,860
Current Fees	N/A	100,000	3	Sq. Ft	300,000	-	-	61,658	52	361,710
Fast Food with Drive-Through Window (934)										
Maximum Justified Fees	183.73	2,000	$ 797	Average Daily Trips	$2,928,656	$ -	$ 540	$19,319	$ 52	$2,948,567
Current Fees	N/A	2,000	9	Sq. Ft	18,000	-	-	19,319	52	37,371
100 Unit Apartment Building (220)										
Maximum Justified Fees	6.89	100,000	$ 5.78	Sq. Ft	$ 578,000	$2,428,000	$31,000	$61,658	$5,200	$3,103,858
Current Fees	N/A	100,000	2,492	Dwelling Unit	249,200	-	-	61,658	5,200	316,058
Adding Square Feet to Existing Residential										
Maximum Justified Fees			$ -		-	-	-	-	-	-
Current Fees			-		-	-	-	-	-	-


Figure 1 - Single Family Prototype
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$-
Cerritos
Paramount
South Gate (Current)
Compton
Whittier
Monterey Park
Cudahy
Bell Gardens
South Gate (Maximum Justified)

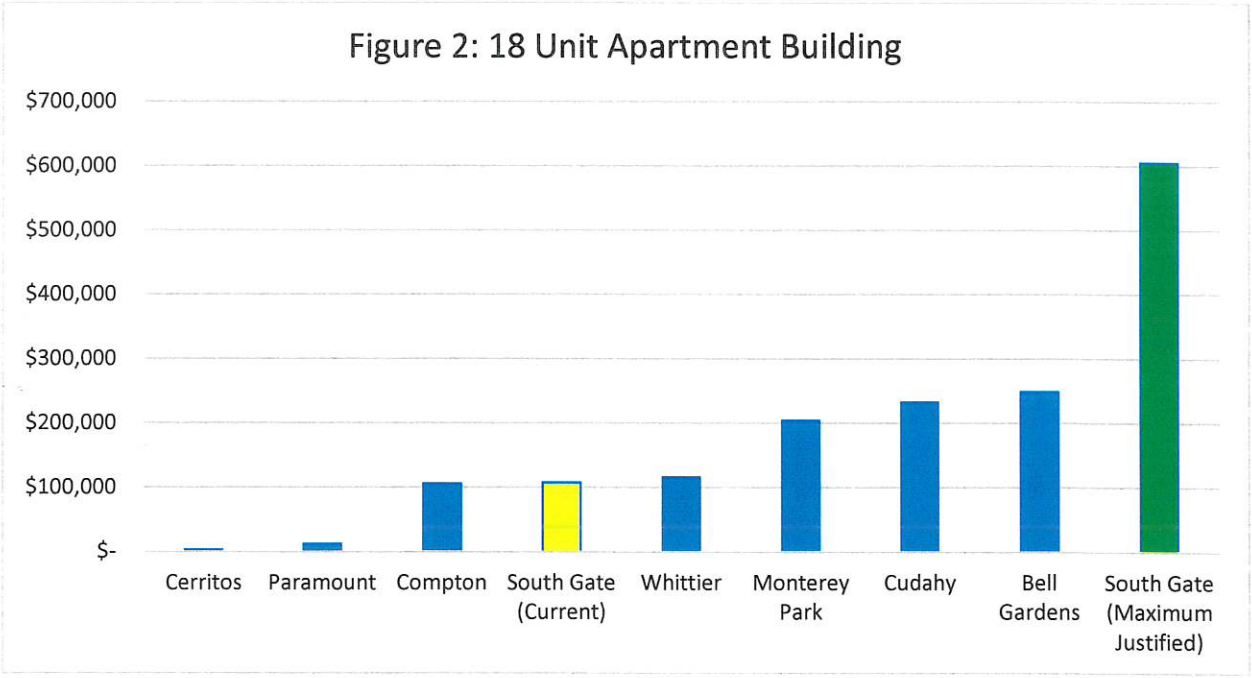

Figure 2: 18 Unit Apartment Building
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
Cerritos
Paramount
Compton
South Gate (Current)
Whittier
Monterey Park
Cudahy
Bell Gardens
South Gate (Maximum Justified)

Figure 3: 10,000 Square Feet of Retail/Commercial

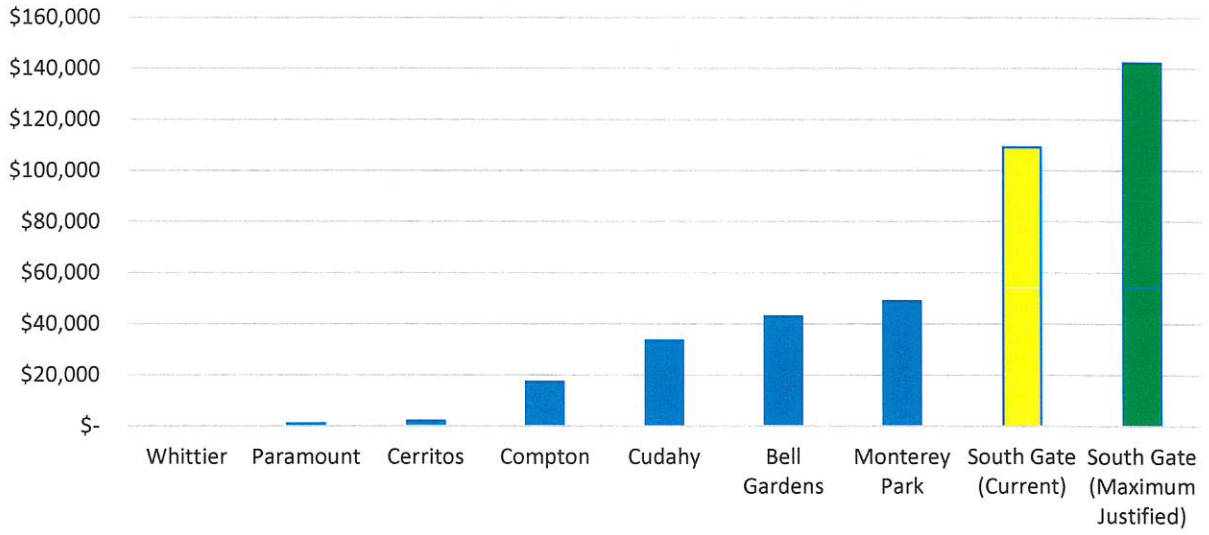


Figure 4: - 10,000 Square Feet Office

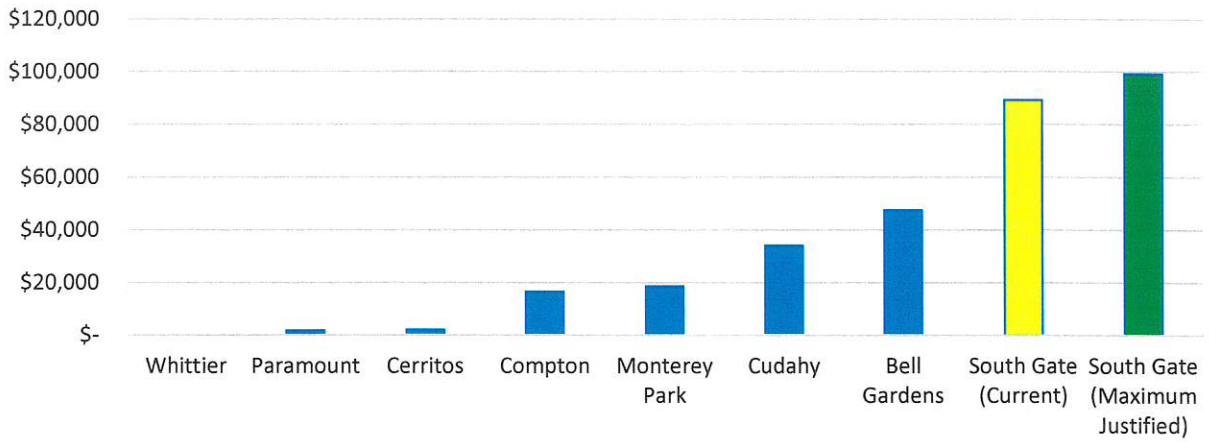
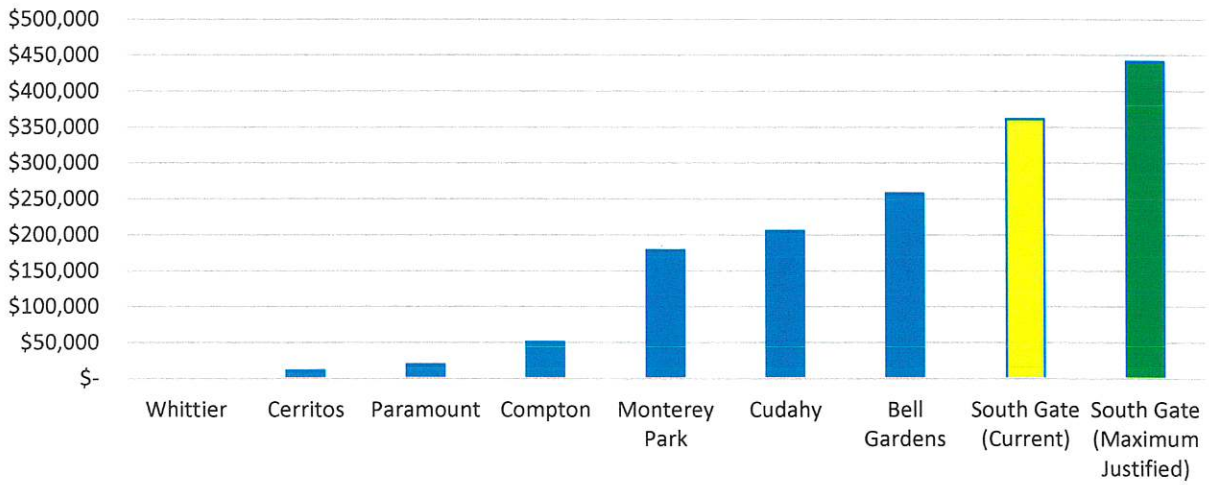


Figure 5: 100,000 Square Feet Industrial



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South Gate City Clerk

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Item No. 5

City of South Gate

CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **Community Development**

Department Director: *Gabriel Perez* ***City Manager:*** *Rob Houston*

SUBJECT: ORDINANCE 2025-04-CC AMENDING TITLE 9 (BUILDINGS), OF THE SOUTH GATE MUNICIPAL CODE, IN ITS ENTIRETY BY ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA CODES OF REGULATIONS, TITLE 24 AND THE 2024 EDITION OF THE UNIFORM SOLAR, HYDRONICS AND GEOTHERMAL AND THE 2024 EDITION OF SWIMMING POOL, SPA AND HOT TUB CODES PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS

PURPOSE: To adopt new State Building Codes which are mandated for statewide enforcement on July 1, 2026.

RECOMMENDED ACTION: The City Council will consider waiving the reading in full and adopting Ordinance No. 2026-04-CC amending certain chapters and sections of Title 9 (Buildings) of the South Gate Municipal Code by adopting by reference the 2025 California Codes of Regulations, Title 24 ("2025 Building Standards Code") and the 2024 International Association of Plumbing and Mechanical Officials Codes

FISCAL IMPACT: It is estimated that the cost for the purchase of the 2025 California Building Standards Code books for the City staff will be $7,000. This amount will be expended from funds included in the FY 2025-2206 Budget (100-602-42-6305 and 100-602-42-6340).

The new State Building Codes have significant changes from previous editions and will require training of Building and Safety Division staff, design professionals and contractors in coming months. Training on the new codes is currently available through a number of professional associations including the International Code Council (ICC), the International Association of Plumbing and Mechanical Officials (IAPMO), the International Association of Electrical Inspectors (IAEI), and the California Building Officials (CALBO).

ANALYSIS: In accordance with state law, the 2025 edition of the California Building Standards Code has been adopted by the State Building Standards Commission and published in the California Code of Regulations, Title 24 ("2025 Building Standards Code").

State law mandates that California jurisdictions enforce the 2025 California Building Standards Code, effective July 1, 2026, for all new building constructions in California. While the California Building Standards Commission adopts building code standards to be used statewide, City Council action to adopt these codes at a local level is also part of the code adoption process. Adoption of these codes by the City allows for the inclusion of administrative provisions and limited amendments to the state codes. State law permits local jurisdictions to make modifications to the state codes that are reasonably necessary because of local conditions provided the City makes express findings that the changes are needed because of climatic, geologic or topographic conditions. The proposed Ordinance contains the adoption of these codes and administrative provisions for the enforcement of the codes. The Ordinance makes findings regarding local geographic, climatic and topographic conditions that make the amendments to the state codes reasonably necessary for building construction in the City.

In accordance with state law, the 2024 edition of the Uniform Swimming Pool, Spa and Hot Tub Code and the 2024 edition of the Uniform Solar, Hydronics and Geothermal Code were adopted by the State Building Standards and published by the International Association of Plumbing and Mechanical Officials.

Administrative provisions of the California Building Codes are adopted and include past amendments carried forward as recommended by the City's Building Official. Such amendments include provisions regarding permits, fees, inspections, completion of residential remodeling and Board of Appeals proceedings. The City has not made any amendments to building, residential, plumbing and electrical codes for over twelve years. The sections for the numerical for the proposed ordinance have changed to match the format of the 2025 California Code of Regulations; the context has not changed. A Summary of existing amendments carried forward are provided as Attachment B. Revisions to the California Building Code were made to improve procedures with building permits and inspections as follows:

- Clarification on the expiration of building permits for new structures from 180 days to 365 days.
- Clarification on the expiration of building permits issued to legalized unpermitted structures (60 days).
- Clarification on concealed work done without required inspection.
- Clarification on requirements for the issuance of a certificate of occupancy.
- Clarification on the release of utilities.
- Clarification on the process for legalizing unpermitted structures.
- Clarification on the process for structures which cannot be legalized.

BACKGROUND: The State's Building Standards Codes have been subject to a series of major transformations since the 2001 International Code Council (ICC) model codes were introduced. The 2025 State Codes utilize the most up to date code documents which have been developed through a national code development process. These construction codes include the California Administrative, Building, Residential, Electrical, Plumbing, Mechanical, Energy, Historical Building, Existing Building, Reference standards and Green Building Standards as well as other related codes.

Adoption of Ordinance No. 2026-04-CC incorporates the 2025 Building Standards Codes and the 2024 International Association of Plumbing and Mechanical Officials (IAPMO) codes which will keep the City's building regulations consistent with those of the State. They provide

minimum standards to safeguard life or limb, health, property and public welfare. The proposed Ordinance is necessary to keep us in compliance with State regulations while allowing the City to properly address special local conditions.

ENVIRONMENTAL ASSESSMENT: Environmental review is not required under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378), Title 14, California Code of Regulations, because adoption of the proposed Ordinances has no potential for resulting in a physical change to the environment, directly or indirectly.

NOTICING REQUIREMENTS: A public hearing notice was published in South Gate Press on April 16, 2026. Information regarding the adoption of the 2025 California Building Code and local training opportunities are available at the Community Development/Building and Safety Division Website.

The new 2025 California Code of Regulations, Title 24 is available for review at California Building Standards Commission website: www.dgs.ca.gov/BSC/Codes. Bilingual public information is currently posted in the Department of Community Development containing important information regarding this upcoming change to construction codes used in the State of California and their effective date. Requests to review the 2025 Edition of the California Code of Regulations are available through the City Clerk's Office.

ATTACHMENTS:

A. Ordinance No. 2025-04-CC
B. Summary of South Gate Amendments
C. Notice of Public Hearing for Proposed Ordinance
D. Advisories and Code Updates information

ORDINANCE NO. 2026-04-CC

CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE AMENDING TITLE 9 (BUIDINGS), OF THE SOUTH GATE MUNICIPAL CODE, IN ITS ENTIRETY BY ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA CODES OF REGULATIONS, TITLE 24 AND THE 2024 EDITION OF THE UNIFORM SOLAR, HYDRONICS AND GEOTHERMAL AND THE 2024 EDITION OF SWIMMING POOL, SPA AND HOT TUB CODES PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS

WHEREAS, a duly noticed public hearing concerning this matter was held as required by law on April 28, 2026, and

WHEREAS, in accordance with State law, the 2025 edition of the California Building Standards Code has been adopted by the State Building Standards Commission and published in the California Code of Regulations, Title 24. The new California Building Codes are mandated for statewide enforcement on July 1, 2026, and

WHEREAS, the City may amend the California Building Codes based on local geologic, climatic or topographic conditions. The proposed ordinance adopts the Building Codes prescribed by state law, adopts amendments to those codes based on local conditions and adopts administrative provisions for the enforcement of the California Building Codes. The proposed ordinance adopts findings that local conditions make the changes to the California Building Codes reasonably necessary for building occupancies in the City, and

WHEREAS, State law mandates that California jurisdictions enforce the California Building Standards Code, effective July 1, 2026, for all new building construction in California, and

WHEREAS, while the California Building Standards Commission adopts building code standards to be used statewide, City Council action to adopt the codes at a local level is also part of the code adoption process. Adoption by the City allows for the inclusion of administrative provisions and limited amendments to the state codes. State law permits local jurisdictions to make modifications to the state codes that are reasonably necessary because of local conditions provided the City makes express findings that the changes are needed because of climatic, geologic or topographic conditions. The proposed ordinance contains the adoption of the codes, administrative provisions for the enforcement of the codes, and amendments to the codes based on local conditions, and

WHEREAS, the City Council may choose not to adopt the Building Codes with local amendments. This would mean that only the State codes could be enforced and the previous local amendments would no longer be enforceable, and

WHEREAS, the new State Building Codes have significant improvements from previous editions and will require training of Building and Safety Division staff, design professionals and contractors in coming months which is currently available through a number of professional associations

including the International Code Council (ICC), the International Association of Plumbing and Mechanical Officials (IAPMO), the International Association of Electrical Inspectors (IAEI), and the California Building Officials (CALBO);

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

SECTION 1. Title 9 (Buildings), Chapter 9.01 (Building Administrative Code), Section 9.01.010 (Adoption by Reference of the California Building Administrative Code) of the South Gate Municipal Code is hereby amended to read as follows:

"CHAPTER 9.01
ADMINISTRATIVE CODE"

Sections:

9.01.010 Adoption by Reference of the California Administrative Code.
9.01.020 Violations and Penalties.

"9.01.010 Adoption by Reference of the California Administrative Code.
Except as provided herein, the 2025 Edition of the State of California Administrative Code (California Code of Regulations, Title 24, Part 1), including any amendments and appendices thereof, as promulgated and published by the California Building Standards Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Administrative Code of the City of South Gate" ("Administrative Code" herein). Requests to review the 2025 Edition of the California Administrative Code are available through the City Clerk's Office"

"9.01.020 Violations and Penalties.
Any person violating any of the provisions of the California Administrative Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Building Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 2. Title 9 (Buildings), Chapter 9.02 (Building Code), Section 9.02.010 (Adoption by Reference of the California Building Code), Section 9.02.020 (Violations and Penalties), and Section 9.02.030 (Amendments to Building Code) of the South Gate Municipal Code are hereby amended to read as follows:

"CHAPTER 9.02
BUILDING CODE"

Sections:

9.02.010 Adoption by Reference of the California Building Code.
9.02.020 Violations and Penalties.
9.02.030 Amendments to the California Building Code.

"9.02.010 Adoption by Reference of the California Building Code.

Except as provided herein, the 2025 Edition of the State of California Building Code (California Code of Regulations, Title 24, Part 2) including Appendix F, Rodent proofing; Appendix H, Signs; Appendix I, Patio Covers and Appendix J, Grading, based in the 2025 International Building Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Building Code of the City of South Gate" ("Building Code" herein). Requests to review the 2025 Edition of the California Building Code are available through the City Clerk's Office.

"9.02.020 Violations and Penalties.
Any person violating any of the provisions of the California Building Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Building Code is committed, continued, maintained, or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1, Chapter 1.56 of this Code."

"9.02.030 Amendments to Building Code.
Notwithstanding the provisions of Section 9.02.010, the 2025 Edition of the California Building Code is hereby amended by:

A Amending Subsection 103.1 (Creation of Enforcement Agency) of Section 103 in its entirety to read as follows:

Section 103.1 Creation of Enforcement Agency

The Building and Safety Division is designated as the agency for the implementation, administration, and enforcement of the Building Code, with the Building Official in charge thereof.

B. Adding Items 8 and 9 to Subsection [A]105.3 (*Application for permit*) of Section 105 (*Permits*) to read as follows:

[A]105.3 Application for permit.
8. Where a license is required by the State of California in connection with the submittal of an application, no permit shall be issued unless the applicant has such a license that is active and in good standing.

9. A separate application shall be required for each building or structure.

C. Revising [A] 105.5 (*Expiration*) of Chapter 1 (*Administration*) of the California Building Code to read as follows:

Subsection 105.5 is hereby amended to read as follows:

105.5 Expiration.

Except as set forth in Subsection 105.5.1, every permit issued for property within the city shall expire by limitation and become null and void as follows:

1. If work authorized by such permit is not commenced within 365 days from the issuance date of such permit.

2. If work authorized by such permit is commenced within 365 day from the issuance date of such permit, the permit shall expire by limitation and become null and void if the work authorized by such permit is suspended or abandoned. For purposes of this subsection, "suspended or abandoned" shall mean that the permittee has, for a period of 180 days or longer after commencing the work authorized by such permit, failed to make substantial progress toward completion of the work, as determined by the Building Official after inspection. The Building Official may, in his or her discretion, grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. "Justifiable cause" shall mean or refer to a delay in performance of work or installations under an active permit that is due to war, insurrection, floods, earthquakes, fires, casualties, epidemics, quarantine restrictions, unusually severe weather, strikes causing inability to secure necessary labor, materials or tools, acts of the City, or any other delays that are beyond the control and without the fault of the permit holder."

3. In the event of a permit's expiration, before work previously authorized pursuant to the expired permit can be commenced or recommenced, a new permit shall first be obtained (hereafter, a "renewal permit"). To obtain a renewal permit, the applicant may be required to resubmit plans and specifications, if deemed necessary by the Building Official. The applicant must pay all applicable fees, including, but not limited to, a plan check fee and building permit fees, in the amount then established by resolution of the city council. If renewal permits are applied for, a mandatory site inspection shall be performed by the Building and Safety Division to determine compliance with existing conditions and materials with the Building Code. All work to be performed under a renewal permit must be performed in accordance with all applicable Technical Codes, regulations, laws, and ordinances in effect on the date of issuance of the renewal permit. Renewal permits are subject to expiration as set forth in paragraph 2 above, unless Subsection 105.5.1 applies.

4. In the event of a permit's expiration, any work performed under that permit is "unpermitted" as defined in Section 114.1 of this Building Code and is subject to the legalization provisions of Section 114.5 of this of this Building Code.

105.5.1 Expiration – Unpermitted Structures or Grading.

Notwithstanding any provision of Section 105.5, if a building permit was issued in order to bring an unpermitted structure or unpermitted grading (as defined in Section 114.1 this Building Code) or other unlawful, substandard, or hazardous condition into compliance with any applicable law, ordinance, rule, or regulation, such permit shall expire by limitation and become null and void 60 days after the date on which the permit was issued. The Building Official may, in his or her sole discretion, extend the validity of the permit for a period not exceeding 180 days beyond the initial 60 day limit upon written request by the applicant filed with the Building Official prior to the expiration date of the original permit, if the Building Official determines that substantial progress has been made toward completing the work authorized by the permit.

D. Adding a new Subsection [A]105.8 *(Permit Denial)* to Section 105 (*Permits*) to read as follows:

[A]105.8 Permit Issuance – Additional Prerequisites

Proposed work and/or installations for which a permit is sought may trigger required approvals, clearances, or permits in connection with other provisions of the South Gate Municipal Code [including,

without limitation, Titles 10 (Fire) and 11 (Zoning)], as well as pursuant to Los Angeles County Codes and state statutes. The Building Official shall not issue a permit pursuant to the Building Code unless he or she determines an applicant and a property owner have first complied with all regulations in Title 9, and with all other provisions of the South Gate Municipal Code, as well as with Los Angeles County Codes and state statutes that pertain to the work and/or installations for which a permit is sought.

E. Adding a new Subsection [A]105.9 (*Permits Required*) to Section 105 *(Permits*) to read as follows:

[A]105.9 Additional Requirements for Issued Permits.

A permit holder shall, before commencing work pursuant to a permit, tender a complete list to the Building and Safety Division of all subcontractors and material suppliers who will provide services or furnish materials. The list, which shall be dated and signed by the permit holder, shall include the name, address, phone number, and email address, and state license number for each subcontractor, and the name, address, phone number, and email address of each supplier. A permit holder shall tender a revised list to the Building and Safety Division within forty-right (48) hours if there is a change in the disclosed subcontractors or suppliers. Failure to comply with this section, as evidenced by non-disclosed subcontractors and/or suppliers that are providing, or have provided, work or materials at a property, is cause for the Building Official to issue a Stop Work Order pursuant to Section 115.1, and/or to suspend or revoke the permit pursuant to Section 105.6.

F. Adding Subsection [A]107.6 (*Plan Review Fees*) of Section 107 (*Submittal Documents*) to read as follows:

"[A]107.6 Plan Review Fees.

The plan review fees are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees. The plan review fees shall be paid in accordance with the fee resolution of the South Gate Municipal Code."

G. Adding a new Subsection [A]109.7 *(Double Fees*) to Section 109 (*Fees*) to read as follows:

[A]109.7 Double Fees.

When any work for which a permit is required by any technical code set forth in this Title 9 is commenced prior to obtaining a required permit, the fees specified under the provisions of such technical code shall be doubled, but in no event shall they be less than one hundred and twelve dollars ($112.00). The payment of such double fees shall not release any person from complying with the requirements of any technical code set forth in this Title 9, nor from any penalties prescribed therein. The additional fees are imposed solely for the purpose of reimbursing the City for the additional work involved with the inspection, regulation and administration of the applicable provisions of the technical codes set forth in this Title 9.

H. Revising Subsection 110.3.12, and adding new Subsections [A]110.7 and [A]110.8 to Section 110 (*Inspections*) and to read as follows:

110.3.12 Final inspection.

The final inspection shall be made after all work required by the building permit is completed. All work and installations that are authorized by the building permit shall not become lawful until a permit holder has obtained a final inspection approval from the Building and Safety Division, which shall be in writing.

[A]110.7 Concealed and/or Inaccessible Construction.

Construction, work, or installations occurring in connection with a permit that do not remain visible and accessible for an inspection, as required by Section 110.1, are unlawful and subject to a correction notice from the Building and Safety Division. Failure of a permit holder to make the construction, work, or installations fully visible and accessible for an inspection in a period required by the Building Official, is cause for the Building Official to suspend or revoke the permit pursuant to Section 105.6.

[A]110.8 Corrections

All construction, work or installations occurring in connection with a permit that does not comply with any provision of Title 9 [Buildings] of the South Gate Municipal Code are subject to a correction notice that a building inspector issues to a permit holder following an inspection. The permit holder shall fully correct the non-compliant condition and pass a Building and Safety Division inspection within ten (10) days of an issued correction notice, or within such other period of time as a building inspector deems reasonable. A building inspector may require immediate corrective actions if he or she determines whether a hazard or potential hazard exists to a person or persons due to the non-compliant condition. Failure of a permit holder to fully correct a non-compliant condition in a timely manner is cause for the Building Official to suspend or revoke the permit pursuant to Section 105.6.

Section 110.3.12

I. Adding a new Subsection [A]111.5 to Section 111 (*Certificate of Occupancy for Existing Non-Residential Structures*) to read as follows:

[A] 111.5 Certificate of Occupancy for Existing Non-Residential Structures.

Notwithstanding Section 111.1, persons who are required to obtain an initial business license pursuant to Section 2.08.040 A. of the South Gate Municipal Code in connection with a non-residential building or structure (examples being a commercial or industrial building), shall undergo a city inspection to confirm: (i) the building or structure, or portion thereof, complies with Titles 9 [Buildings] and 10 [Fire] of the South Gate Municipal Code; and (ii) the use(s) therein, whether actual and/or proposed, comply with Title 11 [Zoning] of the South Gate Municipal Code. The Building Official shall issue a certificate of occupancy to the business operator provided full compliance with Titles 9, 10, and 11 has been confirmed. No person shall use or occupy a non-residential building or structure, or portion thereof, without having obtained a certificate of occupancy from the Building Official.

J. Adding a new Subsection [A]112.4 to Section 112 (*Service Utilities*) to read as follows:
[A]112.4 Connections.

No utility shall, without prior written authorization from the Building Official, furnish or supply energy, fuel, or power for an improvement on private real property. "An improvement" means a new building,

structure, or portion thereof, as well as a new installation for which one or more permits and inspection approvals from the Building and Safety Division are required pursuant to Title 9 [Buildings] of the South Gate Municipal Code.

K. Revising Section 114 (Violations) of Chapter 1 (*Administration*) of the California Building Code to read as follows:

Subsection 114.1 is hereby amended and Subsections 114.1.1 and 114.1.2 are hereby added to read as follows:

Subsection 114.1 Unlawful acts.

It shall be unlawful for any person, firm, corporation, or company to erect, construct, alter, extend, repair, move, remove, demolish, occupy or maintain any building or structure (or portion thereof), equipment, installation or land regulated by the Technical Codes, or cause or permit the same to be done, in conflict with or in violation of any of the provisions of the Technical Codes.

114. 1. 1 Unpermitted structures. No person shall own, use, occupy, or maintain an unpermitted structure. For purposes of this subsection, "unpermitted structure" shall be defined as any building or structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished, or equipped, at any point in time by any person, without the required permit(s) having first been obtained from the Building Official or with a valid permit as issued by the Building Official that subsequently expired and became null and void.

114.1.2 Unpermitted grading. No person, firm, corporation, or company shall own, use, occupy, or maintain unpermitted grading. For purposes of this subsection, "unpermitted grading" shall be defined as any land that has been excavated, cut, filled, graded, compacted, or terraced, at any point in time by any person, without the required permit(s) having first been obtained from the Building Official or with a valid permit as issued by the Building Official that subsequently expired and became null and void.

Subsection 114.4 is hereby amended to read as follows:

114.4 Violation Penalties.

Any person, corporation, company, or other entity who violates any provision of the Technical Codes, or fails to comply with any of the requirements thereof, or who erects, constructs, alters, repairs, or maintains a building, structure, installation, or equipment, or excavates, cuts, fills, grades, compacts, or maintains land in violation of approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of the Technical Codes, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to the punishments set forth in Section 1.56.040 A. of the South Gate Municipal Code.

Each and every day, or portion thereof, during which any violation of the Technical Codes occurs or continues constitutes a separate and distinct offense.

Subsection 114.5 is hereby added to read as follows:

114.5 Procedure for legalizing unpermitted structures or grading. The procedures specified within subsections 114.5.1 through 114.5.6 of this code shall be followed whenever an attempt is made to legalize an unpermitted structure or unpermitted grading.

114.5.1 Permits. Any person who wishes to legalize an unpermitted structure or unpermitted grading, as defined in subsections 114.1.1 and 114. 1.2 of this code, shall obtain all applicable permits. Unpermitted structures and grading shall comply with all current Technical Codes requirements and other required approvals pursuant to the South Gate Municipal Code in order to be legalized.

Permits obtained to legalize unpermitted structures or grading shall expire as set forth in Subsection 105.5.1 of this Building Code.

114.5.2 Plans. Prior to the issuance or granting of any permit to legalize an unpermitted building or structure, plans showing the plot plan, exterior elevations, existing structures, proposed structures, and proposed finish materials shall be submitted to the Building and Safety Division for review and approval.

114.5.2 Grading. Prior to the issuance or granting of any permit to legalize unpermitted grading, a grading and drainage plan showing the original grade and existing unpermitted grade on the land and the existing grade on adjoining properties, and a soils report shall be submitted to the Building and Safety Division for review and approval.

114.5.2 Inspections. Unpermitted structures or unpermitted grading for which a permit has subsequently been obtained shall be subject to inspection by the Building Official in accordance with, and in the manner prescribed in, the Technical Codes. The Building Official may require the removal of finished materials in order to expose framing elements, electrical components, plumbing fixtures, or mechanical systems, or may require the removal of fill, to verify that installation, construction, or grading was performed in conformance with the Technical Codes.

114.5.6 Unpermitted structures or grading which cannot be legalized.

114.5.6.1 If the Planning Division determines that the City's zoning regulations prohibit legalization of any unpermitted structure, it shall be demolished or, if previously permitted, restored to its original approved condition, with all requisite permits, inspections, and approvals.

114.5.6.2 If the Building Official determines that an unpermitted structure cannot be made to conform to the current applicable Technical Codes requirements, the structure shall be demolished or, if previously permitted, restored to its original approved condition, with all requisite permits, inspections, and approvals.

114.5.6.3 If the Building Official determines that unpermitted grading and/or lot drainage cannot be made to conform with current applicable Technical Codes requirements, the land shall be fully restored to the condition that preceded the unpermitted grading, with all requisite permits, inspections, and approvals.

L. Adding a new Subsection: Refunds

(1) The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

(2) The Building Official may authorize the refunding of not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this title, as confirmed by the Building Official. The Building Official may authorize the refunding of not more than 80% of the plan review fee paid when an application is withdrawn or canceled before any plan reviewing has been started.

(3) The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

SECTION 3. Title 9 (Buildings), Chapter 9.03 (Electrical Code), Section 9.03.010 (Adoption by Reference of the California Electrical Code), Section 9.02.020 (Violation and Penalties), and Section 9.03.030 (Amendments to Electrical Code) of the South Gate Municipal Code are hereby amended to read as follows:

"CHAPTER 9.03
ELECTRICAL CODE"

Sections:

9.03.010 Adoption by Reference to the California Electrical Code.
9.03.020 Violations and Penalties.
9.03.030 Amendments to the California Electrical Code.

"9.03.010 Adoption by Reference of the California Electrical Code.
Except as provided herein, the 2025 Edition of the State of California Electrical Code (California Code of Regulations, Title 24, Part 3) based in the 2023 National Electrical Code, including any amendments and annexes thereof, as promulgated and published by the National Fire Protection Association, Inc., is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Electrical Code of the City of South Gate" ("Electrical Code" herein).-Requests to review the 2025 Edition of the California Electrical Code are available through the City Clerk's Office.

"9.03.020 Violations and Penalties.
Any person violating any of the provisions of the California Electrical Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Electrical Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

"9.03.030 Amendments to Electrical Code.
Notwithstanding the provisions of Section 9.03.010, the 2025 Edition of the California Electrical Code is hereby amended by:

A. Adding a new subsection (C) to Section 90-8 (Wiring Planning) of Article 90 (Introduction) of the electrical code to read as follows:

(C) Wiring to be in an Underground System.
Supply wiring for or to accessory uses, accessory buildings, yard lights, and post signs shall be in an underground system.

B. Adding a new Section 225-28 to Article 225 (Outside Branch Circuits and Feeders) of the Electrical Code to read as follows:

225-28 Outdoor Installations
All yard wirings shall be installed underground, except for festoon lighting, temporary lighting or wires serviced by a public utility.

C. Adding a new Section 250-52 (9): (Grounding Electrode System for New and Existing Construction) of Article 250 (Grounding and Bonding) of the Electrical Code to read as follows:

250-52 (9) Grounding Electrode System for New and Existing Construction

(A) New Construction
In addition to the requirements of Section 250-52, one or more copper or non-ferrous rods, as described in Table 250.66, shall be placed along the bottom of a concrete foundation, or in a building foundation trench, tensioned and supported in such a manner that it will not be less than 3 inches from the bottom or sides of the foundation, with one end terminating twelve inches (12") above the foundation sill plate or finished floor, beneath or adjacent to the main service switch panel.

Where building pier footings are used instead of a continuous foundation, service grounding shall be accomplished by fusion welding of the ground conductor to a vertical electrode which reached to within three inches (3") of the bottom of the piers.

All grounding conductors shall be electrically bonded together and connected to the property's water system and electrical service equipment.

(B) Existing Construction
Any change, alteration or remodeling of existing electrical service equipment shall require a ground electrode to be provided in accordance with Table 250-66.

The driven ground electrodes may be galvanized pipe, not less than three-quarter inch pipe size, or copper-coated rod, not less than five-eighths of an inch (5/8") in diameter; driven vertically eight feet (8') or more into the ground.

Whenever more than one ground electrode is required, they shall be not less than six feet (6') apart from each other, or from any other electrode, including those used for single circuits, radio, telephone, lighting rods or any other purpose.

Where more than one electrode is required, they shall be bonded together in the same manner and with the same material as specified for pipe rod electrodes. Driven electrodes shall be of one piece. Such pipes or rods should have clean metal surfaces and shall not be covered with paint, enamel, or other non-conducting materials.

(C) Adding a new subsection (D) to Section 300-1 (Scope) of Article 300 (Wiring Methods) of the Electrical Code to read as follows:

Installation Requirements.
All wiring installed in or on buildings or structures, other than residential or residential accessory buildings, shall be in a metal protected raceway or cable wiring system; provided, however, that equivalent installations may be authorized when requested in writing and approved in advance by the Building Official.

SECTION 4. Title 9 (Buildings), Chapter 9.04 (Mechanical Code), Section 9.04.010 (Adoption by Reference of the California Mechanical Code) and Section 9.04.020 (Violations and Penalties) of the South Gate Municipal Code is hereby amended to read as follows:

"CHAPTER 9.04
MECHANICAL CODE"

Sections:
9.04.010 Adoption by Reference to the California Mechanical Code.
9.04.020 Violations and Penalties.

"9.04.010 Adoption by Reference of the California Mechanical Code.
Except as provided herein, the 2025 Edition of the State of California Mechanical Code (California Code of Regulations, Title 24, Part 4) based in the 2024 Uniform Mechanical Code, including any amendments and appendices thereof, as promulgated and published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Mechanical Code of the City of South Gate" ("Mechanical Code" herein). Requests to review the 2025 Edition of the California Mechanical Code are available through the City Clerk's Office.

"9.04.020 Violations and Penalties.
Any person violating any of the provisions of the California Mechanical Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Mechanical Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 5. Title 9 (Buildings), Chapter 9.05 (Plumbing Code), Section 9.05.010 (Adoption by Reference of the California Plumbing Code), Section 9.05.020 (Violations and Penalties), and Section 9.05.030 (Amendments to Plumbing Code) of the South Gate Municipal Code are hereby amended to read as follows:

"CHAPTER 9.05
PLUMBING CODE"

Sections:
9.05.010 Adoption by Reference to the California Plumbing Code.
9.05.020 Violations and Penalties.
9.05.030 Amendments to the California Plumbing Code.

"9.05.010 Adoption by Reference of the California Plumbing Code.

Except as provided herein, the 2025 Edition of the State of California Plumbing Code (California Code of Regulations, Title 24, Part 5) based in the 2024 Uniform Plumbing Code, including any amendments and appendices thereof, as promulgated and published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Plumbing Code of the City of South Gate" ("Plumbing Code" herein). Requests to review the 2025 Edition of the California Plumbing Code are available through the City Clerk's Office.

"9.05.020 Violations and Penalties.

Any person violating any of the provisions of the California Plumbing Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Plumbing Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

"9.05.030 Amendments to Plumbing Code.

Notwithstanding the provisions of Section 9.05.010, the 2025 Edition of the California Plumbing Code is hereby amended by:

A. Adding a new subparagraph 1014.3.4.4 (Outdoor Location) to subsection 1014.3.4 (Location) of Chapter 10 (Traps and Interceptors) of the Plumbing Code to read as follows:

1014.3.4.4 Outdoor Location

Each new grease trap shall be on the outside of all structures on the premises and shall be readily accessible for servicing and maintaining the grease trap in working and operation condition. The use of ladders or the removal of bulky equipment in order to service grease traps shall be deemed to be a lack of accessibility. The location of all grease traps in the interior of a building or structure shall be permitted by the building official only when, in his judgment, there is insufficient space on the exterior of a building or structure to install an adequate grease trap. As used herein, the term "adequate grease trap" shall mean a grease trap of sufficient capacity to intercept anticipated quantities of grease generated by a business over at least a twenty-four (24) hour period."

SECTION 6. Title 9 (Buildings), Chapter 9.06 (Energy Code), Section 9.06.010 (Adoption by Reference of the California Energy Code) and Section 9.06.020 (Violations and Penalties) of the South Gate Municipal Code is hereby amended to read as follows:

"CHAPTER 9.06
ENERGY CODE"

Sections:

9.06.010 Adoption by Reference to the California Energy Code.
9.06.020 Violations and Penalties.

"9.06.010 Adoption by Reference of the California Energy Code.

Except as provided herein, the 2025 Edition of the State of California Energy Code (California Code of

Regulations, Title 24, Part 6), including any amendments and appendices thereof, as promulgated and published by the California Energy Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Energy Code of the City of South Gate" ("Energy Code" herein). Requests to review the 2025 Edition of the California Energy Code are available through the City Clerk's Office.

"9.06.020 Violations and Penalties.
Any person violating any of the provisions of the California Energy Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Energy Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 7. Title 9 (Buildings), Chapter 9.07 (Residential Code), Section 9.07.010 (Adoption by Reference of the California Residential Code), Section 9.07.020 (Violations and Penalties) and Section 9.07.030 (Amendments to the Residential Code) of the South Gate Municipal Code is hereby amended to read as follows:

"CHAPTER 9.07
RESIDENTIAL CODE"

Sections:
9.07.010 Adoption by Reference to the California Residential Code.
9.07.020 Violations and Penalties.
9.07.030 Amendments to the Residential Code.

"9.07.010 Adoption by Reference to the California Residential Code.
Except as provided herein, the 2022 2025 Edition of the State of California Residential Code (California Code of Regulations, Title 24, Part 2.5), including any amendments and Appendix AI - Patio Cover and Appendix AJ – Existing Buildings and Structures, thereof, as promulgated and published by the California Building Standards Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Residential Code of the City of South Gate" ("Residential Code" herein). Requests to review the 2025 Edition of the California Residential Code are available through the City Clerk's Office.

"9.07.020 Violations and Penalties.
Any person violating any of the provisions of the Residential Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Residential Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

"9.07.030 Amendments to the California Residential Code.
Notwithstanding the provisions of Section 9.07.010, the Administrative Code is hereby amended by:

A. R105.3 Application for permit.
8. Where a license is required by the State of California, no permit shall be issued unless the applicant has such a license.

9. A separate application shall be required for each building.

B. Amending Section R112 (*Board of Appeals*) in its entirety to read as follows:

204 – BOARD OF APPEALS CREATED; MEMBERSHIP; DECISIONS CREATING THE BOARD OF APPEALS.

1. There is hereby established a Board of Appeals consisting of five (5) members, all of whom shall be duly appointed members of the City Planning Commission. The Building Official shall be an ex-officio member and shall act as Secretary to the Board of Appeals.
2. The Board of Appeals shall be authorized to construe and to interpret the provisions of the Technical Codes set forth in Title 9 of this Code, and to make determinations as to whether proposed alternate construction materials or methods of construction are equivalent or superior to those required or authorized by any of such technical codes.
3. The Board of Appeals shall adopt rules and regulations relating to the conduct of its inquiries and investigations.
4. All decisions and determinations of the Board of Appeals shall be submitted in writing to the Building Official, and a copy thereof shall be delivered to the person or persons who initiated the appeal or the request for interpretation.
5. Any decision of the Board of Appeals to approve or deny an appeal may be appealed by the aggrieved party to the City Council by filing a request therefore with the City Clerk, not later than ten days after such decision is rendered by the Board of Appeals. Upon receipt of such a request, the City Clerk shall set a date for hearing by the City Council, not later than sixty (60) days thereafter, and shall notify the appellant of such hearing date. Following said hearing by the City Council, the findings and decisions of the City Council shall be adopted by resolution. The determination of the City Council shall be final and conclusive."

R112.2 ESTABLISHED
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

R112.3 MEMBERSHIP
The Board of Appeals shall consist of five (5) members appointed by the City Council. The Board of Appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the City.

R112.4 TERM-APPOINTMENET OF SUCCESSOR
The Board of Appeals shall be appointed by the City Council and shall hold office as its pleasure. The Board shall adopt rules of procedures for conducting its business and shall ender all decisions and findings in writing to the appellant with a duplicate copy to the building official.

R112.5 DISQUALIFYING ACTIVITY
A member shall not hear an appeal in which that member has a personal, professional or financial interest.

R112.6 REMUNERATION
Each appointee will receive the sum of Seventy-Five ($75.00) per meeting attended by the appointee.

R112.7 ELECTION OF CHAIRMAN OF THE BOARD OF APPEALS
The Board shall annually select one of its members to serve as chairperson.

R112.8 REMOVAL FROM OFFICE
The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure.

R112.9 ORGANIZATION – MEETINGS –RULES
The Board of Appeals shall consist of five individuals, one from each of the following professions or disciplines.

1. Registered design professional who is a registered architect.
2. Registered design professional with structural engineering experience.
3. State licensed contractor with at least 10 years' experience.
4. Local resident or businessman with experience in construction.
5. Local advocate for accessibility and ADA requirements or local resident.
6. The City Building Official shall serve as Secretary of the Board.

There are six (6) meetings held annually.
The Board is authorized to establish policies and procedures necessary to carry out its duties.
Building related matters shall be as defined in the California Code of Regulations, Title 24, Part 2, 2007 California Building Code, Volume 1; but shall specifically exclude any issues related to the general plan or zoning ordinance; and,
Pursuant to Health and Safety Code Section 189.45 (a) any person adversely affected by any regulation, rules, omission, interpretation, decision or practice of any state agency, respecting the administration of any building standard may appeal the issue for resolution to the Board; and,
Pursuant to Health and Safety Code Section 189.45 (b) any local agency having authority to enforce a state building standards and any person adversely affected by any regulations, rule, omission, interpretation, decision or practice of such agency respecting such buildings standard wish to appeal the issue for resolution to the Board, then both parties may appeal to the commission. The Board may accept such appeal only if the commission determines that the issues involved in such appeal have statewide significance; and,
Any and all action subject to the Boards purview shall be appealable to the City Council within ten business day after the date of execution of final decision from the Board; and,
California Building Code provides that the Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.
The Board shall have the authority to review code enforcement appeals and to waive or reduce rates, fees and charges related to building restoration fees for garage conversions and other related assessments, fees and/or charges arising from matters which are addressed by South Gate Municipal Code Title 9.

C. Adding a new Subsection R105.10 (*Permits Required*) to Section R105 *(Permits*) in its entirety to read as follows:

R105.10 Permits Required.

A list of all subcontractors and material men who are performing work or furnishing materials shall be provided before work is commenced under the permit. If any subcontractors or material men to be used on the project are not known at the time of application, their names and addresses shall be supplied to

the Department of Community Development/Division of Building and Safety within ten (10) days after any subcontractor or material man is selected by the contractor.

No final inspection shall be made, no certificate of occupancy shall be issued, and no building or structure shall be used or occupied unless all provisions of this Section have been complied with.

B. Adding a new Subsection R105.5.2 (*Expiration*) of Section R105.5 *(Expiration)* of Chapter I Scope and Application, Division II Administration, Part 2 – Administration and Enforcement of the California Residential Code in its entirety to read as follows:

R105.5.2 Expiration.
Every permit issued by the Building Official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within one hundred and eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred and eighty (180) days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

A permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding one hundred and eighty (180) days upon written request by the permittee, showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

The permit shall expire two (2) years from the date of issuance. Before any work can be continued after such expiration, a new permit shall first be obtained.

D. Adding a new Subsection R105.11 to Section R105 (*Permit Issuance*) to read as follows:

R105.11 Permit Refusal.
If upon demand of the Building Official, the applicant is unable to produce evidence that the applicant has complied or is complying with all State or City laws governing or regulating the erection, construction, enlargement, alteration, repair, removal, conversion, or maintenance of buildings or structures, or governing or regulating the persons engaging in such activities, including all safeguards required for the protection of the City, the public, employees of the applicant, or other persons, such as bonds, insurance, licensing, and other specific requirements which may be required by City ordinance or State law, then the Building Official shall refuse to issue a permit required under any Technical Codes of this Title 9.

PRE-REQUISITES: Before any permit is issued (except for minor remodeling or repair of any existing structure), it shall appear to the Building Official that all ordinances and regulations of the City pertaining to zoning, public works, subdivisions, precise plans, specific plans, setback lines, fire, health, and other matters, which are applicable to the property for which the permit is sought, have been complied with, and that the issuance of the permit will not result in the contravention of any ordinance, law, rule or regulation of the City, including the technical codes of this Title 9.

E. Adding a new Subsection R106.6 (*Plan Review Fees*) to Section R106 (*Fees*) to Section R106 *(Construction Documents)* read as follows:

R106.6 Plan Review Fees.
The plan review fees are separate fees from the permit fees specified in Section [A]108 and are in addition to the permit fees. The plan review fees shall be paid in accordance with the fee resolution of the South Gate Municipal Code."

F. Adding a new-Subsection R108.7 to read as follows:

R108.7 Double Fees.
When any work for which a permit is required by any technical code set forth in this Title 9 is commenced prior to obtaining the required permit, the fees specified under the provisions of such technical code shall be doubled, but in no event shall they be less than eighty-seven dollars ($87.00). The payment of such double fees shall not release any person from complying with the requirements of any technical code set forth in this Title 9, nor from any penalties prescribed therein. The additional fees are imposed solely for the purpose of reimbursing the City for the additional work involved with the inspection, regulation and administration of the applicable provisions of the technical codes set forth in this Title 9.

G. Adding new Subsections R109.5 and R109.6 to Section R109 *(Inspections)* to read as follows:

R109.5 Permission to Cover Work.
It shall be unlawful to lath over, seal, cover or otherwise conceal any improvement which is regulated by the provisions of a technical code set forth in this Title 9 and for which a permit is required, until such improvement has been inspected and approved by the Administrative Authority or his designee. The Administrative Authority, or its designee, shall have the authority to remove, or to require the removal of, any obstruction which prevents complete inspection of any work of improvement.

R109.6 Corrections
All installations not in compliance with the requirements of any technical code of this Title 9 shall be corrected within ten (10) days after inspection notification, or within such other reasonable period of time as may be authorized by the Administrative Authority. Failure to comply shall be sufficient cause for the refusal of the Administrative Authority to issue any additional permit until all corrections have been made.

H. Adding a new Subsection R111.4 to Section R111 *(Service Utilities)* to read as follows:

R111.4 Connections.

No serving agency shall furnish or supply any utilities permitting energization of a work or improvement regulated by any technical code set forth in this Title 9 until authorized by the Administrative Authority.

SECTION 08. Title 9 (Building), Chapter 9.08 (Green Buildings Standards Code) and Sections 9.08.010 (Adoption by Reference to the California Green Buildings Standards Code), and 9.08.020 (Violations and Penalties) of Title 9 (Buildings) of the South Gate Municipal Code to read as follows:

"CHAPTER 9.08
GREEN BUILDINGS STANDARDS CODE"

Sections:

9.08.010 Adoption by Reference to the California Green Buildings Standards Code.
9.08.020 Violations and Penalties.

"9.08.010 Adoption by Reference of the California Green Buildings Standards Code.
Except as provided herein, the 2022 2025 Edition of the State of California Green Buildings Standards Code (California Code of Regulations, Title 24, Part 11), as promulgated and published by the California Building Standards Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Green Buildings Standards Code of the City of South Gate" ("Green Code" herein). Requests to review the 2025 Edition of the California Green Buildings Standards Code are available through the City Clerk's Office.

"9.08.020 Violations and Penalties.
Any person violating any of the provisions of the Green Buildings Standards Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Green Buildings Standards Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 9. Title 9 (Building), Chapter 9.09 (California Existing Building Code) and Sections 9.09.010 (Adoption by Reference to the California Existing Building Code), and 9.09.020 (Violations and Penalties) of Title 9 (Buildings) of the South Gate Municipal Code to read as follows:

"CHAPTER 9.09
EXISTING BUILDING CODE"

Sections:

9.09.010 Adoption by Reference to the California Existing Building Code.
9.09.020 Violations and Penalties.

"9.09.010 Adoption by Reference of the California Existing Code.
Except as provided herein, the 2025 Edition of the State of California Existing Code (California Code of Regulations, Title 24, Part 10), as promulgated and published by the California Building Standards Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Existing Building Code of the City of South Gate" ("Existing Building Code" herein). Requests to review the 2025 Edition of the California Existing Building Code are available through the City Clerk's Office.

"9.09.020 Violations and Penalties.
Any person violating any of the provisions of the California Existing Building Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Existing Building Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 10. Title 9 (Building), Chapter 9.10 (California Historical Code) and Sections 9.10.010 (Adoption by Reference to the California Historical Code), and 9.10.020 (Violations and Penalties) of Title 9 (Buildings) of the South Gate Municipal Code to read as follows:

"CHAPTER 9.10
HISTORICAL CODE"

Sections:
9.10.010 Adoption by Reference to the California Historical Code.
9.10.020 Violations and Penalties.

"9.10.010 Adoption by Reference to the California Historical Code.
Except as provided herein, the 2025 Edition of the State of California Historical Code (California Code of Regulations, Title 24, Part 8), as promulgated and published by the California Building Standards Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Historical Code of the City of South Gate" ("Historical Code" herein). Requests to review the 2025 Edition of the California Historical Code are available through the City Clerk's Office.

"9.10.020 Violations and Penalties.
Any person violating any of the provisions of the California Historical Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Historical Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 11. Title 9 (Building), Chapter 9.11 (California Referenced Standards Code) and Sections 9.11.010 (Adoption by Reference to the California Referenced Standards Code), and 9.11.020 (Violations and Penalties) of Title 9 (Buildings) of the South Gate Municipal Code to read as follows:

"CHAPTER 9.11
REFERENCED STANDARDS CODE"

Sections:
9.11.010 Adoption by Reference of the California Referenced Standards Code.
9.11.020 Violations and Penalties.

"9.11.010 Adoption by Reference to the California Referenced Standards Code.
Except as provided herein, the 2025 Edition of the State of California Referenced Standards Code (California Code of Regulations, Title 24, Part 12), as promulgated and published by the California Building Standards Code, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Referenced Standards Code of the City of South Gate" ("Referenced Standards Code" herein). Requests to review the 2025 Edition of the California Referenced Standards Code are available through the City Clerk's Office.

"9.11.020 Violations and Penalties.
Any person violating any of the provisions of the California Referenced Standards Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the California Referenced Standards Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 12. Title 9 (Buildings), Chapter 9.12 (Swimming Pool, Spa and Hot Tub Code), Section 9.12.010 (Adoption by Reference of the Uniform Swimming Pool, Spa and Hot Tub Code), and Section 9.12.020 (Violations and Penalties) of the South Gate Municipal Code is hereby amended to read as follows:

"CHAPTER 9.12
SWIMMING POOL, SPA AND HOT TUB CODE"

"9.12.010 Adoption by Reference of the Uniform Swimming Pool, Spa and Hot Tub Code.
Except as provided herein, the 2024 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code, including any amendments and appendices thereof, as promulgated and published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Swimming Pool, Spa and Hot Tub Code of the City of South Gate" ("Swimming Pool Code" herein). Requests to review the 2024 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code are available through the City Clerk's Office.

"9.12.020 Violations and Penalties.
Any person violating any of the provisions of the Swimming Pool Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision of the Swimming Pool Code is committed, continued or permitted. Upon conviction, any such violation shall be punishable as provided for in Title 1 of this Code."

SECTION 13. Title 9 (Buildings), Chapter 9.13 (Solar, Hydronics and Geothermal Code), Section 9.13.010 (Adoption by Reference of the Uniform Solar, Hydronics and Geothermal Code) and Section 9.13.020 (Violations and Penalties) of the South Gate Municipal Code are hereby amended to read as follows:

"CHAPTER 9.13
SOLAR, HYDRONICS AND GEOTHERMAL CODE"

Sections:
9.13.010 Adoption by Reference to the Uniform Solar, Hydronics and Geothermal Code.
9.13.020 Violations and Penalties.

"9.13.010 Adoption by Reference to the Uniform Solar, Hydronics and Geothermal Code.
Except as provided herein, the 2024 Edition of the Uniform Solar, Hydronics and Geothermal Code, including any amendments and appendices thereof, as promulgated and published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as though fully set forth herein, and shall constitute and is hereby established as "the Solar, Hydronics and Geothermal Code of the City of South Gate" ("Solar, Hydronics and Geothermal Code" herein). Requests to review the 2024 Edition of the Uniform Solar, Hydronics and Geothermal Code are available through the City Clerk's Office.

"9.13.020 Violations and Penalties.
Any person violating any of the provisions of the Solar, Hydronics and Geothermal Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any provision.

J. Replacing Blank Table R301.2.(1), buildings shall be designed with the additional criteria and provisions of this table which shall be read as follows:

Table R301.2.(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY [f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP [e]	ICE BARRIER UNDERLAYMENT REQUIRED [h]	FLOOD HAZARDS [g]	AIR FREEZING INDEX [i]	MEAN ANNUAL TEMP [j]
	SPEED [d] (MPH)	TOPOGRAPHIC EFFECTS [k]	SPECIAL WIND REGION	WIND-BONE DEBRIS ZONE [m]		WEATHERING [a]	FROST LINE DEPTH [b]	TERMITE [c]					
ZERO	85	NO	NO	NO	D_2	NEGLIGIBLE	ZERO	ZERO	49°	NO	NO	ZERO	60°

SECTION 14. The modifications set forth in this ordinance which pertain to California Building Code, the California Residential Code, the California Existing Code, the California Plumbing Code, and the California Electrical Code, are reasonably required due to local climatic, geographical and topographical conditions, and due to the need, in certain instances, to recover the actual costs and expenses incurred by the City in processing various applications for permits which are required by such technical codes. Modifications to those technical codes are reasonably required, in part, because of the local climate, which is characterized by hot, dry summers, followed by strong Santa Ana winds and heavy winter rains which make buildings and structures vulnerable to rapidly spreading wind-driven fires. Furthermore, the City is located near to historic and active earthquake faults which require special safety measures and precautions.

SECTION 15. The adoption of this Ordinance shall fulfill the City of South Gate's obligation under Section 17958 of the Health and Safety Code to adopt and apply the provisions of the California Building Standards Code to all occupancies within the City.

SECTION 16. This Ordinance shall take effect on the first (1st) day after its adoption and be enforced on July 1, 2026.

SECTION 17. The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED and ADOPTED this 12th day of May 2026.

CITY OF SOUTH GATE:

_____
Joshua Barron, Mayor

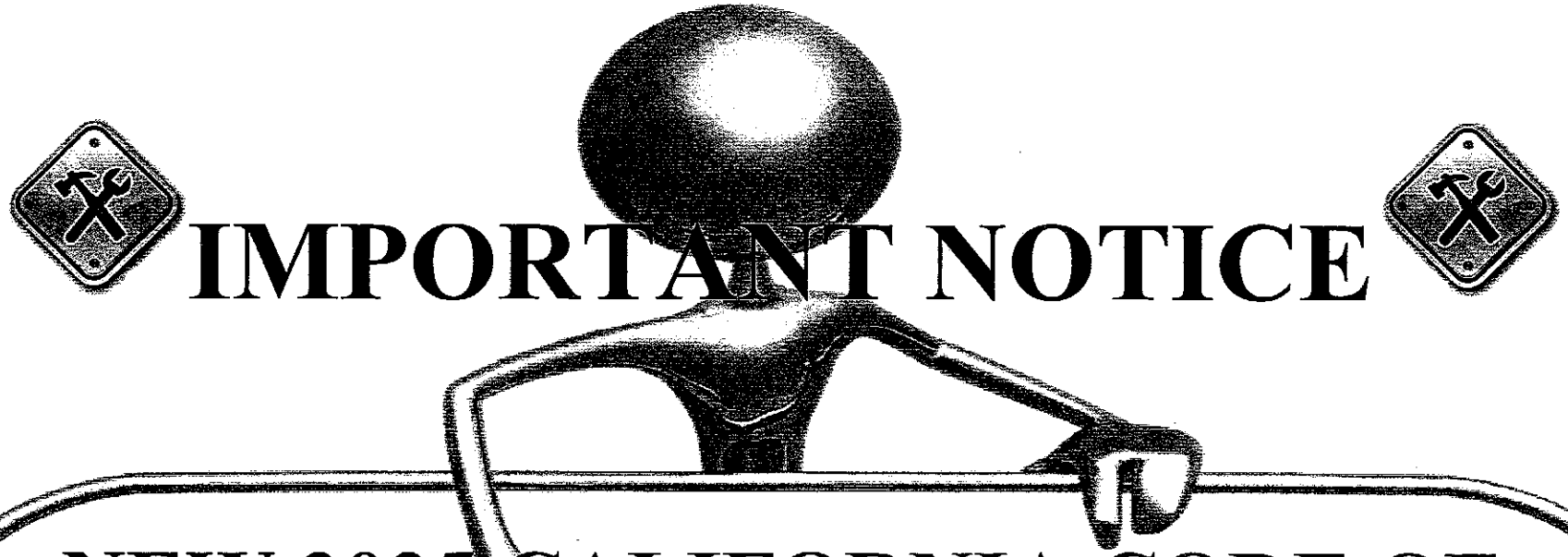
ATTEST:

_____
Yodit Glaze, City Clerk
(SEAL)

APPROVED AS TO FORM:

DRAFT

_____
Raul F. Salinas, City Attorney

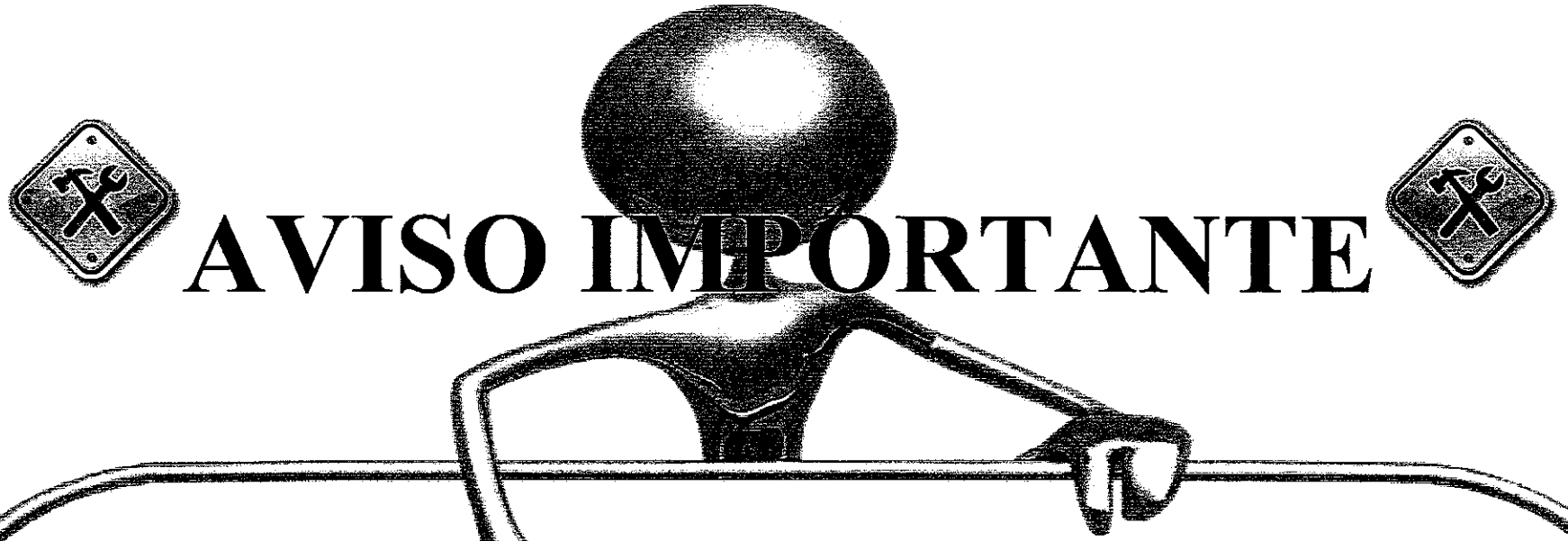


IMPORTANT NOTICE

NEW 2025 CALIFORNIA CODE OF REGULATIONS

All new projects submitted after JUNE 30, 2026 will required to comply with the 2025 Edition of the California Code of Regulations, as amended by the City of South Gate.

Building & Safety



AVISO IMPORTANTE

LOS NUEVOS CODIGOS DE EDIFICACION 2025 DEL ESTADO DE CALIFORNIA

Todos los projectos nuevos sometidos despues de JUNIO 30, 2026 para revision de planos requieren que cumplan con los codigos de la edicion nueva del 2025 California Code of Regulations, enmendado por la Ciudad de South Gate.

Building & Safety

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ATTACHMENT B

2025 BUILDING CODE ADOPTION
SUMMARY OF EXISTING CITY AMENDMENTS

Such amendments include provisions regarding:

ADMINISTRATION: **NO AMENDMENTS.**

BUILDING CODE: **EXISTING AMENDMENTS TO BE CARRIED FORWARD**
General Safety Provisions;
Permits Required: to do work, contractors & subcontractors;
Submittal Documents: How many sets, procedures, etc;
Plan Review Fees: Sets fees for service;
Double Fees: Unauthorized work (min. $98);
Permission to Cover Work: Unlawful to lath over, seal or cover, conceal work without approval;
Utility Connections: Unlawful to energize without approval (Edison, Gas);
Building Corrections: Must be done within 10 days;
Re-inspections Fee;
Fee Refunds: 80%;
Investigation Fee for non-authorized work: Unauthorized work done;
Certificate of Occupancy for Existing Structures: For new businesses.

ELECTRICAL CODE: **EXISTING AMENDMENTS TO BE CARRIED FORWARD**
Amends California Electrical Code (CEC) by requiring exterior wiring to be underground.
Amends CEC sections regarding restricting wiring installation, disconnecting means, grounding tables.

MECHANICAL CODE: **NO AMENDMENTS.**

PLUMBING CODE: **EXISTING AMENDMENTS TO BE CARRIED FORWARD**
Amends the California Plumbing Code (CPC) by requiring grease traps to be located outside of all structures.

ENERGY CODE: **NO AMENDMENTS.**

RESIDENTIAL CODE: **EXISTING AMENDMENTS TO BE CARRIED FORWARD**

Amends California Residential Code (CRC) to provide climatic and geographic information table for design criteria;
Board of Appeals Committee: Appeals B.O. decision or determination, not the code;
General Safety Provisions;
Permits Required: to do work, contractors & subcontractors;
Submittal Documents: How many sets, procedures, etc;
Plan Review Fees: Sets fees for service (not in the code);
Double Fees: Unauthorized work (min. $98);
Permission to Cover Work: Unlawful to lath over, seal or cover, conceal work without approval;
Utility Connections: Unlawful to energize without approval (Edison, Gas);
Building Corrections: Must be done within 10 days;
Reinspections Fee;
Fee Refunds: 80%;
Investigation Fee for non-authorized work: Unauthorized work done.

GREEN BUILDING STANDARDS CODE: **NO AMENDMENTS.**

EXISTING BUILDING CODE: **NO AMENDMENTS.**

HISTORICAL CODE: **NO AMENDMENTS.**

REFERENCED STANDARDS CODE: **NO AMENDMENTS.**

UNIFORM SOLAR, HYDRONICS AND GEOTHERMAL CODE: **NO AMENDMENTS.**

UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE: **NO AMENDMENTS.**

SOUTH GATE PRESS

1007 N SEPULVEDA BLVD STE 1367, MANHATTAN BEACH, CA 90266
Telephone (323) 556-5720 / Fax (213) 834-0584

This space for filing stamp only

Office of the
South Gate City Clerk

APR 27 2026

FILED

Yodit Glaze, City Clerk
CITY OF SOUTH GATE /CITY CLERK
8650 CALIFORNIA AVE
SOUTH GATE, CA - 90280

WWA#: 4034923

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
California Codes of Regulations

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SOUTH GATE PRESS, a newspaper published in the English language in the city of SOUTH GATE, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/19/1929, Case No. 273415. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

04/23/2026

Executed on: 04/23/2026
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

* A 0 0 0 0 0 7 3 8 0 3 7 4 *

Email

CITY OF SOUTH GATE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the South Gate City Council will conduct a public hearing to consider an ordinance of the City of South Gate adopting by reference the California Codes of Regulations, Title 24, Part 1, Part 2 (Volume 1 & 2), Part 2.5, Part 3, Part 4, Part 5, Part 6, Part 8, Part 10, Part11, Part 12, known and designated as the 2025 Edition of the California Administrative Code, (CAC) the 2025 Edition of the California Building Code, Volume 1 and 2, (CBC) the 2025 Edition of the California Residential Code, (CRC) the 2025 Edition of the California Electrical Code, (CEC) the 2025 Edition of the California Mechanical Code, (CMC) the 2025 Edition of the California Plumbing Code, (CPC) the 2025 Edition of the California Energy Code, (CEC) the 2025 Edition of the California Historical Building Code, (CHBC) the 2025 Edition of the California Existing Building Code, (CEBC) the 2025 Edition of the California Green Building Standards Code, (CGBSC) the 2025 Edition of the California Reference Standards Code; (CRSC) adopting by reference the 2024 International Association of Plumbing and Mechanical Officials model codes known and designated as the 2024 Edition of the Uniform Solar Energy and Hydronics Code, and the 2024 Edition of the Uniform Swimming, Spa & Hot Tub Code; making amendments to Title 9 (Buildings), of the South Gate Municipal Code and related actions. A copy of the ordinance may be reviewed in the City Clerk's office during normal business hours.

City Council Meeting
DATE: Tuesday, April 28, 2026
TIME: 6:30 pm

PLACE:
City Hall Council Chamber
8650 California Avenue
South Gate, California 90280

All persons interested in this matter are invited to testify or present evidence upon any matter relating thereto.

THIS NOTICE IS GIVEN by order of the City Clerk of the City of South Gate and is dated this April 16, 2026.

/s/Yodit Glaze, City Clerk
4/23/26
WWA-4034923#
SOUTH GATE PRESS

Office of the
South Gate City Clerk

APR 16 2026

FILED

ATTACHMENT C

CITY OF SOUTH GATE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the South Gate City Council will conduct a public hearing to consider an ordinance of the City of South Gate adopting by reference the California Codes of Regulations, Title 24, Part 1, Part 2 (Volume 1 & 2), Part 2.5, Part 3, Part 4, Part 5, Part 6, Part 8, Part 10, Part11, Part 12, known and designated as
the 2025 Edition of the California Administrative Code, (CAC)
the 2025 Edition of the California Building Code, Volume 1 and 2, (CBC)
the 2025 Edition of the California Residential Code, (CRC)
the 2025 Edition of the California Electrical Code, (CEC)
the 2025 Edition of the California Mechanical Code, (CMC)
the 2025 Edition of the California Plumbing Code, (CPC)
the 2025 Edition of the California Energy Code, (CEC)
the 2025 Edition of the California Historical Building Code, (CHBC)
the 2025 Edition of the California Existing Building Code, (CEBC)
the 2025 Edition of the California Green Building Standards Code, (CGBSC)
the 2025 Edition of the California Reference Standards Code; (CRSC)
adopting by reference the 2024 International Association of Plumbing and Mechanical Officials model codes known and designated as the 2024 Edition of the Uniform Solar Energy and Hydronics Code, and the 2024 Edition of the Uniform Swimming, Spa & Hot Tub Code; making amendments to Title 9 (Buildings), of the South Gate Municipal Code and related actions.
A copy of the ordinance may be reviewed in the City Clerk's office during normal business hours.

	City Council Meeting
DATE:	Tuesday, April 28, 2026
TIME:	6:30 pm
PLACE:	City Hall Council Chamber 8650 California Avenue South Gate, California 90280

All persons interested in this matter are invited to testify or present evidence upon any matter relating thereto.

THIS NOTICE IS GIVEN by order of the City Clerk of the City of South Gate and is dated this April 16, 2026.

Yodit Glaze, City Clerk

ATTACHMENT D

Advisories and Code Updates

Important Notice Regarding the 2025 California Code of Regulations, Title 24. If you are a City of South Gate property owner or an architect, engineer, designer, or contractor that performs work within the City, please be advised that the City will be enforcing the following California Code of Regulations, effective July 1, 2026:

2025 California Administrative Code (Part 1), (CAC)
2025 California Building Code (Part 2 Volume I and II), (CBC)
2025 California Residential Code (Part 2.5), (CRC)
2025 California Electrical Code (Part 3), (CEC)
2025 California Mechanical Code (Part 4), (CMC)
2025 California Plumbing Code (Part 5), (CPC)
2025 California Energy Code (Part 6),
2025 California Historical Building Code (Part 8), (CHBC)
2025 California Existing Building Code (Part 10), (CEBC)
2025 California Green Building Standards Code (Part 11), (CGBSC)
2025 California Referenced Standards Code (Part 12), (CRSC) also
2024 Uniform Solar, Hydronics and Geothermal Code (IAPMO) and,
2024 Uniform Swimming Pool, Spa and Hot Tub Code (IAPMO).

All new plan review applications submitted after June 30, 2026 will be required to comply with the above referenced code editions.

California Building Codes are available for purchase from the International Code Council.

Swimming Pool and Solar Codes are available for purchase from the International Association of Plumbing and Mechanical Officials.

Training classes are available through the following organizations:
ICC (International Code Council)
CALBO (California Building Officials)
Local ICC (Los Angeles Basin Chapter)
IAPMO (International Association of Plumbing and Mechanical Officials)
IAEI (International Association of Electrical Inspectors)

Building Standards Currently Enforced:

2022 California Administrative Code, (CAC)
2022 California Building Code, (CBC)
2022 California Residential Code, (CRC)

2022 California Electrical Code, (CEC)
2022 California Mechanical Code, (CMC)
2022 California Plumbing Code, (CPC)
2022 California Existing Building Code, (CEBC)
2022 California Historical Building Code, (CHBC)
2022 California Green Building Standards Code, (CGBSC)
2022 California Energy Code,
2022 California Referenced Standards Code, (CRSC) and
2022 California Building Standards Code. (CBSC)
2021 Uniform Swimming Pool, Spa and Hot Tub Code.
2021 Uniform Solar, Hydronics and Geothermal Code.

Links to the following applicable documents are provided:

City of South Gate Municipal Code, Title 9 – Building
www.cityofsouthgate.org (Municipal Code-Title 9).

2025 California Building Standards Code
www.bsc.ca.gov/Home/CALGreen.aspx

Office of the
South Gate City Clerk

MAY 07 2026
FILED
11:37AM

Item No. 6

City of South Gate

CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **Human Resources**

Department Director: *Jon N. Hamilton* ***City Manager:*** *Rob Houston*

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO PROVIDE WRITTEN NOTICE OF INTENT TO WITHDRAW MEMBERSHIP FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA)

PURPOSE: To authorize the City Manager to provide written Notice of Intent to Withdraw membership from the Independent Cities Risk Management Authority (ICRMA)

RECOMMENDED ACTIONS: The City Council will consider adopting a Resolution which provides the Independent Cities Risk Management Authority (ICRMA) notification of intent to withdraw from the insurance pool, herein referred to as the Joint Powers Authority (JPA), in accordance with the ICRMA Bylaws, Article V.

FISCAL IMPACT: None

ANALYSIS: The City of South Gate belongs to a Joint Powers Authority (JPA) with 12 other local cities for general liability and other related insurance coverage. The City is committed to reducing costs and identifying a provider who offers competitive pricing, sufficient coverage, excellent customer service delivery, and other supplemental benefits. These benefits include but are not limited to safety training, customized reporting and data tracking, employee development training, and risk management training/consulting.

With the rising costs of liability insurance coverage, the City staff would like to explore potentially viable and cost-effective alternatives and, after the City has finalized its search, conducted its research, and reasonably compared these alternatives to ICRMA, it would like to preserve the City's flexibility to remain with ICRMA or choose another provider effective for the 2027/2028 Fiscal Year. The reason why this item must be considered by City Council now is the ICRMA bylaws state that if an agency wishes to withdraw from membership, it must do so at least one full fiscal year before the City may officially withdraw. That is, if the City were to wish to move to a different provider beginning July 1, 2027, it must provide a Notice of Withdraw Resolution no later than June 30, 2026, or prior to the start of the 2026/27 Fiscal Year. By submitting this Notice of Withdraw to ICRMA, it will provide the City with that flexibility to make the best decision moving forward. In the event the City desires to remain with ICRMA, it must provide a Revocation of its intent to withdraw by December 1, 2026.

BACKGROUND: The City of South Gate has been a member of the Independent Cities Risk Management Authority (ICRMA) since 1986, and it participates in the Liability, Property, Auto Physical Damage, Crime and Cyber Programs with 12 other member cities from the greater Los Angeles and Orange County areas. City staff believe that the City should periodically evaluate the market to ensure that the rates we pay through the JPA are the most cost effective and provide comprehensive insurance coverage.

ATTACHMENT: A. Proposed Resolution

RESOLUTION NO. _____

CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE, CALIFORINA, AUTHORIZING THE CITY MANAGER TO PROVIDE WRITTEN NOTICE OF INTENT TO WITHDRAW MEMBERSHIP FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA)

WHEREAS, the Independent Cities Risk Management Authority (ICRMA) is a joint powers authority which allows member cities to pool resources to support liability self-insured programs; and

WHEREAS, the ICRMA allows member cities to group purchase other lines of insurance such as: Property, Auto Physical Damage, Crime and Cyber coverage; and

WHEREAS, the City of South Gate has been a member of the ICRMA since 1986 and participated in Liability, Property, Auto Physical Damage, Crime and Cyber Programs, and similar coverages with 12 other member cities from the greater Los Angeles and Orange County areas; and

WHEREAS, the City of South Gate wishes to explore various options of insurance coverage including other risk-sharing pools or purchasing commercial insurance directly; and

WHEREAS, the City of South Gate is interested in performing an analysis on the feasibility of continuing its participation in the ICRMA; and

WHEREAS, should the City of South Gate wish to transition to another insurance provider/carrier in 2027/28 Fiscal Year, the ICRMA Bylaws require that a notice of intent to withdraw membership as of July 1, 2027, must be provided no later than June 30, 2026; and

WHEREAS, the provision of written notice to withdraw prior to June 30, 2026, does not preclude the City from rescinding such notice should the City wish to remain with the ICRMA beyond the 2026/27 Fiscal Year based upon any analysis completed by the City or based upon any need for additional time to conduct such analysis, provided that rescission is provided no later than December 1, 2026.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of South Gate hereby finds and declares that the foregoing recitals are true and correct and incorporates them herein as findings and as a substantive part of this Resolution.

SECTION 2. The City Council adopts the Resolution authorizing the City Manager to provide written notice of intent to withdraw membership from the Independent Cities Risk Management Authority (ICRMA).

SECTION 3. That a copy of this Resolution shall be provided to the Independent Cities Risk Management Authority (ICRMA).

SECTION 4. The City Clerk shall certify the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED and **ADOPTED** this **12th of May 2026.**

CITY OF SOUTH GATE:

_____
Joshua Barron, Mayor

ATTEST:

_____
Yodit Glaze, City Clerk

(SEAL)

APPROVED AS TO FORM:

DRAFT

_____
Raul F. Salinas, City Attorney

Office of the
South Gate City Clerk

MAY 07 2026

FILED
11:46 AM

Item No. 7

City of South Gate

CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **Public Works**

Department Head: *Arturo Cevantes* ***City Manager:*** *Rob Houston*

SUBJECT: AMENDMENT NO. 1 TO CONTRACT NO. 2023-65-CC WITH PIPE TEC, INC. FOR CLOSED-CIRCUIT TELEVISION (CCTV) INSPECTION SERVICES OF THE CITY'S SANITARY SEWER SYSTEM

PURPOSE: To request City Council approval to exercise a one-year extension option to Contract No. 2023-65-CC with Pipe Tec, Inc. for continued CCTV inspection and maintenance services of the City's sanitary sewer system.

RECOMMENDED ACTION: The City Council will consider:

a. Approving Amendment No. 1 to Contract No. 2023-65-CC with Pipe Tec, Inc. to exercise a one-year extension for CCTV inspection services of the City's sanitary sewer system, for an amount not to exceed $147,000; and
b. Authorizing the Mayor to execute Amendment No. 1 to Contract No. 2023-65-CC in a form acceptable to the City Attorney.

FISCAL IMPACT: There is no impact to the General Fund. Amendment No. 1 to Contract No. 2023-65-CC is in the amount of $147,000 and will be funded with Sewer Funds budgeted in the FY 2026/27 Operating Budget.

ANALYSIS: On May 23, 2023, the City Council approved Contract No. 2023-65-CC with Pipe Tec, Inc. to perform closed-circuit television (CCTV) inspection services of the City's sanitary sewer system. The agreement has a three-year term and is scheduled to expire on May 22, 2026.

The original Request for Proposals included the option for up to two (2) one-year extensions, at the City's discretion. Staff recommended exercising the first one-year extension to ensure continuity of services while maintaining compliance with the State Water Resources Control Board requirements and the City's Sanitary Sewer Management Plan (SSMP).

Pipe Tec, Inc. has satisfactorily performed the required services, including routine CCTV inspections, emergency response services, and maintenance activities such as cleaning, debris removal, and system troubleshooting. Their performance has been timely, responsive, and in accordance with City standards.

Extending the agreement will allow the City to continue progressing toward its required inspection cycle of the sanitary sewer system without interruption. Additionally, the extension provides operational efficiency and cost stability while staff evaluates future procurement options.

BACKGROUND: The City's sanitary sewer system is a critical public infrastructure system consisting of approximately 119 miles of sewer mains, over 2,400 manholes, and thousands of service laterals that serve residential, commercial, and industrial areas throughout the City. Proper maintenance and monitoring of this system are essential to ensure reliable wastewater conveyance, protect public health, and prevent sanitary sewer overflows (SSOs).

The State Water Resources Control Board requires municipalities to implement and maintain a Sanitary Sewer Management Plan (SSMP), which establishes regulatory standards for the operation, maintenance, and inspection of sewer systems. A key component of the SSMP is the routine inspection of sewer pipelines using closed-circuit television (CCTV) technology to identify structural deficiencies, blockages, root intrusion, grease buildup, and other conditions that may lead to system failures if not addressed proactively.

To meet these requirements, the City conducts CCTV inspections on a systematic, rotating basis to assess the condition of its sewer infrastructure and prioritize maintenance and rehabilitation efforts. These inspections provide critical data that supports capital improvement planning, emergency response, and ongoing maintenance operations.

Due to the specialized nature of CCTV inspection services, including the need for advanced equipment and trained personnel, the City contracts with qualified firms to perform this work. The agreement with Pipe Tec, Inc. supports the City's compliance with SSMP requirements by providing reliable inspection services, maintenance support, and emergency response capabilities necessary to maintain the integrity and performance of the sewer system.

ATTACHMENTS:

A. Amendment No. 1 to Contract No. 2023-65-CC
B. Contract No. 2023-65-CC
C. Scope of Services
D. Pipe Tec Acceptance Letter

HF:ky

AMENDMENT NO. 1 TO CONTRACT NO. 2023-65-CC FOR SANITARY SEWER MAIN CLOSED-CIRCUT TELEVISION (CCTV) INSPECTION SERVICES BETWEEN THE CITY OF SOUTH GATE AND PIPE TEC, INC.

This Amendment No. 1 to Contract No. 2023-65-CC for Professional Sanitary Sewer Main Closed-Circuit Television (CCTV) Inspection Services ("Agreement") is made and entered into on May 23rd, 2023, by and between the City of South Gate, a municipal corporation ("City"), and Pipe Tec, Inc., a California corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as a "Party" and collectively as "Parties."

RECITALS

WHEREAS, on May 23, 2023, the City Council approved Contract No. 2023-65-CC with Contractor ("Agreement") for Sanitary Sewer Main Closed-Circuit Television (CCTV) Inspection, in the amount of Three Hundred and Forty-Seven Thousand ($347,000); and

WHEREAS, City and Contractor desire to execute Amendment No. 1 to Contract No. 2023-65-CC for Professional Inspection Services, in an amount not to exceed One Hundred and Forty Seven Thousand Dollars ($147,000), under the terms and conditions of the Agreement, bringing the aggregate total of the Agreement and Amendment No. 1 to Four Hundred Ninety-Four Thousand Dollars ($494,000).

NOW, THEREFORE, the Parties hereby agree as follows:

1. MODIFICATION TO AGREEMENT

1.1 SCOPE OF WORK

City hereby engages Contractor, and Contractor accepts such engagement, to perform the services set forth in the Scope of Services as described in Exhibit "A" attached hereto and made part of this Agreement. The Scope of Services may be mutually amended from time to time by both Parties in writing.

1.2 COMPENSATION. The total amount of compensation for the Agreement and Amendment No. 1 shall not exceed the sum of Four Hundred Ninety-Four Thousand Dollars ($494,000). City shall pay Contractor for its professional services rendered and reasonable costs incurred pursuant to the Agreement, Amendment No. 1. No additional compensation shall be paid for any other expenses incurred unless first approved by the City Manager.

1.2.1 No payment made hereunder by City to Contractor, other than the final payment, shall be construed as an acceptance by City of any work or materials, nor as evidence of satisfactory performance by the Consultant of its obligations under this agreement.

1.2.2 The Consultant shall submit to the City a bill of services within 15 calendar

days after the end of each month. The City shall pay the contractor within forty-five (45) days of receipt of this invoice.

1.3 **TERM OF AGREEMENT.** This Agreement will remain in effect through May 21, 2027 unless otherwise expressly extended and agreed to by both Parties in writing, or terminated by either Party as provided herein.

2. **EFFECT OF AMENDMENT.** Except as expressly amended herein, all other terms and conditions of the Agreement and its Amendments, Attachments and Exhibits attached hereto, shall remain in full force. City reserves the right to augment or reduce the scope of work as the City deems necessary.

[Remainder of page left blank intentionally.]

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment No. 1 to be executed and attested by their respective officers hereunto duly authorized.

CITY OF SOUTH GATE:

By: _____
Joshua Barron, Mayor

Dated: _____

ATTEST:

By: _____
Yodit Glaze, City Clerk
(SEAL)

APPROVE AS TO FORM:

By: _____ DRAFT
Raúl F. Salinas, City Attorney

PIPE TEC, INC:

By: _____
Tom Vukojevic, General Manager

Dated: _____

AGREEMENT FOR SANITARY SEWER MAIN CLOSED-CIRCUIT TELEVISION (CCTV) INSPECTION SERVICES BETWEEN THE CITY OF SOUTH GATE AND PIPE TEC, INC.

This Agreement for Sanitary Sewer Main Closed-Circuit Television (CCTV) Inspection Services ("Agreement") is made and entered into on May 23, 2023, by and between the City of South Gate, a municipal corporation ("City"), and Pipe Tec, Inc., License No. 987784, a California corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as a "Party" and collectively as "Parties."

RECITALS

A. City is the owner of certain facilities more particularly identified in this Agreement below and in the Exhibits attached hereto.

B. Contractor has represented and does hereby represent to the City that Contractor has the requisite skills, knowledge, qualifications, manpower and expertise to clean those facilities, and Contractor does hereby offer to perform CCTV services with respect thereto, as more particularly identified below in this Agreement and in the Exhibits attached hereto.

C. The City is willing to accept that offer, subject to the terms and conditions of this Agreement.

Now, therefore, the City and Contractor hereby agree as follows:

AGREEMENT

1. **Engagement and Scope of Work**. The City hereby engages the Contractor, and the Contractor accepts such engagement, to perform the CCTV services ("**Work**") identified on Exhibit "A", attached hereto. The locations at which such Work is to be performed ("**City Facilities**") are also identified on Exhibit "A" and the City's and the City's Request for Proposal attached hereto. The Work shall include all the terms and conditions of Contractor's proposal dated March 23, 2023 ("**Proposal**") and the City's Request for Proposal, which shall be attached as part of Exhibit "A" and which is incorporated herein by this reference; provided, however, that to the extent the Proposal conflicts with anything else in this Agreement, the terms of this Agreement shall control.

Compensation Payable by City to Contractor. The maximum amount of compensation to be paid to the Contractor hereunder shall not exceed **Three Hundred and Forty-Seven Thousand Dollars ($347,000)**, which shall be full compensation for the Work. A more detailed description of the compensation payable to Contractor hereunder, including unit prices, monthly payments, and/or other information, conditions, and limitations, is set forth on the Cost Proposal attached hereto as Exhibit "B". Except as may be specifically set forth in Exhibit "B" or approved by the City on a case-by-case basis, Contractor shall not be paid hereunder for any travel time in the performance of the Work. Except as otherwise provided in Exhibit "B", on or before the twentieth (20th) day of each calendar month following the commencement of the

Work, Contractor shall file its request for payment, accompanied by evidence satisfactory to the City justifying the request for payment, including a report of Work accomplished and task completed in the previous month, and an itemization of eligible expenses with copies of receipts and invoices. If, after review by the City, the Work is found to be unacceptable, Contractor, at its expense, shall expeditiously correct such unacceptable Work. If Contractor fails to correct unacceptable Work, the City may withhold from any payment due an amount that the City reasonably believes will equal the cost of correcting the Work. Subject to the City's right to reject all or any part of the charges set forth in such invoice as provided herein, the City shall pay the Contractor amount of such invoice within thirty (30) days of receipt and approval of such invoice.

3. **Term of Agreement**. The term of this Agreement ("**Term**") shall be for a period of 3-years, commencing May 23, 2023, through and including May 22, 2026, unless terminated sooner pursuant to the provisions of Sections 8.4, 13, 14 or 15, below. This Agreement shall not be automatically renewed or extended; performance by Contractor of any Work following said termination date shall be prohibited, and Contractor shall not be entitled to compensation therefore, in the absence of a written agreement pertaining to such additional Work executed by the City and Contractor pursuant to Section 18.10.

2. **Commencement of the Work**. The execution and delivery of this Agreement by the City and Contractor does not constitute an authorization for Contractor to proceed with the Work. Contractor shall commence performance of the Work within seven (7) days after the City issues to Contractor a written notice, signed by the City's Director of Public Works ("**Director**"), instructing Contractor to proceed with the Work. Contractor represents and warrants to the City that Contractor will be able to commence the Work within that time in compliance with all requirements of this Agreement, including without limitation those set forth in Sections 6, 7 and 8 below.

3. **Inspection of Work**. The Director and his designees shall have the right to review and inspect the Work performed by Contractor hereunder at any and all times, with respect to the quality of the Work and Contractor's conformance to the terms of this Agreement, pursuant to the City's established review and approval procedures as the same may be amended from time to time. Without limiting the City's rights under Section 2 above, if the Director or his designee determines as a result of any such inspection that any aspect of the Work is unsatisfactory for any reason (including without limitation failure to meet the performance standards specified in Section 8 below), then Contractor shall promptly correct the Work at no additional cost to the City.

4. **South Gate Business License**. Without limiting the generality of Section 8 below, Contractor shall obtain a City of South Gate business license before performing any Work under this Agreement.

5. **Performance Standards and Requirements**. Contractor shall perform and complete the Work promptly, diligently, and in a manner satisfactory to the City. Contractor shall furnish all equipment, tools, materials, labor and other services necessary to fully and adequately perform the Work and shall pay all applicable fees and expenses associated therewith. Contractor

and its subcontractors shall perform all acts required to complete the Work under this Agreement (i) in a skillful and workmanlike manner, (ii) consistent with the standards generally recognized as being employed by other companies in the State of California, and (iii) in accordance with all federal state and local laws, regulations and ordinances applicable to the operation of Contractor's business and to its performance of the Work under this Agreement. Contractor warrants that (a) all of its employees and subcontractors shall have sufficient skills and experience to perform those portions of the Work assigned to them, (b) they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Work, and (c) such licenses, permits, qualifications and approvals shall be maintained throughout the Term of this Agreement.

6. **Independent Contractor**. In performing its duties hereunder, Contractor shall at all times act as an independent contractor. Contractor shall complete the services required of it hereunder according to its own means and methods of work, which shall be in the exclusive charge and control of Contractor and not subject to the control or supervision of the City except as to the results of the work and except as otherwise specifically set forth in this Agreement. In no event shall Contractor have any authority or power under this Agreement to incur any debt, obligation or liability on behalf of the City. Neither Contractor nor its employees are employees of the City, and nothing in this Agreement shall render Contractor an employee, partner, agent of, or joint venturer with the City for any purpose. Neither Contractor nor its employees shall represent themselves as employees of the City. Personnel employed or subcontractors retained by Contractor shall not acquire any rights or status regarding the City. Neither Contractor nor its employees shall have any claim against the City hereunder or otherwise for salary, vacation pay, sick leave, retirement benefits, social security, worker's compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind. Contractor is responsible for complying with all obligations of an employer imposed under federal or state law. The City shall not withhold Social Security and Medicare taxes from any payments made to Contractor hereunder, nor shall the City make any such payments on Contractor's behalf. The City shall not make state or federal unemployment contributions on Contractor's behalf or withhold state or federal income tax from Contractor's payments hereunder. Contractor shall pay all applicable taxes related to the performance of services under this Agreement including all federal, state or local income, Social Security, Medicare, and self-employment taxes. Contractor will also pay all unemployment contributions for its employees related to the performance of services under this Agreement. Neither Contractor nor its employees or contractors are eligible to participate in any employee, pension, health, vacation pay, sick pay or other fringe benefit plan of the City. Contractor shall complete and submit to the City an IRS Form W-9 and acknowledges that the City will issue to Contractor an IRS Form 1099 for non-employee compensation for all payments for the Work rendered hereunder. Contractor agrees to indemnify and hold the City harmless from and against any and all liability arising from any failure of Contractor to pay any income or other tax when due on account of the compensation paid to Contractor by the City hereunder (and Contractor's obligation to indemnify the City under this Section 9 shall survive the expiration or sooner termination of this Agreement).

7. **Non-Discrimination and Equal Employment Opportunity**. In the performance of this Agreement, Contractor shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, sexual

orientation, disability or other handicap, age, marital/familial status, or status regarding public assistance. Contractor will take affirmative action to ensure that all employment practices, including those of any subcontractors retained by Contractor to perform services under this Agreement, are free from such discrimination. Such employment practices include but are not limited to hiring, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor shall include the foregoing non-discrimination provisions in all solicitations or advertisements placed by or on behalf of Contractor for personnel or subcontractors to perform any services under this Agreement. Upon written request, the City shall have right to inspect and have access to all of Contractor's (and its subcontractors') documents, data and books and records for purposes of determining compliance with the equal employment opportunity and non-discrimination provisions of this Section 8. Contractor agrees that all applicable provisions of Executive Order No. 11246 shall be incorporated into this Agreement by this reference. A copy of Executive Order No. 11246 is available to Contractor for inspection and on file with the City's Public Works Department.

8. **Contractor's Representations and Warranties**. In addition to the other representations and warranties set forth elsewhere in this Agreement, Contractor hereby represents and warrants to the City as follows:

8.1 **Familiarity with Work**. Contractor has thoroughly investigated and considered the scope of services to be performed hereunder, has carefully considered how that Work should be performed, and understands the circumstances which may restrict or otherwise impact Contractor's performance of the Work under this Agreement.

8.2 **Site Inspection**. Contractor has visited each of the City Facilities where the Work is to be performed and is fully acquainted with the conditions existing at such sites.

8.3 **No Solicitation**. Contractor has not employed or retained any person or entity, other than a bona fide employee working exclusively for Contractor, to solicit or obtain this Agreement.

8.4 **No Fees, Commissions, Gifts or Other Consideration**. Contractor has not paid or agreed to pay any person or entity, other than a bona fide employee working exclusively for Contractor, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the execution of this Agreement. Upon such breach or violation of this warranty, the City shall have the right, in its sole discretion, to terminate this Agreement without further liability, or, in the alternative, to deduct from any sums payable hereunder the full amount or value of any such fee, commission, percentage or gift.

8.5 **No Conflict of Interest by City**. Contractor has no knowledge that any officer or employee of the City has any interest, whether contractual, non-contractual, financial, proprietary, or otherwise, in this transaction or in the business of Contractor, and that if any such interest comes to the knowledge of Contractor at any time, a complete written disclosure of such interest will be made to the City, even if such interest would not be deemed a prohibited "conflict of interest" under applicable laws.

8.6 **No Conflict of Interest by Contractor**. Upon execution of this Agreement, Contractor has no interest, direct or indirect, in any transaction or business entity which would conflict with or in any manner hinder the performance of Work required by this Agreement, nor shall any such interest be acquired during the Term of this Agreement.

9. **Non-Exclusivity**. The City does not warrant to contract-exclusivity with a single contractor to perform the type of services which Contractor is performing under this Agreement. As such, Contractor may not be the only company providing services to the City. The City reserves the right to enter into similar contracts with third parties for services in areas of the City other than the City Facilities identified in Exhibit "A" which are the subject of this Agreement.

10. **No Assignment**. Contractor shall not assign, delegate, or subcontract or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of the Director, which may be granted, conditioned or withheld by the Director in his sole and absolute discretion. This prohibition shall not apply to subcontracts and subcontractors identified by Contractor to the City in connection with any formal bid documents submitted by Contractor to the City in connection with the City's award of this Agreement to Contractor. Any proposed delegation, assignment or subcontract shall provide a description of the services to be covered, identification of the proposed assignee, delegatee or subcontractor, and an explanation of why and how the same was selected, including the degree of competition involved. Any proposed agreement with an assignee, delegatee or subcontractor shall include both (a) the amount involved, together with Contractor's such cost or price; and (b) a provision requiring that any subsequent modification or amendment shall be subject to the City's prior written consent. Any assignment, delegation or subcontract shall be made in the name of Contractor and shall not bind or purport to bind the City and shall not release Contractor from any obligation under this Agreement including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegatees and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to Contractor under this Agreement.

11. **Public Employees Retirement System**. Notwithstanding any other local, state or federal policy, rule, regulation, law or ordinance to the contrary, neither Contractor nor any of its employees, agents or subcontractors shall qualify for or become entitled to – and each hereby agrees to waive any claims to – any compensation, benefit or incident of employment by the City, including but not limited to eligibility to enroll in the California Public Employees Retirement System ("**PERS**") as an employee of the City and entitlement to any contribution to be paid by the City for employer contribution and/or employee contributions for PERS benefits. Without limiting the generality of Section 17 below, if Contractor or any employee, agent or subcontractor of Contractor claims (or is determined by a court of competent jurisdiction or by PERS) to be eligible for enrollment in PERS as an employee of the City, then Contractor shall indemnify, defend (using counsel acceptable to the City) and hold harmless the City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents or subcontractors, as well as for the payment of any penalties and interest on such contributions which would otherwise be the responsibility of the City.

12. **Insurance**. During the Term of this Agreement, Contractor shall at its expense maintain in full force and effect policies of insurance as required by Sections 15.2, 15.3 and 15.4

below and also, if required by the City, policies of insurance as required by Section 15.1 below:

12.1 **Property Damage/Casualty Insurance**. Depending on the nature of the City Facilities which are the subject of this Agreement, the City may require a policy or policies of insurance covering loss or damage thereto, in amounts deemed necessary by the City to cover the full replacement cost of those City Facilities. Said insurance shall provide protection against all perils typically included within the classifications of "all-risk", "fire legal liability", and "personal injury" insurance.

12.2 **Liability Insurance**. Liability, bodily injury, personal injury and property damage insurance with a combined single limit of One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the annual aggregate, insuring against any and all liability of the insured with respect to the Contractor's performance of (or failure to perform) its obligations under this Agreement. Each such policy shall be in the form of an Insurance Services Office ("**ISO**") Commercial General Liability Insurance policy, an ISO Comprehensive General Liability Insurance policy with Broad Form General Liability endorsement, or in any similar, commercially reasonable form. Without limiting the scope of coverage to be provided thereby, all such insurance shall specifically insure Contractor's performance of the indemnity provisions contained in Section 19 below as to liability for injury to or death of persons and injury or damage to property.

12.3 **Worker's Compensation Insurance**. Workers' Compensation Insurance as required by California law. This insurance must include (in the policy itself or by endorsement) a Waiver of the Right of Subrogation for General Liability against the City.

12.4 **Automobile Liability Insurance**. Automobile Liability Insurance, including owned, non-owned and hired vehicles, with at least the following limits of liability:
(a) Primary Bodily Injury with limits of at least $1,000,000 per person, $2,000,000 per occurrence, and (b) Primary Property Damage of at least $1,000,000 per occurrence.

12.5 **Qualifications of Insurers**. Each policy shall be issued by an insurance company having a "Best's Rating" of at least A and having a "Financial Size Categories" rating of at least VIII in the most current edition of "Best's Insurance Reports" issued by A.M. Best Company. In addition, each policy shall be issued by an "admitted" insurance company (*i.e.*, one that is qualified and licensed to do business in the State of California).

12.6 **City to be Named as Additional Insured Party**. All policies (other than worker's compensation insurance policies) must include an Additional Insured Endorsement (**CG 20 10 11 85**) naming the City and its agents as an additional insured on the applicable insurance coverage with respect to the City's and its agent's interests under this Agreement.

12.7 **Primary Insurance**. Insurance obtained pursuant to this Section 15 shall be primary insurance, and other insurance (if any) maintained by the City shall be excess of Contractor's insurance and shall not contribute with the insurance required hereunder.

12.8 **Blanket Policies**. Any or all policies to be obtained by Contractor hereunder may,

at Contractor's option, be provided under a separate policy covering only the items and matters to be insured under this Agreement, or included in one or more blanket policies covering not only those items and matters but also additional property and matters owned or otherwise insured by Contractor. All such combined or blanket policies must, however, comply with each and every provision of this Section13.

12.9 **Restrictions on Cancellation and Reduction**. Each insurance policy required hereunder shall specify that the insurance company issuing the policy will give the City at least thirty (30) days' written notice prior to the effective date of (a) any cancellation, interruption or lapse of coverage, and (b) any reduction in the amount, type or extent of coverage.

12.10 **Waivers of Subrogation**. The parties release each other from any claims for damage to any person or property, and to the fixtures, personal property, improvements, and alterations thereon, that are caused by or result from risks insured against under any insurance policies carried by Contractor and in force at the time of any such damage. Furthermore, each insurance policy obtained hereunder shall provide that the issuing insurance company waives all rights of recovery by way of subrogation.

12.11 **Verification of Coverage**. Prior to or concurrent with Contractor's execution and delivery of this Agreement, and not later than thirty (30) days prior to the expiration of any insurance policy carried hereunder (with respect to policies which will replace said expiring policies during the Term of this Agreement), Contractor shall deliver to the City original certificates of insurance and amendatory endorsements evidencing and effecting insurance coverage required hereunder. All such certificates and any endorsements pertaining to the insurance coverage required hereunder shall be signed by a person authorized by the insurer to bind coverage on the insurer's behalf, and shall be on forms provided or approved by the City. In no event shall Contractor commence any construction, demolition, grading or other work relative to the Improvements until all evidences of insurance coverage required under this paragraph have been delivered to the City as required hereby. The City shall have the right, at any and all times, to require Contractor to provide the City with complete copies of any and all policies of insurance that Contractor is required to maintain hereunder, and Contractor shall deliver such copies to the City not later than ten (10) days following such request.

12.12 **Form of Policies**. All insurance policies required hereunder shall be in a form acceptable to the City and its agents; and shall include those endorsements which are necessary to extend coverage which is appropriate to the nature of this Agreement.

12.13 **Policy Limits Do Not Limit Contractor's Liability**. The minimum limits of policies of insurance required of Contractor under this Agreement shall in no event limit Contractor's liability under this Agreement.

13. **Termination for Convenience**. The City may terminate this Agreement at any time, with or without cause, upon sending a written notice of termination to Contractor (the "**Termination Notice**") that specifies a termination date (the "**Early Termination Date**") at least thirty (30) days after the date of the Termination Notice. Upon receipt of the Termination Notice, Contractor shall acknowledge receipt to the City in writing and take all steps necessary to cease all

Work in a reasonable and orderly manner by no later than the Early Termination Date; provided, however, that any Work performed after the Early Termination Date that is reasonably necessary to terminate the Work in an orderly manner must be specifically authorized in writing by the Director prior to its performance and prior to the Early Termination Date. Upon termination by the City, Contractor shall be paid or reimbursed for all Work performed by Contractor under the Agreement up to the Early Termination Date (less all payments previously made), plus ten percent (10%) of the balance that would otherwise be due to Contractor during the remaining Term of this Agreement as reimbursement for profits lost to Contractor by virtue of the City's early termination of this Agreement. In no event shall any amounts paid or reimbursed upon termination of this Agreement exceed the total maximum compensation Specified in Section 2 above.

14. **Notice of Default and Termination for Cause**. If the City delivers written notice to Contractor notifying Contractor that it is in default of one or more of its obligations under this Agreement, specifying the nature of the default, and stating what steps Contractor must take to cure the default (**"Default Notice"**), and if such default remains uncured within ten (10) days following the City's delivery of the Default Notice, then the City may at any time thereafter immediately terminate this Agreement upon written notice to Contractor. Upon such termination, the City shall pay Contractor an amount equal to the value of the Work satisfactorily performed hereunder as of the date of the Default Notice; provided, however, that the City retains all rights to recover damages incurred by the City as a result of Contractor's default, including without limitation the right of offset against amounts otherwise due to Contractor hereunder, and the rights specified in Section 16 below. Contractor shall have no right to any reimbursement for profit or lost profit. Following such termination, the City may procure, upon such terms and in such manner as the City deems appropriate, services similar to those terminated hereunder. If, after notice of termination of this Agreement under the provisions of this Section15, the City determines, for any reason, that Contractor was not in default hereunder, or that such default had been cured, then the rights and obligations of the City and Contractor shall be the same as if the notice of termination had been a termination for convenience issued pursuant to Section 14 above.

15. **City's Remedies for Contractor's Failure to Perform**. Upon Contractor's default of any of its obligations hereunder, and at any time after any such default, the City may take any one or more of the following actions:

15.1 **Forfeiture of Bond/Negotiation of Security**. The City may cause to be forfeited to the City all or a portion of any security given for the faithful performance of Contractor's obligations, and may further cause to be negotiated any instrument of credit deposited with and assigned to the City in such amount as may be required to complete the Work.

15.2 **Performance by City at Contractor's Expense**. Upon Contractor's default, the City may make written demand upon Contractor, or Contractor's surety (if any), or both, to immediately remedy the default and complete the Work. If the required Work is not substantially commenced with in ten (10) days after the City's delivery of that written demand, or if it is not thereafter diligently prosecuted to a completion acceptable to the City within the timeframe set forth in the City's written demand, then without limiting any other remedy available to the City, the City may complete (or arrange for the completion of) all remaining Work and/or conduct such other remedial activity as in its sole and absolute discretion it believes is necessary or advisable.

All such Work or remedial activity shall be at the sole and absolute expense and obligation of Contractor (and its surety, if any) without the necessity of giving any further notice to Contractor or its surety. The City's right to take such actions shall in no way be limited by the fact that the Contractor or its surety may have commenced or completed any of the required Work at the time of the City's demand for performance. If the City elects to complete (or arrange for completion of) the remaining Work, then the City may require all Work by the Contractor and/or its surety to cease in order to permit adequate coordination and completion by the City or its designee of the remaining Work.

15.3 **Issuance of Cease and Desist Order**. The City may issue a cease-and-desist order by delivering written notice to Contractor demanding that Contractor immediately discontinue any actions specified in that written notice. The contractor agrees to immediately comply with any such cease and desist order.

15.4 **Injunctive Relief**. The City shall have the right to apply for and obtain temporary and/or permanent injunctive relief or other equitable relief from a court of competent jurisdiction to enforce its rights and Contractor's obligations created by this Agreement, including without limitation relief in the form of a temporary restraining order and/or permanent injunction restraining Contractor from committing or continuing to commit any breach or threatened breach of this Agreement. The City shall have the right to seek such relief without showing or proving any actual damage sustained by the City, and without posting bond or other security. In connection with the City's right to apply for the injunctive relief which is the subject of this Section 16.4, Contractor hereby acknowledges that Contractor's breach of its obligations hereunder will cause irreparable harm and injury to the City if such breach continues unabated following the City's request for injunctive relief.

15.5 **Other Relief**. The City may seek any other remedies or relief, and take any other actions, available to the City under this Agreement, at law, or in equity.

16. **Indemnification and Defense**. Contractor and its sureties (if any) shall indemnify, hold harmless and defend (using counsel acceptable to the City) the City and its officers, managers, directors, agents and employees from and against all losses, claims, costs, expenses, liabilities, damages, actions, causes of action and judgments, including without limitation reasonable attorney's fees, arising out of or attributable to Contractor's performance or failure to perform its obligations under this Agreement.

17. **Miscellaneous.**

17.1 **Notices.** All written notices required to be given pursuant to the terms hereof shall be either (a) personally delivered, (b) deposited in the United States express mail or first class mail, registered or certified, return receipt requested, postage prepaid, (c) delivered by overnight courier service, or (d) delivered by facsimile or e-mail transmission. All such notices shall be deemed delivered upon actual receipt (or upon the first attempt at delivery pursuant to the methods specified in clauses (a), (b) or (c) above if the intended recipient refuses to accept delivery). All such notices shall be delivered to the following addresses, or to such other address as the receiving party may from time to time specify by written notice to the other party. Each party agrees that

the attorney for such party shall have the authority to deliver notices on such party's behalf to the other party or parties hereto.

To the City:
City of South Gate 8550 California Avenue
South Gate, California, 90280 Attention: Arturo Cervantes,
Assistant City Manager/ Director of Public Works
Telephone No.: (323) 563-9500
Fax No.: (323) 563-9572
E-mail: acervantes@sogate.org

With a copy (which shall not constitute notice) to:
Craig D. Hardwick, Esq.
Frost Brown Todd Alvarado Smith
1 MacArthur Place, Suite 200 Santa Ana, California 92707
Telephone No.: (714) 852-6800
Fax No.: (714) 852-6899
E-mail: CHardwick@fbtlaw.com

To Contractor:
Pipe Tec, Inc.
5103 Elton Street
Baldwin Park, California 91706
Attn: Michael A. Prlich, President
Telephone No.:(626) 338-1434
Fax No.: (626) 338-1442
E-mail: michael@pipetec-inc.com

With a copy (which shall not constitute notice) to:
Pipe Tec, Inc.
5103 Elton Street
Baldwin Park, California 91706
Attn: Tom Vukojevic, General Manager
Telephone No.: (626) 338-1434
Fax No.:(626) 338-1442
E-mail: tomv@pipetec-inc.com

17.2 **Time**. Time is of the essence of every provision contained in this Agreement.

17.3 **Incorporation of Recitals and Exhibits**. All of the recitals set forth in this Agreement, and all of the exhibits attached to this Agreement, are by this reference incorporated in and made a part of this Agreement as though fully set forth herein.

17.4 **Successors and Assigns**. Without limiting the generality of Section 11 above, this Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors and assigns.

17.5 **Force Majeure**. Neither party hereto shall be considered in default in the performance of its obligations hereunder to the extent that the performance of any such obligation is prevented or delayed by any cause which is beyond the reasonable control of such party, provided that (a) the party affected gives written notice to the other of the cause and anticipated duration of the delay within three (3) days after the delay commences, and (b) this paragraph shall not extend either party's time for performance by more than thirty (30) days, regardless of the cause of the delay.

17.6 **Construction**. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments hereto.

17.7 **Governing Law**. This Agreement shall be construed and interpreted in accordance with and shall be governed and enforced in all respects according to the laws of the State of California, without regard to conflicts of laws principles.

17.8 **Consent to Jurisdiction and Service of Process**. All judicial proceedings brought against any party hereto arising out of or relating to this Agreement may be brought in any state or federal court of competent jurisdiction in the County of Los Angeles, State of California, and by execution and delivery of this Agreement each party accepts for itself and in connection with its properties, generally and unconditionally, the exclusive jurisdiction of the aforesaid courts (both personal jurisdiction and subject matter jurisdiction), waives any defense of forum non conveniens and irrevocably agrees to be bound by any judgment rendered thereby in connection with this Agreement. Each party hereby agrees that service of all process in any such proceeding in any such court may be made by registered or certified mail, return receipt requested, to any other party at its address provided herein, such service being hereby acknowledged by each party to be sufficient for personal jurisdiction in any action against said party in any such court and to be otherwise effective and binding service in every respect. Nothing herein shall affect the right to serve process in any other manner permitted by law.

17.9 **Counterparts**. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signature page and may be executed by the affixing of the signatures of each of the parties to any one of such

counterpart signature pages; all of such counterpart signature pages shall read as though one and they shall have the same force and effect as though all of the signers had signed a single signature page.

17.10 **Entire Agreement**. This Agreement, the Plans and Specifications, and the municipal codes and other laws cited in this Agreement, together contain the entire understanding of the parties and supersede any and all other written or oral understanding. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

17.11 **Captions**. Any captions or headings to the Sections and subsections in this Agreement are solely for the convenience of the parties hereto, are not a part of this Agreement, and shall not be used for the interpretation or determination of validity of this Agreement or any provision hereof.

17.12 **Severability**. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable term or provision had never been contained herein.

17.13 **Further Assurances**. Each party shall cooperate with the other and shall execute such other documents as may be reasonably necessary to carry out the provisions of this Agreement.

17.14 **No Waiver**. Any waiver, consent or approval by either party of any breach, default or event of default of any provision, condition or covenant of this Agreement must be in writing and shall be effective only to the extent set forth in writing. No waiver of any breach, default or event of default shall be deemed a waiver of any later breach, default or event of default of the same or any other provision of this Agreement. Any failure or delay on the part of either party in exercising any power, right or privilege under this Agreement shall not operate as a waiver thereof, nor shall any single or partial exercise of any such power, right or privilege preclude any further exercise thereof.

17.15 **Rights and Remedies**. No right or remedy conferred by any of the specific provisions of this Agreement is intended to be exclusive of any other right or remedy given hereunder or hereafter existing at law or in equity. The exercise of any one or more rights or the election of any one or more remedies by any party shall not constitute a waiver of the right to exercise other available rights or pursue other available remedies.

17.16 **Joint and Several Liability**. If Contractor constitutes more than one person or entity, then the obligations of each such person or entity shall be joint and several.

17.17 **No Third-Party Beneficiaries**. The parties hereto acknowledge and agree that no provision in this Agreement may be enforced by any third party.

17.18 **Patriot Act Compliance**. Contractor represents, warrants and covenants that

neither Contractor nor any of its shareholders, officers, directors, members, managers or partners (i) is listed on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Asset Control, Department of the Treasury ("OFAC") pursuant to Executive Order No. 13224, 66 Fed. Reg. 49079 (Sept. 25, 2001) ("Order") and all applicable provisions of Title III of the USA Patriot Act (Public Law No. 107-56 (October 26, 2001)); (ii) is listed on the Denied Persons List and Entity List maintained by the United States Department of Commerce; (iii) is listed on the List of Terrorists and List of Disbarred Parties maintained by the United States Department of State, (iv) is listed on any list or qualification of "Designated Nationals" as defined in the Cuban Assets Control Regulations 31 C.F.R. Part 515; (v) is listed on any other publicly available list of terrorists, terrorist organizations or narcotics traffickers maintained by the United States Department of State, the United States Department of Commerce or any other governmental authority or pursuant to the Order, the rules and regulations of OFAC (including without limitation the Trading with the Enemy Act, 50 U.S.C. App. 1-44; the International Emergency Economic Powers Act, 50 U.S.C. §§ 1701-06; the unrepealed provision of the Iraq Sanctions Act, Publ.L. No. 101-513; the United Nations Participation Act, 22 U.S.C. § 2349 aa-9; The Cuban Democracy Act, 22 U.S.C. §§ 60-01-10; The Cuban Liberty and Democratic Solidarity Act, 18.U.S.C. §§ 2332d and 233; and The Foreign Narcotic Kingpin Designation Act, Publ. L. No. 106-120 and 107-108, all as may be amended from time to time); or any other applicable requirements contained in any enabling legislation or other Executive Orders in respect of the Order (the Order and such other rules, regulations, legislation or orders are collectively called the "**Orders**"); (vi) is engaged in activities prohibited in the Orders; or (vii) has been convicted, pleaded nolo contendere, indicted, arraigned or custodially detained on charges involving money laundering or predicate crimes to money laundering, drug trafficking, terrorist-related activities, or other money laundering predicate crimes or in connection with the Bank Secrecy Act (31 U.S.C. §§ 5311 et. seq.).

17.19 **City Council Approval Required for Effectiveness of Agreement.** Notwithstanding any earlier execution of this Agreement by any officer, employee or representative of the City, this Agreement shall not be binding upon or enforceable against the City unless and until it has been approved or ratified by the City Council of the City at a public meeting noticed and conducted in accordance with applicable provisions of the California Government Code.

"City"
The City of South Gate, a California public body

By: _____
Maria del Pilar Avalos, Mayor

Dated: _____, **2023**

"Contractor"
Pipe Tec Inc.

By: _____
Michael A. Prlich, President

Dated: _____, **2023**

Attest by:

_____
Yodit Glaze, City Clerk

(SEAL)

Approved as to Form:

Raul F. Salinas (DZ)
Raul F. Salinas, City Attorney

EXHIBIT A
SCOPE OF SERVICES

Summary: The Contractor shall perform sanitary sewer CCTV inspection and as-needed maintenance services in designated areas within the existing city limits as directed by the Field Operations Manager or his/her designee. Work shall include but not be limited to the following:

- CCTV video inspection services, of sewer pipelines, report preparation, and record keeping. Contractor shall report to the City the work completed on a weekly basis on a report format to be approved by the City prior to commencing work.

- As-needed emergency maintenance services of sewer pipelines shall include removing roots, grease, silt, and debris from sewer lines, vacuum truck cleaning, jetting, power bucketing, troubleshooting, and spot video inspection to prevent and relieve local sewer maintenance issues. Cleaning and maintenance of City-owned sanitary sewer manholes shall be included.

- The Contractor must be available 24-hours a day, 7 days a week, and be able to respond on-site within 2-hours for an emergency call out

- Any and all work needed to provide the requested services including but not limited to traffic control.

A description of the sewer system in included in Exhibit B.

The Contractor shall perform the services as described in detail in this section:

A) GENERAL

COORDINATION

Contractor shall accommodate City representative who will be monitoring Contractor's activities.

WORK HOURS

The standard working hours shall be between the hours of 6:30 am to 3:30 pm, Monday through Friday unless authorized otherwise by a City representative.

TRAFFIC CONTROL

Contractor to provide their own traffic control for all work requested herein. Traffic control shall comply with the MUTCD. Contractor shall not perform work on major or secondary arterials from 6:30 AM to 9:00 AM and from 3:00 PM to 3:30 PM unless authorized by the Director of Public Works or Field Operations Manager.

HEALTH AND SAFETY

A. All work shall be done in a safe, competent manner. Work performed, methods, and equipment used shall be in conformance with the prevailing State and Federal Occupational Safety and Health Act. Costs from delays and losses due to Contractor operations not in conformance to these acts, or stoppages by CAL-OSHA inspectors or the designated representative, as a result of non-conformance, shall be solely borne by the Contractor.

B. All manholes shall be treated as confined spaces if entry is necessary. All CAL-OSHA and Title 8 requirements shall be followed. Confined space entry procedures shall be submitted prior to contract award.

LICENSES

Contractor must possess the following contractor licenses:

A. Class B Driver's License
B. C-34 (Pipeline Contractor), C-36 (Plumbing Contractor), C-42 (Sanitation System Contractor) or Class A (General Engineering Contractor) license issued by the California Contractor's State License Board will be required at the time the Proposer's proposal documents are submitted unless otherwise required by state and federal law.

PREVENTION OF PROPERTY DAMAGE

During cleaning operations, precautions shall be taken in the use of cleaning equipment, so as to prevent damage to the existing pipe and manholes. Care must also be taken to prevent flooding of houses and toilets. Contractor is responsible for all costs for any flooding incidents to properties that occur during these operations.

USE OF SUBCONTRACTORS

Contractor shall perform all sewer cleaning and CCTV work with their own forces. Use of a sub-contractor is not allowed for sewer cleaning and CCTV. Contractor may use subcontractors for traffic control.

A) TEMPORARY WATER

A. Obtain water and pay all meter deposits associated with obtaining a temporary water supply to conduct the Work at Contractor's sole expense.

B. Install temporary pipe, valves, and other appurtenances necessary to convey water to the sites from any temporary water service connection obtained by the Contractor.

C. The City will provide water service at the nearest fire hydrant upon request at no charge to the Contractor.

D. Do not use water from any fire hydrant unless said water first passes through a meter provided for the Contractor's use. Furthermore, do not, for any purpose, operate any valve in the City water system, but request any necessary valve operation be done by authorized personnel from the Water Division.

B) CCTV INSPECTION

CCTV inspection services shall be performed per the guidelines attached to the RFP, as Exhibit C.

C) EMERGENCY ONCALL SERVICES

A. The Contractor must be available 24-hours a day, 7 days a week, and be able to be on site within 2-hours for an emergency call out. For non-emergency requests, the response time is 4 hours. The City's representative will specify emergency or non-emergency when requesting work.

B. The Contractor will provide the City with a designated representative's phone number or dispatch number and a backup phone number that the City can reach at any time. The City will contact the Contractor's designated representative or backup representative by phone to request work.

PIPE TEC, INC.
5109 Elton Steert Baldwin Park, CA 91706
Tel. (626) 338-1434 Fax. (626) 338-1442
Email : info@pipetec-inc.com

April 13, 2026

Re: Confirmation of Contract Extension – CCTV Inspection Services for the City's Sanitary Sewer System

Dear Harry,

On behalf of Pipe Tec, Inc., we are pleased to confirm our agreement to extend the current contract for CCTV inspection services of the City's sanitary sewer system for an additional one (1) year.

Pipe Tec, Inc. hereby agrees to the following:
• We accept the extension of the current agreement for an additional one (1) year term.
• All terms, conditions, and scope of work as outlined in the original agreement will remain unchanged throughout the extension period.
• The current contract pricing will remain in effect and will not change for the duration of the extension.

This letter serves as formal confirmation of our acceptance of the one-year contract extension and associated terms. Please consider this document duly executed by an authorized representative of Pipe Tec, Inc.

Should you require any additional documentation or information to facilitate the processing of this extension, please do not hesitate to contact us.

Sincerely,

Tom Vukojevic

Tom Vukojevic
General Manager
Pipe Tec, Inc.

Office of the
South Gate City Clerk

MAY 07 2026

FILED
11:46AM

Item No. 8

City of South Gate

CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **Public Works**

Department Director: *Arturo Cervantes* ***City Manager:*** *Rob Houston*

SUBJECT: AMERICANS WITH DISABILITIES ACT (ADA) GRIEVANCE AND PROCEDURES POLICY ADOPTION

PURPOSE: To adopt an ADA Grievance Policy and Procedure as required by the City's ADA Self-Evaluation and Transition Plan. The proposed policy complies with the adopted plans and meets the requirements of Title II of the ADA Act.

RECOMMENDED ACTIONS: The City Council will consider adopting the proposed ADA Grievance Policy and Procedure as necessary to comply with the City's ADA Self-Evaluation and Transition Plan as well as Federal requirements.

FISCAL IMPACT: There is no fiscal impact.

ANALYSIS: The City previously adopted an ADA Self-Evaluation and Transition Plan, which requires the formal adoption of an ADA Grievance Policy and Procedure. Title II of the ADA also requires public agencies with 50 or more employees to designate an ADA Coordinator and adopt a grievance procedure to ensure prompt and equitable resolution of complaints. Adoption of the proposed policy satisfies these requirements and brings the City into compliance with federal regulations and its adopted Transition Plan.

BACKGROUND: The Americans with Disabilities Act (ADA) was enacted on July 26, 1990, to ensure equal access to civic life for individuals with disabilities. Title II of the ADA requires public entities to evaluate accessibility and, where necessary, develop a Transition Plan.

On May 26, 2020, the City Council adopted an ADA Transition Plan to comply with these requirements. While the plan included a sample grievance procedure, it directed that a formal policy be adopted at a later date.

The proposed ADA Grievance Policy establishes a formal process for addressing complaints. It requires individuals to submit a grievance within 60 days of the alleged violation through various methods (mail, email, phone, or in person). The ADA Coordinator will acknowledge receipt within 15 days, gather information, and work toward resolution, with a written response provided within 60 days.

If the complainant is not satisfied with the determination, an appeal may be filed within 15 days. Appeals may be directed to the City Manager, who will issue a final determination within 30 days, or to an independent Hearing Officer provided by the Los Angeles County Bar Association, who will conduct a hearing and issue a decision within 20 days. The decision rendered through either process is final.

The City's ADA Coordinators, as designated in the Transition Plan, include the Assistant City Manager/Director of Public Works, Deputy City Engineer, and Engineering Technician.

ATTACHMENT: Proposed ADA Grievance Policy

ES:ky

City of South Gate
Grievance Procedure Under
The Americans with Disabilities Act

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("**ADA**"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the City of South Gate (the "**City**"). The City's Personnel Policy governs employment-related complaints of disability discrimination.

The ADA complaint submitted pursuant to this Grievance Procedure should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than sixty (60) calendar days after the alleged violation to:

Arturo Cervantes
Assistant City Manager / Director of Public Works / ADA Coordinator
City of South Gate
South Gate City Hall
8650 California Avenue
South Gate, California 90280.

Within fifteen (15) calendar days after receipt of the complaint, Mr. Cervantes or his designee will meet with the complainant to discuss the complaint and the possible resolutions. Within fifteen (15) calendar days after that meeting, Mr. Cervantes or his designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the City's position and offer options for substantive resolution of the complaint.

If the response by Mr. Cervantes or his designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision, within fifteen (15) calendar days after the City's delivery of the response, to the South Gate City Manager, or his designee.

Within fifteen (15) calendar days after receipt of the appeal, the City Manager or his designee will meet with the complainant to discuss the complaint and possible resolutions. Within fifteen (15) calendar days after that meeting, the City Manager or his designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by Mr. Cervantes or his designee, all written appeals to the City Manager or his designee, and all written responses from these two officers will be retained by the City for at least three (3) years.

Item No. 9

Office of the
South Gate City Clerk

MAY 07 2026
FILED
12:25pm

City of South Gate

CITY COUNCIL

AGENDA BILL

For the Regular Meeting of: **May 12, 2026**
Originating Department: **City Manager's Office**

City Manager: *Rob Houston* ***City Manager:*** *Rob Houston*

SUBJECT: CITY COUNCIL APPOINTMENTS TO THE VARIOUS CITY COMMISSIONS, COMMITTEES AND BOARDS

PURPOSE: Under the South Gate Municipal Code, City Council Members are authorized to nominate individuals to serve on various City Commissions, Committees, and Boards, subject to ratification by the City Council. This item was placed on the agenda at the request of Council Member Maria del Pilar Avalos to remove an existing appointment and to make appointments to various City Boards and Commissions.

RECOMMENDED ACTION: The City Council will consider:

a. Ratifying the motion by Council Member Maria del Pilar Avalos to remove Eric Trujillo as her representative from the Parks & Recreation Commission;
b. Ratifying the nomination by Council Member Maria del Pilar Avalos of Margarita Talavera to the Parks & Recreation Commission; and
c. Ratifying the nomination by Council Member Maria del Pilar Avalos of Veronica Gardea to the Tweedy Mile Advisory Board.

FISCAL IMPACT: None.

ANALYSIS: The removal and appointments must be ratified by a majority vote of the City Council and would be effective May 13, 2026.

BACKGROUND: According to the South Gate Municipal Code, a vacancy on a City Commission, Committee, or Board may occur due to the resignation of an appointee or as a result of absences by the appointee. In such cases, the authority to nominate a replacement candidate remains with the respective City Council Member and is subject to ratification by the City Council.

ATTACHMENT: Roster of City Commissioners, Committee and Board Members

Council Member Revised: 03-03-26	Planning Commission $125/Meeting 1st & 3rd Tuesday at 7:00 pm	Parks & Recreation Commission $75/Meeting 2nd Thursday at 7:00 pm	Tweedy Mile Advisory Board 1st Monday at 5:00 pm	Citizens' Advisory Committee $25/Meeting meets as needed	
Maria del Pilar Avalos 2739 Glenwood Place Cell: (562) 719-1337 Elected: 03-03-2020 **End of Term:** Nov 2028	**Margarita Valenzuela** 5219 McCallum Ave #B Cell: (323) 304-3128 maggievalenz05@gmail.com Appointed: 05-27-2025 Effective: 05-28-2025	**Eric Trujillo** 10001 Jackson Avenue Cell: (323) 828-2637 etrujillo.2010@gmail.com Appointed: 11-25-25 Effective: 11-26-25	VACANT	**Ana Zavala** 9222 San Vincente Ave, Unit B Cell: (310) 704-6949 analuzav1@gmail.com Appointed: 09-12-2023 Effective: 09-13-2023	VACANT
Joshua Barron 8819 Beaudine Avenue Cell: (323) 791-5126 Elected: 11-08-2022 **End of Term:** Nov 2026	**Daisy Prieto** 9731 Bryson Avenue Cell: (323) 707-3629 daisyprieto@att.net Appointed: 01-24-2023 Effective: 01-25-2023	**Lizette Ruiz** 10226 Kaufman Avenue Cell (323) 253-9417 lruuiz@yahoo.com Appointed: 01-24-2023 Effective: 01-25-2023	**Andres Gonzalez** 10509 San Carlos Avenue (323) 434-6894 andres.gonzalezsn@gmail.com Appointed: 09-24-2024 Effective: 09-25-2024 **Term expires: 09-25-2027**	**Andres Gonzalez** 10509 San Carlos Avenue (323) 434-6894 andres.gonzalezsn@gmail.com Appointed: 02-14-2023 Effective: 02-15-2023	**Rosa Delgado** 8829 Firestone Plaza Cell: (626) 246-5793 rposada21@yahoo.com Appointed: 02-14-2023 Effective: 02-15-2023
Maria Davila 10035 San Luis Avenue Cell: (323) 243-9947 Elected: 01-28-2003 **End of Term:** Nov 2028	**Lizette Ruiz** 10226 Kaufman Avenue Cell (323) 253-9417 lruuiz@yahoo.com Appointed: 05-28-2024 Effective: 05-29-2024	**Cynthia Esquivel** 4730 Tweedy Boulevard Cell: (323) 747-0076 cynesquivel5@gmail.com Appointed: 05-14-2024 Effective: 05-15-2024	**Angela Lucero** 10300 San Jose Avenue Cell: (323) 540-3426 angela_lucero@sbcglobal.net Re-appointed on 10-08-2024 Effective: 10-09-24 **Term expires 10-09-2027**	**Marie De Lourdes Castillo** 10036 San Antonio Avenue (323) 567-5572 titomi6281@sbcglobal.net Appointed: 02-18-2003	**Anthony Zepeda** 5218 McCallum Avenue Cell: (323) 405-2006 anthonyzepeda10@yahoo.com Appointed: 05-27-2014
Gil Hurtado 10001 W. Frontage Road, Space 215 Cell: (323) 893-5728 Elected: 03-03-2020 **End of Term:** Nov 2028	**Mayra Castaneda** 5740 Taft Avenue Cell: (562) 454-7949 mmcastaneda99@aol.com Appointed: 03-25-2025 Effective: 03-26-2025	**Alan D. Flores, II** 5255 Almira Road Cell: (213) 280-2672 laxxxii@yahoo.com Appointed: 05-12-2020	**Sylvia Masushige** 8416 Beechwood Avenue Cell: (562) 755-6159 grandmasyl01@hotmail.com Re-appointed: 09-24-2024 Effective: 09-25-2024 **Term expires: 09-25-2027**	**Evelyn Martinez** 10030 San Vincente Ave Cell: (323) 652-9540 evelynmartinez8438@gmail.com Appointed: 09-23-25 Effective: 09-23-25	**Norma Mendoza** 8691 San Gabriel Avenue Cell: (562) 277-2992 norma.mendoza9@gmail.com Appointed: 05-12-2020
Al Rios 10408 Orange Avenue Cell: (323) 974-3540 Elected: 11-08-2022 **End of Term:** Nov 2026	**Jimmy Ozaeta** 2541 Kansas Avenue Cell: (213) 400-0897 jimmyozaeta@hotmail.com Appointed: 01-10-2023 Effective: 01-11-2023	**Edgar Pelayo** 10207 Mallison Avenue Cell: (323) 816-2904 eip64p@gmail.com Appointed: 01-10-2023 Effective: 01-11-2023	**Victor Zamudio** vmzamudio@hotmail.com Appointed: 04-12-2022 Effective: 04-13-2022 **Term expires 04-13-2025**	**Susan F. Janer** 5314 Batavia Road (323) 717-4243 rosyallday@sbcglobal.net Appointed: 01-23-24 Effective: 01-24-24	VACANT

2

Item No. 10

Office of the
South Gate City Clerk

MAY 07 2026 7:45am

FILED

WARRANT REGISTER FOR COUNCIL MEETING 05/12/2026

PART I

apChkLst
04/22/2026 9:34:43AM

Final Check List
CITY OF SOUTH GATE

Bank : botw BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
114294	4/23/2026	0012107	CALIFORNIA STATE DISBUR:	Ben384039	4/23/2026	CA STATE DISB. UNIT: PAYMENT	714.75	714.75
	Voucher:							
114295	4/23/2026	00002138	FRANCHISE TAX BOARD	Ben384037	4/23/2026	GARNISHMENT - FRANCHISE TA	412.30	412.30
	Voucher:							
114296	4/23/2026	0014949	TEXAS CHILD SUPPORT SDI	Ben384041	4/23/2026	TX CHILD SUPPORT SDU: PAYMI	638.31	638.31
	Voucher:							

Sub total for BANK OF THE WEST: 1,765.36

3 checks in this report.

Grand Total All Checks: 1,765.36

WARRANT REGISTER FOR COUNCIL MEETING 05/12/2026 PART II

apChkLst Final Check List Page: 1
04/22/2026 11:11:15AM CITY OF SOUTH GATE

Bank : botw BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
114297	4/22/2026	00003692	AT&T MOBILITY II, LC	287360907306	4/1/2026	MARCH 2-APRIL 1 2026 CELL PH	3,950.78	3,950.78
	Voucher:							
114298	4/22/2026	00004338	SEQUEL CONTRACTORS IN(	647-6-CDBG	4/10/2026	RRP PHASE IV	677,368.05	
	Voucher:			616-13	2/2/2026	1/31/26 CONSTRUCTION OF THE	140,565.08	817,933.13
114299	4/22/2026	0015391	SOUTHLAND ROOFING INC.	1	3/31/2026	HENRY C. GONZALEZ MUNICIPA	744,562.50	744,562.50
	Voucher:							
114300	4/22/2026	0015444	STEVE, STROM	A2D04102026	4/15/2026	APPRAISALS 2- DAYS SERVICES	500.00	500.00
	Voucher:							

Sub total for BANK OF THE WEST: 1,566,946.41

4 checks in this report.

Grand Total All Checks: 1,566,946.41

Bank : botw BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
114302	4/29/2026	00000898	CENTRAL BASIN MUNI WATE	SG-MAR26	4/18/2026	MARCH 2026 MONTHLY CB METI	8,698.00	8,698.00
	Voucher:							
114303	4/29/2026	00004934	GAS COMPANY	115-800-9600-3 04	4/15/2026	BILLING PRD-03/13/26-04/13/26	8,865.33	
	Voucher:			189 300 9500 7-04	4/20/2026	BILLING PRD-03/18/26-04/16/26	2,218.55	
				186 100 7200 3 04	4/15/2026	BILLING PRD-03/13/26-04/13/26	1,235.07	
				013 900 7300 3 04	4/15/2026	BILLING PRD-03/13/26-04/13/26	1,191.06	
				049 200 7902 9 04	4/16/2026	BILLING PRD-03/16/26-04/14/26	620.89	
				094 300 7500 3-04	4/17/2026	BILLING PRD-03/17/26-04/15/26	562.80	
				102 000 8100 7 04	4/14/2026	BILLING PRD-03/12/26-04/10/26	94.22	
				132 600 9400 1 04	4/14/2026	BILLING PRD-03/12/26-04/10/26	81.61	
				134 700 9400 7 04	4/14/2026	BILLING PRD-03/12/26-04/10/26	73.20	
				130 500 9400 5 04	4/14/2026	BILLING PRD-03/12/26-04/10/26	29.02	
				045 400 7300 6 04	4/15/2026	BILLING PRD-03/13/26-04/13/26	25.74	
				083 407 6536 4 04	4/23/2026	BILLING PRD-03/23/26-04/21/26	20.53	
				126 300 9600 1 04	4/15/2026	BILLING PRD-03/13/26-04/13/26	15.29	
				113-798-0353-6 04	4/15/2026	BILLING PRD-03/13/26-04/13/26	15.29	15,048.60
114304	4/29/2026	00004865	SO CALIF EDISON	4/17/26	4/17/2026	BILLING PERIOD - 2/25/2026 TO 4	11,965.39	11,965.39
	Voucher:							
						Sub total for BANK OF THE WEST:		35,711.99
	3 checks in this report.					**Grand Total All Checks:**		35,711.99

WARRANT REGISTER FOR COUNCIL MEETING 05/12/2026

PART IV

Bank : botw BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
30725	4/16/2026	00004266	U.S. BANK CORPORATE PAYMENT SY					
		00000322	SAM'S CLUB	94258	2/25/2026	(GM) WATER FOR SCHOOL SAFETY COLLABORATI	29.90	
		0012980	CHARTER COMMUNICATIONS	1205089010207	2/7/2026	LF- SPECTRUM SUBSCR FROM 2/7/26-3/6/12 F	2,167.27	
		0010266	HEARTSMART.COM	441557	3/10/2026	NC- AED PADS	1,222.68	
		0015427	HOTEL DEL CORONADO	03122026	3/12/2026	DS- COMMUNITY EXCURSIONS PO# 0009858	1,820.00	
		0014278	MAKEITPOP_PARTYDECOR	062016	2/19/2026	TD - THEMED DECORATIONS FOR EASTER EVENT	3,975.00	
		0012013	THE FLOWER FIELDS	68112	3/12/2026	DS- COMMUNITY EXCURSIONS PO# 0009862	1,716.00	
		0013705	ALFREDO TALAVERA	03-12-26-03-17-	3/12/2026	(GM) DEPOSIT FOR EMPLOYEE RECOGNITION LU	4,100.00	
		0005295	WALMART	025885	2/23/2026	DS- TEEN PROGRAMMING	40.53	
		0005382	LACMA MUSEUM	5938048	3/11/2026	DS- COMMUNITY EXCURSIONS PO# 0009860	1,142.00	
		0015437	TACOS EL BARBAS	000034	2/24/2026	AE- 02/24/26 - FOOD FOR REGULAR COUNCIL	80.00	
		0015212	AUTODESK, INC	9862890959	3/7/2026	JPL-AUTO CAD LT FOR PW ENGINEERS, QTY 9	630.00	
		0009420	SPARKLETTS	06B871005915(	2/27/2026	NC- WATER SERVICES	62.21	
		0011614	QUILL CORPORATION	47871557	2/20/2026	EM-OFFICE EQUIPMENT -PW YARD FRONT OFFIC	442.45	
		00001414	ODP BUSINESS SOLUTIONS, LLC	461343825-001	3/6/2026	TONER CARTRIDGE FOR THE JAIL	359.00	
		00000322	SAM'S CLUB	69431	3/5/2026	WATER FOR PHYSICAL AGILITY TEST/PELLET B	49.92	
		0012408	YARY PHOTOGRAPHY	13353	3/6/2026	RA- PHOTOGRAPHY SERVICES	950.00	
		0014757	OPENAI, L.L.C.	9UN49OUQ-00(	3/22/2026	AC- CHATGPT PLUS SUBSCRIPTION	20.00	
		0006769	ALCO TARGET CO.	4198	3/3/2026	JEM- FIREARMS TRAINING TARGETS	152.49	18,959.45
30725	4/16/2026	00004266	U.S. BANK CORPORATE PAYMENT SY					
		00004804	RIO HONDO COMMUNITY COLLEGE	W26-81-ZSGT	3/3/2026	JEM- JAN.22,2026 - DRIVER TRAINING REGI	50.00	
		00004804	RIO HONDO COMMUNITY COLLEGE	W26-62-ZSGT	3/3/2026	JEM- JAN.14,2026 - DRIVER TRAINING REGI	50.00	
		00004804	RIO HONDO COMMUNITY COLLEGE	W26-70-ZSGT	3/3/2026	JEM- JAN.23,2026 - DRIVER TRAINING REGI	75.00	
		0011042	RELIAS LEARNING	0347369689	3/3/2026	JEM- STC TRAINING FOR CUSTODY PERSONNEL-	60.00	
		0010568	AIR SOURCE INDUSTRIES	00481840-00	3/9/2026	JM - AQUATICS PROGRAM SUPPLIES	22.65	
		0010312	ABM PARKING	03/11/26	3/11/2026	JM - CONFERENCE PARKING	16.00	
		0010312	ABM PARKING	22867	3/12/2026	JM - CONFERENCE PARKING	16.00	
		0010312	ABM PARKING	22952	3/13/2026	JM - CONFERENCE PARKING	16.00	
		00001303	CPRS	04/09/26	4/9/2026	JM - STAFF TRAINING	65.00	
		0015327	YOUTUBE PREMIUM	03/19/2026	3/19/2026	JM - YOUTUBE MONTHLY SUBSCRIPTION	22.99	
		0015429	TRUCODE ACADEMY	1095-8687	3/5/2026	WC- TRUCODE CIVICA LAW GROUP WEBINAR CEO	65.00	
		0015429	TRUCODE ACADEMY	1848-6959	3/5/2026	WC- TRUCODE CIVICA LAW GROUP WEBINAR CEO	65.00	
		00002871	ICC-INTERNATIONAL CODE COUNCIL	102156039 01/2	1/22/2026	WC- INTERNATIONAL CODE COUNCIL MEMBERSHI	-215.00	
		00004244	IAEI SOUTHWESTERN SECTION	200019112	3/9/2026	WC- CREDIT- INDEPENDENT ALLIANCE THE EL	-48.80	
		00004244	IAEI SOUTHWESTERN SECTION	200019112 03/(	4/20/2026	WC- INDEPENDENT ALLIANCE THE ELCTRICAL	355.96	
		00000381	BNI BUILDING NEWS,	Z054DVFD7	3/9/2026	WC- INDEPWC- BNI BUILDING NEWS CALDAG M	208.54	
		00000643	IAPMO	6038	3/9/2026	WC- INTERNATIONAL ASSOCIATION OF PLUMBIN	268.89	
		0011614	QUILL CORPORATION	2642493	2/21/2026	EM- CREDIT ORDER #189501689-EQUIPMENT RE	-429.70	
		0006423	LOWE'S	96946	4/16/2026	DR - LANDSCAPE GRAVEL-ROCK / SENIOR GARD	56.64	
		0007856	POWER SYSTEMS	5863445	2/25/2026	JM - FITNESS PROGRAM EQUIPMENT	842.72	
		0014467	FITNESS ON DEMAND	72465	3/1/2026	JM - FOD MONTHLY SUBSCRIPTION	229.00	
		0011988	CINDY'S JUMPERS, LLC	103169	4/4/2026	JM - AQUATICS PROGRAM SPECIAL EVENT	322.00	
		00004804	RIO HONDO COMMUNITY COLLEGE	f25-321-zsgt	3/5/2026	JEM- NOV.24-DEC20,2025 - BASIC PRE ACADE	111.66	
		00004804	RIO HONDO COMMUNITY COLLEGE	W26-19-ZSGT	3/5/2026	JEM- JAN.5-9,2026 - FIELD TRAINING OFFIC	178.00	
		0007582	PD: CAPE	15706	3/17/2026	JEM- MEMBERSHIP- CALIFORNIA ASSOCIATION	60.00	
		00001303	CPRS	103801.00	2/23/2026	DR - SEMINAR - DANIEL RODRIGUEZ	45.00	
		0014461	CANVA	04820-5164738	3/14/2026	CC- MARCH 2026 -MONTHLY SUBSCRIPTION	40.00	
		0014094	CALIFORNIA STATE UNIVERSITY, SACRAMENTO	965452	3/16/2026	CC- REGISTER G. CASTANEDA , SMALL WATER	212.25	
		00001303	CPRS	103082.00	2/23/2026	DR - SEMINAR - JOSE COVARRUBIAS	45.00	
		0007723	ACE PARKING	03/11/26	3/11/2026	DR - CPRS - LONG BEACH CONVENTION CENTER	15.00	
		0007723	ACE PARKING	03/12/26	3/11/2026	DR - CPRS - LONG BEACH CONVENTION CENTER	15.00	

		0011192	ANDY'S AUTO SOUND	0399	3/18/2026	DR - WINDOW TINT UNIT #406	88.60		
		00000381	BNI BUILDING NEWS,	N-00407756	2/24/2026	EM-TRAFFIC CONTROL HANDBOOKS	984.90		
		0008791	DITCH WITCH OF SOUTHERN CALIF.	667700	3/2/2026	EM- SERVICE & REPAIR ELECTRICAL EQUIPMEN	980.30		
		0008791	DITCH WITCH OF SOUTHERN CALIF.	667698	3/2/2026	EM- SERVICE & REPAIR ELECTRICAL EQUIPMEN	947.02		
		00000647	HONEYWELL INTERNATIONAL INC.	5272475302	3/18/2026	CC- METER READING DEVICE SERVICE	1,763.21		
		0005483	WIENERSCHNITZEL	9936153935	2/28/2026	CA- ERGONOMIC CHAIR	177.19		
		00000862	CA-NV SECTION AWWA	16462200	3/10/2026	CC- REGISTERT. BUNGAY FORE TREATMETN COU	395.00		
		00002871	ICC-INTERNATIONAL CODE COUNCIL	1002231283	2/17/2026	WC- INTERNATIONAL CODE COUNCIL 2025 CODE	1,000.00		
		00002871	ICC-INTERNATIONAL CODE COUNCIL	1002231283A	2/17/2026	WC- INTERNATIONAL CODE COUNCIL 2025 CODE	920.87		
		0008862	RANCHO SANTIAGO COMM COLL DIST	001639600	2/25/2026	WC- RANCHO SANTIAGO COMMUNITY COLLEGE CE	86.75		
		00002871	ICC-INTERNATIONAL CODE COUNCIL	102179517	2/24/2026	WC- INTERNATIONAL CODE COUNCIL MEMBERSHI	520.00		
		0015429	TRUCODE ACADEMY	1459-3566	3/4/2026	WC- TRUCODE CIVICA LAW GROUP WEBINAR SR	65.00		
		00001698	4 IMPRINT INC	31021180	2/25/2026	(GM) MUGS FOR EMPLOYEE RECOGNITION LUNCH	1,276.12		
		0013705	ALFREDO TALAVERA	03/10/26	3/10/2026	(GM) SCHOOL SAFETY COLLABORATIVE MEETING	590.00		
		0005295	WALMART	2000144-48685	3/11/2026	(GM) VASES FOR EMPLOYEE RECOGNITION LUNC	-6.94		
		0005295	WALMART	2000144-48685	3/9/2026	(GM) RERTURN- VASE FOR RECOGNITION	41.66		
		0015334	PROMOTE & GROW	881049	3/16/2026	DS- CULTURAL ARTS PROGRAMMING	243.65		
		0005295	WALMART	077193	3/17/2026	DS- TEEN PROGRAMMING	42.62		
		0015442	ON THE GO DJ PRO	03/17/26	3/17/2026	DS- SENIOR PROM (25/26 UWS FUNDING)	450.72		
		0010634	PANTAGES THEATRE	03/20/26	3/20/2026	DS- COMMUNITY EXCURSIONS	85.50		
		0009469	ADOBE SYSTEMS, INC	7152149694	3/20/2026	DS- MARKETING SUBSCRIPTION	779.88		
		0005295	WALMART	061104	3/10/2026	DS- TEEN PROGRAMMING	45.33		
		0012615	COSTCO	1269666690	3/10/2026	DS- SENIOR PROGRAMMING	196.89		
		0005295	WALMART	045186	2/24/2026	DS- TEEN PROGRAMMING	137.13		
		0015441	JAPANESE FREINDSHIP GARDEN	02/24/2026	2/24/2026	DS- COMMUNITY EXCURSIONS	450.00		
		0015441	JAPANESE FREINDSHIP GARDEN	02/24/2026 A	2/24/2026	DS- COMMUNITY EXCURSIONS	486.00		
		0005295	WALMART	087867	3/3/2026	DS- TEEN PROGRAMMING	34.22		
		0005486	STAPLES BUSINESS ADVANTAGE	6951953687	3/5/2026	DS- SPECIAL EVENT SUPPLIES	111.54		
		0005295	WALMART	080126	3/7/2026	DS- SPECIAL EVENT SUPPLIES	159.70		
		0012592	1-800-FLOWERS	W01005971442	2/26/2026	TD - SYMPATHY FLOWERS FOR PARK RANGER	96.77		
		0012980	CHARTER COMMUNICATIONS	1884300010221	2/21/2026	TD - INTERNET AT AUDITORIUM	119.98		
		0009649	AT&T	287359605834)	2/27/2026	TF - INTERNET AT AZALEA CONFERENCE RM	54.25		
		00004831	SCWUA	52026L	2/24/2026	CC- REGISTER H. MIRANDA , G VASQUEZ, FOR	80.00		
		0015438	FLICKR, INC	FLICKR-495956	3/17/2026	(GM) ANNUAL PHOTO STORAGE SUBSCRIPTION	148.00		
		00003559	LA COUNTY FAIR	03218	3/11/2026	DS- COMMUNITY EXCURSIONS	772.00		
		0009764	GOVERNMENT FINANCE OFFICERS	22426COA	3/10/2026	LF - PAY FOR COA APPLICATION FOR FY 2024	670.00		
		00002335	PITNEY BOWES	27443287	3/13/2026	LF - RED INK CARTRIDGE FOR POSTAGE MACHI	353.89		
		0014052	READYREFRESH, PRIMO BRANDS	06C670690036	3/14/2026	LF- CITYWIDE WATER DISPENSER SERVICE- 2/	1,540.87		
		00002335	PITNEY BOWES	3107757062	3/13/2026	LF - LEASE PROPERTY TAX INVOICE FOR MAIL	143.00		
		00004971	AMERICAN PLANNING ASSN	03/12/2026	3/12/2026	2026 NATIONAL PLANNING COFERENCE	400.00		
		00000415	NATIONAL CONSTRUCTION RENTALS	03/16/2026	3/16/2026	11/03/2025 - 03/13/2026 FENCE RENTAL	1,346.40		
		0015436	HINOJOSA, MARTIN	1856718	3/17/2026	JRC- SMART FOB PROGRAMMING FOR NARCO VEH	285.00		
		0009834	PORTO'S BAKERY & CAFE	06138	2/24/2026	(GM) PASTRIES FOR ERC MEETING	29.82		
		0008335	ALL IN ONE POSTER COMPANY, INC	1692	3/16/2026	NC- -CALIFORNIA & FEDERAL COMPLIANCE POS	351.35		
		0012508	CALIFORNIA FISH GRILL	03/26/2026	3/23/2026	NC- PURCHASED ACCIDENTALLY/Reimburse ck663	63.02		
		00003168	ALL AMERICAN TROPHY & ENGRAVIN	017018	3/16/2026	NC - AWARDS FOR RECOGNITION LUNCHEON	1,850.05	24,193.06	
92026	4/9/2026	0011968	WEX BANK	11847637	4/7/2026	03/09/26 - FUEL PURCHASE AND FINANCE CHA	150.68		
	Voucher:			110565710 04/0	2/7/2026	02/05/26 - FUEL PURCHASE AND FINANCE CHA	143.75		
				111204081 04/0	3/7/2026	02/17/26- 03/03/26 FUEL PURCHASE	153.33	447.76	
114305	5/12/2026	0015474	4511 FIRESTONE BLVD LLC	Ref000384091	4/16/2026	4525 FIRESTONE UB REFUND CST #00061675	204.28	204.28	
	Voucher:								
114306	5/12/2026	0015475	4511 FIRESTONE BLVD LLC	Ref000384092	4/16/2026	4505 FIRESTONE UB REFUND CST #00064906	204.28	204.28	
	Voucher:								
114307	5/12/2026	00003502	ABC BATTERY INC.	40304	4/6/2026	BATTERIES	197.83	197.83	
	Voucher:								
114308	5/12/2026	00001467	ADMINISTRATIVE SERV. CO-OP	260222	2/28/2026	FEB 2026 - PHONE A RIDE SERVICES FOR SG	67,039.90		
	Voucher:			260223	2/28/2025	FEB 2026 - CO-OP PER TRIP (FARE BOX)	-5,069.00	61,970.90	
114309	5/12/2026	00003971	ADMINSURE INC.	18805	4/15/2026	MAY 2026 - WORK COMP CLAIM ADMIN SERVICE	10,083.00	10,083.00	

	Voucher:							
114310	5/12/2026	0011293	AGRI-TURF DISTRIBUTING, LLC	113618	4/2/2026	PESTICIDES - FERTILIZERS & PEST CONTROL	100.41	100.41
	Voucher:							
114311	5/12/2026	0015471	ALDEN, GARRY	Ref000384088	4/16/2026	10341 KARMONT UB REFUND CST #00066520	190.38	190.38
	Voucher:							
114312	5/12/2026	0015466	ALDEN, GARY	Ref000384083	4/16/2026	10227 RICHLEE UB REFUND CST #00066694	150.74	150.74
	Voucher:							
114313	5/12/2026	0015470	ALEMAN, MIGUEL	Ref000384087	4/16/2026	10523 B DORTHY UB REFUND CST #00065471	179.87	179.87
	Voucher:							
114314	5/12/2026	0011059	ALESHIRE & WYNDER, LLP	104085	3/16/2026	THRU 02/28/26 - SPECIALIZED LEGAL SERVIC	1,933.14	1,933.14
	Voucher:							
114315	5/12/2026	00000185	ALL CITY MANAGEMENT SERVICES,, INC	PS-INV104966	4/6/2026	ALL CITY MANAGEMENT CROSSING GUARD CONTR	36,449.16	36,449.16
	Voucher:							
114316	5/12/2026	0012606	AMAZON CAPITAL SERVICES,INC.	1WL7-TL7V-KN	3/31/2026	ERGO EQUIPMENT	515.48	
	Voucher:			1Y6G-JP6D-37I	4/10/2026	POLICE SUPPLIES	85.53	
				1CFK-XMGK-HI	4/10/2026	POLICE SUPPLIES	20.81	
				1LJ1-FX6R-NY\	4/27/2026	POLICE SUPPLIES	135.05	
				1L1M-7QWY-F.	3/3/2026	REPLACMENT MIC COUNCIL CHAMBERS	308.99	
				1CJ3-YDP7-XV	3/26/2026	PARKS SUPPLIES	257.99	
				1HRG-NHP6-JV	2/15/2026	GATE REMOTE FOR SLTS	99.44	
				1WJ3-RJ6Y-6F:	4/9/2026	LOGITECH MOUSE USB	72.29	
				1FDP-NGWV-P	4/13/2026	INFLATABLES- DECORATIONS	74.20	
				13DP-Y4T1-MX	3/29/2026	SUNSHADE DECORATION	370.15	
				1C4H-KL9R-NH	3/25/2026	ERGONOMIC DESK	118.60	
				1LNW-MN6C-K	4/14/2026	GARDEN HOSE	21.03	
				13VG-M7QR-3(	4/6/2026	PUZZLE	226.17	
				1CLF-LWLQ-CI	4/14/2026	PD SUPPLIES	86.25	
				1MKX-N6KL-TG	4/21/2026	PARKS SUPPLIES	80.32	
				17CX-HKQG-17	4/21/2026	PARK SUPPLIES	515.22	
				1LMW-HQ9Q-JI	4/16/2026	DROP BOARD FOR CITY EVENTS	73.08	
				1176-PWKL-Q6	3/2/2026	PARKS SUPPLIES	219.01	
				1TJL-PCML-9D	4/16/2026	PARKS SUPPLIES	220.39	
				17NC-9D4K-WI	3/16/2026	BACK-UP CAMERA	95.65	
				1YR3-LG34-4F'	2/18/2026	TOOL SET WITH TOOL BOX	270.14	
				1CYG-XRYQ-R'	2/24/2026	EXERCISE MAT	212.47	
				16M4-QDC3-JN	4/16/2026	PARKS SUPPLIES	193.80	
				1XVX-Y6W1-GT	1/29/2026	A FRAMES	379.50	
				13WW-RHGG-I	2/4/2026	BULLETIN BOARD	155.04	
				1PPM-6NF3-HY	2/5/2026	TV CART	55.36	
				1374-YF6H-HM	2/10/2026	EVENT WRISTBANDS	85.23	
				1J4X-J311-L3L9	2/12/2026	TABLE COVERS	31.18	4,978.37
114317	5/12/2026	0007290	APW KNOX-SEEMAN	1023780		CREDIT: INVOICE 21444070 04/23/25	-33.55	
	Voucher:			22216482	4/16/2026	MISC AUTO PARTS & LUBES	127.46	
				22190116	4/8/2026	MISC AUTO PARTS & LUBES	135.98	
				1050501		CREDIT: INVOICE 22088913 03/11/26	-221.31	
				22088913	3/11/2026	MISC AUTO PARTS & LUBES	221.31	
				22190157	4/8/2026	MISC AUTO PARTS & LUBES	47.80	
				22190135	4/8/2026	MISC AUTO PARTS & LUBES	31.82	
				22194671	4/10/2026	MISC AUTO PARTS & LUBES	706.34	
				22215575	4/15/2026	MISC AUTO PARTS & LUBES	40.18	1,056.03
114318	5/12/2026	0015407	ARNIE'S PLUMBING SERVICE INC.	8707	3/26/2026	INSTALL/ RELOCATE LINE AT WELL 27	1,650.00	
	Voucher:			8725	4/6/2026	REPLACE STOLEN BACKFLOW - SOUTHERN/ ELIZ	3,390.00	
				8730	4/10/2026	REPL BACKFLOW - SOUTHERN/ DEARBORN	2,200.00	7,240.00
114319	5/12/2026	00005075	AT&T	25103951	4/13/2026	03/13/26 - 04/12/26 - BAN 9391034764	784.69	
	Voucher:			25103952	4/13/2026	03/13/26 - 04/12/26 - BAN 9391034763	1,208.68	
				25103955	4/13/2026	03/13/26 - 04/12/26 - BAN 9391034760	21.77	
				25103956	4/13/2026	03/13/26 - 04/12/26 - BAN 9391034766	151.40	
				25103958	4/13/2026	03/13/26 - 04/12/26 - BAN 9391034761	31.91	

				25103954	4/13/2026	03/13/26 - 04/12/26 - BAN 9391034762	1,220.84	
				25103953	4/13/2026	03/13/26 - 04/12/26 - BAN 9391034765	1,058.69	4,477.98
114320	5/12/2026 Voucher:	0015339	ATHENA ENGINEERING, INC.	667-1	3/31/2026	THRU 03/31/26 - SGPD HVAC PROJECT	17,554.66	17,554.66
114321	5/12/2026 Voucher:	0011336	AVANT-GARDE INC.	12837	3/16/2026	THRU FEB. 2026 -CITYWIDE RSIDENTIAL RESU	2,429.25	
				12988	4/17/2026	THRU MARCH. 2026 -CITYWIDE RSIDENTIAL RE	2,429.25	
				12799	2/27/2026	THRU JANURY 2026- CITYWIDE RESIDENTIAL R	2,429.25	7,287.75
114322	5/12/2026 Voucher:	0015458	BANDERAS JR, JORGE	Ref000384075	4/16/2026	10136 ELIZABETH UB REFUND CST #00062892	83.97	83.97
114323	5/12/2026 Voucher:	0011929	BENNETT-BOWEN & LIGHTHOUSE INC	3040689	4/17/2026	INVENTORY PO/ SAFETY VEST	384.86	384.86
114324	5/12/2026 Voucher:	00004202	BRENNTAG PACIFIC INC	BPI595636	4/7/2026	SODIUM HYPOCHLORITE 12.5% NSF DELIVER TO	534.15	
				BPI593642	4/2/2026	SODIUM HYPOCHLORITE 12.5% NSF DELIVER TO	1,498.93	
				BPI593957	4/2/2026	SODIUM HYPOCHLORITE 12.5% NSF DELIVER TO	922.36	
				BPI593640	4/2/2026	SODIUM HYPOCHLORITE 12.5% NSF DELIVER TO	1,187.05	
				BPI593641	4/2/2026	SODIUM HYPOCHLORITE 12.5% NSF DELIVER TO	1,301.56	
				BPI593643	4/2/2026	SODIUM HYPOCHLORITE 12.5% NSF DELIVER TO	1,804.29	7,248.34
114325	5/12/2026 Voucher:	0005554	CALIFORNIA BLDNG STANDARDS COM	LEDGER#100-4	4/20/2026	JAN-MARCH 2026 BLDG STANDARDS ADMINISTRA	445.50	445.50
114326	5/12/2026 Voucher:	0015394	CALIFORNIA PLASTIX, INC.	29471	4/21/2026	INVENTORY PO/ TRASH BAGS	1,754.40	1,754.40
114327	5/12/2026 Voucher:	0015449	CAMPOS, MANUEL J	Ref000384066	4/16/2026	3266 SANTA ANA ST UB REFUND CST #0003157	13.68	13.68
114328	5/12/2026 Voucher:	0012885	CANON FINANCIAL SERVICES, INC.	42999389	4/11/2026	04/20/26 - 05/19/26 - MONTHLY LEASE PAYM	339.52	
				42807894	3/9/2026	03/17/26 - 04/16/26- MONTHLY LEASE CONTR	1,452.53	1,792.05
114329	5/12/2026 Voucher:	0015456	CARMICHAEL, CHRISTINE	Ref000384073	4/16/2026	8995 ALEXANDER UB REFUND CST #00066487	81.17	81.17
114330	5/12/2026 Voucher:	0015465	CASTILLO, ROBERTO	Ref000384082	4/16/2026	9829 SAN GABRIEL UB REFUND CST #00060693	146.15	146.15
114331	5/12/2026 Voucher:	0015450	CEBALLOS, CARLOS	Ref000384067	4/16/2026	3369 TENAYA AVE UB REFUND CST #00042389	20.13	20.13
114332	5/12/2026 Voucher:	0015469	CEBREROS, BLANCA	Ref000384086	4/16/2026	10426 MALLISON UB REFUND CST #00065445	179.16	179.16
114333	5/12/2026 Voucher:	0012980	CHARTER COMMUNICATIONS	1884266010314	3/14/2026	03/20/26-04/19/26 SUBLEASE 2 ACCT# 18842	135.00	
				1083084010401	4/1/2026	APRIL 2026 NETWORK SERVICES (ACCT # 1083	900.85	
				1884265010401	4/1/2026	APRIL 2026 SCADA INTERNET	161.26	1,197.11
114334	5/12/2026 Voucher:	0015476	CHURCH OF JESUS CHRIST LDS	Ref000384093	4/16/2026	10325 SAN JUAN UB REFUND CST #00065336	204.28	204.28
114335	5/12/2026 Voucher:	00004302	CINTAS UNIFORM SERVICES	4265253531	4/7/2026	SHOP TOWEL CLEANING SERVICE AND SUPPLIES	72.67	72.67
114336	5/12/2026 Voucher:	0013515	CITY TIRES	50863	4/15/2026	TIRES FOR PARKS MOWERS	498.32	498.32
114337	5/12/2026 Voucher:	0014642	CMR: ESQUIVEL, CYNTHIA	04/09/2026	4/9/2026	04/09/2026 - PARKS COMMISSION MEETING	75.00	75.00
114338	5/12/2026 Voucher:	00004154	CMR: FLORES II, ALAN D.	04/09/2026	4/9/2026	04/09/2026 - PARKS COMMISSION MEETING	75.00	75.00
114339	5/12/2026 Voucher:	0013812	CMR: PELAYO, EDGAR	04/09/2026	4/9/2026	04/09/2026 - PARKS COMMISSION MEETING	75.00	75.00
114340	5/12/2026 Voucher:	0012949	CMR: RUIZ, LIZETTE	04/09/2026	4/9/2026	04/09/2026 - PARKS COMMISSION MEETING	75.00	75.00
114341	5/12/2026 Voucher:	0011922	CONCENTRA MEDICAL CENTERS	95025906	4/8/2026	MEDICAL SERVICES FOR NEW EMPLOYEES, WORK	492.00	492.00
114342	5/12/2026 Voucher:	0015342	CORODATA SHREDDING INC.	DN 1571344	3/31/2026	MARCH 2026 SHREDDING SERVICES	54.00	
				DN 1571345	3/25/2026	THRU 03/31/26 - ON-SITE SHREDDING SERVIC	122.00	176.00
114343	5/12/2026 Voucher:	00005110	COUNTY OF L.A. DEPT OF PW	RE-PW 260309	3/9/2026	FEB 2026 TRAFFIC SIGNAL & STREET LIGHT	1,590.14	1,590.14
114344	5/12/2026 Voucher:	0006251	CROWN TROPHY	18461	4/10/2026	TROPHYS	282.84	282.84

114345	5/12/2026 Voucher:	00001423	DAILY JOURNAL CORPORATION	B4030115	4/9/2026	04/09/26 - PUBLIC NOTICE ORDINANCE NO.2	125.00	
				B4034923	4/23/2026	PROOF OF PUBLICATION-CA CODE OF REGULATI	230.00	
				B4036068	4/23/2026	PROOF OF PUBLICATION-CONDITIONAL USE PER	320.00	
				B4036140	4/23/2026	PROOF OF PUBLICATION ORDINANCE NO.2026-0	110.00	
				B4036146	4/23/2026	PROOD OF PUBLICATION ORDINANCE NO.	110.00	
				B4036171	4/23/2026	PROOF OF PUBLICATION TORRANCE PIPELINE C	175.00	1,070.00
114346	5/12/2026 Voucher:	00000314	DAPEER ROSENBLIT & LITVAK LLP	25589	2/28/2026	THRU 02/28/26- SPECIALIZED LEGAL SERVICE	144.20	144.20
114347	5/12/2026 Voucher:	0012407	DAVIS FARR LLP	4540	4/20/2026	FY 24-25 AUDIT	9,855.00	9,855.00
114348	5/12/2026 Voucher:	00004178	DEPARTMENT OF FISH AND GAME	737-WTR	4/6/2026	THRU 04/6/26 - FIRESTONE BRIDGE PIPELINE	6,867.25	6,867.25
114349	5/12/2026 Voucher:	00000696	DEPT OF CONSERVATION DIVISION	LEDGER#100-4	4/17/2026	JAN-MARCH 2026 STRONG MOTION INSTRUMENTA	1,287.16	1,287.16
114350	5/12/2026 Voucher:	0015477	EMP: GRAY, JAY	GRAY-04/27/26	4/27/2026	TRAVEL MILEAGE 4/16/26 CALED CONFERENCE	160.95	160.95
114351	5/12/2026 Voucher:	0012358	EO: GLAZE, YODIT	300005843	4/20/2026	JULY 26- JUNE 27 CMCA MEMBER	300.00	300.00
114352	5/12/2026 Voucher:	0013810	EXECUTIVE MANAGEMENT, SECURITY INC	26-014	1/6/2026	SECURITY SERVICES FOR CITY PARKS	4,764.38	4,764.38
114353	5/12/2026 Voucher:	0010558	FACTORY MOTOR PARTS COMPANY	12-W26128		CREDIT: INV# 12-W25900 03/10/26	-19.85	
				12-W26476	4/16/2026	FACTORY AUTO PARTS	187.18	167.33
114354	5/12/2026 Voucher:	00000619	FALCON FUELS, INC.	94393	4/13/2026	REGULAR UNLD 10% ETH -4900 SOUTHEREN AVE	6,497.97	
				94171	4/7/2026	REGULAR UNLD 10% ETH -4244 SANTA ANA ST	15,073.46	
				94207	4/7/2026	RD 99 CLEAR DSL - 4244 SANTA ANA ST ACC	5,452.27	27,023.70
114355	5/12/2026 Voucher:	0013187	FAST 5 SOUTH GATE 9, LLC	01176	3/31/2026	MARCH 2026 CAR WASH FOR POLICE DEPT.	616.00	616.00
114356	5/12/2026 Voucher:	0013912	FAST DEER BUS CHARTER, INC.	4933	4/1/2026	BUS RENTALS FOR DEPARTMENT EXCURSIONS	2,127.50	
				5030	4/9/2026	BUS RENTALS FOR DEPARTMENT EXCURSIONS	2,760.00	
				5053	4/10/2026	BUS RENTALS FOR DEPARTMENT EXCURSIONS	1,380.00	
				4181	3/13/2026	BUS RENTALS FOR DEPARTMENT EXCURSIONS	2,300.00	
				5276	4/17/2026	BUS RENTALS FOR DEPARTMENT EXCURSIONS	1,840.00	10,407.50
114357	5/12/2026 Voucher:	00002026	FEDERAL EXPRESS CORPORATION	9-241-27597	4/3/2026	FEDEX GROUND SERVICE	268.51	268.51
114358	5/12/2026 Voucher:	0005869	FERGUSON WATERWORKS	0073836	4/22/2026	CHECK VALVES FOR HYDRANTS	8,279.67	
				0072951	4/2/2026	RESTOCK FIRE HYDRANTS	11,722.89	
				0072949	3/23/2026	WATER WORK MATERIAL	411.99	
				0071591-1	3/24/2026	WATER WORK MATERIAL	389.29	20,803.84
114359	5/12/2026 Voucher:	00003770	FLEMING ENVIRONMENTAL INC.	23997	4/6/2026	03/31/2026 - UNDERGROUND STORAGE TANK MA	580.00	580.00
114360	5/12/2026 Voucher:	0015453	GALLEGOS, JOSE	Ref000384070	4/16/2026	8986 MAY CT UB REFUND CST #00049677	40.00	40.00
114361	5/12/2026 Voucher:	0014716	GANDDINI GROUP, INC	19878-2	3/4/2026	DEVELOPMENT OF THE TRAFFIC IMPACT	25,874.00	25,874.00
114362	5/12/2026 Voucher:	0010016	GLOBAL PARATRANSIT INC.	112526-08	3/9/2026	TRANSIT SERVICES FOR FIXED ROUTE	51,102.02	
				112526-09	4/9/2026	MARCH 2026 TRANSIT SERVICES FOR FIXED RO	55,788.02	106,890.04
114363	5/12/2026 Voucher:	0008789	GONZALEZ, VIOLETA ORQUIDIA	JAN-26	1/30/2026	JAN 2026 - CONTRACTED THERAPIST CASE MAN	2,400.00	
				FEB-26	2/27/2026	FEB 2026 - CONTRACTED THERAPIST CASE MAN	2,200.00	4,600.00
114364	5/12/2026 Voucher:	00000534	GRANDE VISTA STEEL	7744	1/12/2026	REPAIR FENCES	320.45	
				173548	10/16/2025	70517 FLAT BAR, HOT-ROLLED STEEL,	974.60	1,295.05
114365	5/12/2026 Voucher:	0013348	HARPER & ASSOCIATES, ENGINEERING, INC.	ENG-9449	3/31/2026	THRU 03/31/26 - DESIGN SERVICES FOR THE	5,854.00	5,854.00
114366	5/12/2026 Voucher:	00002529	HINDERLITER DE LLAMAS & ASSOCI	SIN060945	3/28/2026	JAN - MARCH 2026 TAX QTR MARCH 03/2025 -	1,744.46	
				SIN061096	3/28/2026	03/2025 QUARTER - SALES TAX CONTRACT & A	548.99	2,293.45
114367	5/12/2026 Voucher:	00000268	HOME DEPOT CREDIT SERVICES	5364133	4/21/2026	MISC SUPPLIES	89.44	
				6372887	4/20/2026	MISC SUPPLIES	1,085.31	
				0352360	4/16/2026	MISC SUPPLIES	50.23	
				6372888	4/20/2026	MISC SUPPLIES	136.19	

				352356	4/16/2026	MISC SUPPLIES	218.05	
				4022483	4/22/2026	MISC SUPPLIES	99.91	
				3033361	4/23/2026	MISC SUPPLIES	158.24	
				4372448	2/11/2026	GENERAL MAINTENANCE - MISC SUPPLIES	90.49	
				3342151	2/12/2026	GENERAL MAINTENANCE - MISC SUPPLIES	214.24	
				364112	4/16/2026	MISC SUPPLIES	78.65	
				364113	4/16/2026	MISC SUPPLIES	273.73	
				7352279	4/9/2026	MISC SUPPLIES	38.31	
				1352350	4/15/2026	MISC SUPPLIES	249.06	
				0364113	4/16/2026	MISC SUPPLIES	273.73	
				0364112	4/16/2026	MISC SUPPLIES	78.65	
				5372635	3/12/2026	GENERAL MAINTENANCE - MISC SUPPLIES	58.69	
				1352338	4/15/2026	MISC SUPPLIES	55.16	
				9044768	4/7/2026	MISC SUPPLIES	10.88	
				7352286	4/9/2026	MISC SUPPLIES	30.23	
				8342220	3/9/2026	GENERAL MAINTENANCE - MISC SUPPLIES	82.78	
				4351805	3/3/2026	GENERAL MAINTENANCE - MISC SUPPLIES	152.17	
				8372691	3/19/2026	GENERAL MAINTENANCE - MISC SUPPLIES	25.90	
				3352078	3/24/2026	GENERAL MAINTENANCE - MISC SUPPLIES	53.68	
				6760372678	3/17/2026	GENERAL MAINTENANCE - MISC SUPPLIES	156.37	
				3372727	3/24/2026	GENERAL MAINTENANCE - MISC SUPPLIES	157.77	
				0352356	4/16/2026	MISC SUPPLIES	218.05	
				2904899	4/14/2026	STREET SUPPLIES	1,286.58	
				0370532	4/16/2026	STREET SUPPLIES	198.81	
				2372583	3/5/2026	GENERAL MAINTENANCE - MISC SUPPLIES	96.96	
				3364028	3/24/2026	GENERAL MAINTENANCE - MISC SUPPLIES	147.66	
				4372718	3/23/2026	GENERAL MAINTENANCE - MISC SUPPLIES	44.94	
				4372717	3/23/2026	GENERAL MAINTENANCE - MISC SUPPLIES	33.11	
				8372470	2/17/2026	GENERAL MAINTENANCE - MISC SUPPLIES	21.92	
				1031558	3/16/2026	GENERAL MAINTENANCE - MISC SUPPLIES	54.75	
				1010788	3/26/2026	WATER DEPARTMENT SUPPLIES	529.79	
				1524016	3/26/2026	WATER DEPARTMENT SUPPLIES	109.22	6,659.65
114368	5/12/2026 Voucher:	00000647	HONEYWELL INTERNATIONAL INC.	5272601522	4/1/2026	HVAC EQUIPMENT MNTC MONITORING & REPAIR	12,040.07	12,040.07
114369	5/12/2026 Voucher:	0014797	HUBBELL LENOIR CITY	446634085	4/10/2026	RESTOCK WATER METER BOXES/LIDS	16,851.14	16,851.14
114370	5/12/2026 Voucher:	0006153	HUMAN SERVICES ASSOCIATION	JAN01312026	2/10/2026	01/01/26- 01/30/26 - PROVIDE CONGREGATE	1,519.41	
				FEB01282026	3/10/2026	02/02/26 - 02/27/26 - PROVIDE CONGREGATE	1,519.42	
				MARCH131202	4/10/2026	03/02/26 - 03/31/26 - PROVIDE CONGREGATE	1,519.42	4,558.25
114371	5/12/2026 Voucher:	0015461	HURTADO, DIEGO	Ref000384078	4/16/2026	8700 LONG BEACH UB REFUND CST #00065920	115.13	115.13
114372	5/12/2026 Voucher:	00000681	INDUSTRIAL MAINTENANCE SRV LLC	18026	4/14/2026	REPAIR TO BACKUP GENERATORS/GAS ENGINES	1,137.00	1,137.00
114373	5/12/2026 Voucher:	0014813	INTERINDUSTRY SOLUTIONS, TRAFFIC INC.	550	4/2/2026	TRAFFIC SAFETY MARKERS AND EPOXY	1,802.12	
				549	4/2/2026	SIGNS FOR STREET TRUCK	128.47	1,930.59
114374	5/12/2026 Voucher:	0008222	JCL TRAFFIC SERVICES	133729	4/7/2026	BARRICADES,TRAFFIC PRODUCTS AND SIGNS FO	48.62	48.62
114375	5/12/2026 Voucher:	0011585	JOHNSON CONTROLS FIRE	25311618	3/24/2026	07/25-06/26 JOHNSOCON FIRE PROTECTION CO	3,306.17	3,306.17
114376	5/12/2026 Voucher:	0012763	KIMLEY-HORN AND ASSOCIATES, IN	35267102	3/31/2026	THRU 03/31/26 - PROFESSIONAL SERVICES- E	31,995.00	31,995.00
114377	5/12/2026 Voucher:	0008150	L.N. CURTIS & SONS	INV1058070	4/13/2026	UNIFORM AND ACCESSORIES	177.60	177.60
114378	5/12/2026 Voucher:	0010392	LANDSCAPE STRUCTURES INC.	INV-176868	3/19/2026	SOUTH GATE PARK: BOOGIE BOARD PARTS/ URB	108.75	108.75
114379	5/12/2026 Voucher:	00004005	LEXIS NEXIS RISK SOLUTIONS	1100285552	3/31/2026	MARCH 2025 AVCC ANNUAL SUBSCRIPTION FEE	1,468.13	
				1030003853	2/26/2026	FEB 2026 DESK OFFICER ONLINE	1,440.00	
				1030004077	3/31/2026	MARCH 2026 DESKOFFICER ONLINE REPORTING	1,440.00	

				1100273103	2/28/2026	FEB 2026 AVCC ANNUAL SUBSCRIPTION FEE	1,468.13	5,816.26
114380	5/12/2026	00000488	LINDE GAS & EQUIPMENT INC.	55635966	3/22/2026	SPECIALTY POOL PARTS	172.53	172.53
	Voucher:							
114381	5/12/2026	0013735	LM INVESTIGATION LLC	2026-0005	4/6/2026	PROFESSIONAL SERVICES FOR BACKGROUND INV	700.00	700.00
	Voucher:							
114382	5/12/2026	0015457	LOPEZ, LILIANA	Ref000384074	4/16/2026	5338 BATAVIA RD UB REFUND CST #00060137	82.52	82.52
	Voucher:							
114383	5/12/2026	0015335	LOPREST DIVISION OF WRT	0426-01	4/15/2026	EQUIP MAINTENANCE - WELL 27 TREATMENT FA	5,789.41	5,789.41
	Voucher:							
114384	5/12/2026	0015467	MARTINEZ, ISRAEL	Ref000384084	4/16/2026	3006 INDIANA UB REFUND CST #00064791	152.63	152.63
	Voucher:							
114385	5/12/2026	00004060	MCMASTER-CARR SUPPLY CO	62729351	4/6/2026	SPECIAL HARDWARE. NO WORK ON SG PROPERTY	320.23	
	Voucher:			62518554	4/1/2026	SPECIAL HARDWARE. NO WORK ON SG PROPERTY	77.06	
				63117391	4/13/2026	SPECIAL HARDWARE. NO WORK ON SG PROPERTY	705.84	1,103.13
114386	5/12/2026	0011575	MERCHANTS BUILDING	961633	3/31/2026	ANNUAL CUSTODIAL & MNTC SERVICES FOR CIT	26,909.00	26,909.00
	Voucher:							
114387	5/12/2026	0014880	MIA RECIO	MRSPRING426	4/16/2026	ART CLASSES FOR YOUTH AND ADULTS	261.80	261.80
	Voucher:							
114388	5/12/2026	00000447	MISC - BLDG PERMITS	254849-CERVA	4/20/2026	REFUND REQUEST PERMIT #0230003385	13,033.15	13,033.15
	Voucher:							
114389	5/12/2026	00000447	MISC - BLDG PERMITS	255060-MIGST/	4/20/2026	WWRP REFUND REQUEST PERMIT #0240003024	6,770.30	6,770.30
	Voucher:							
114390	5/12/2026	00000447	MISC - BLDG PERMITS	255331-OCHOA	4/20/2026	WWRP REFUND REQUEST PERMIT # 0240000226	3,585.45	3,585.45
	Voucher:							
114391	5/12/2026	00000447	MISC - BLDG PERMITS	257213-BYRD	4/20/2026	REFUND PROCESS PERMIT OVERCHARGED	556.20	556.20
	Voucher:							
114392	5/12/2026	00000447	MISC - BLDG PERMITS	257203-SW SO	4/20/2026	REFUND REQUESTED PER CONTRACTOR WORK N(	385.60	385.60
	Voucher:							
114393	5/12/2026	00000447	MISC - BLDG PERMITS	257872-MUNOZ	4/20/2026	REFUND PROCESS PERMIT NOT REQUIRED	259.44	259.44
	Voucher:							
114394	5/12/2026	00000447	MISC - BLDG PERMITS	258154-aguilar	4/20/2026	REFUND PROCESS PERMIT OVERCHARGE	101.40	101.40
	Voucher:							
114395	5/12/2026	00000447	MISC - BLDG PERMITS	258083-MONTA	4/20/2026	REFUND PROCESS PERMIT OVERCHARGED	70.28	70.28
	Voucher:							
114396	5/12/2026	00000447	MISC - BLDG PERMITS	257673-FUTUR	4/20/2026	REFUND REQUESTED PER CONTRACTOR WORK	56.90	56.90
	Voucher:							
114397	5/12/2026	00000447	MISC - BLDG PERMITS	257846-REYES	4/20/2026	REFUND PROCESS PERMIT OVERCHARGE	49.00	49.00
	Voucher:							
114398	5/12/2026	00000170	MISC - PKS & REC REFUND	98730179- SG I	4/20/2026	REFUND OF DEPOSIT (AFTER EVENT)	341.00	341.00
	Voucher:							
114399	5/12/2026	00000170	MISC - PKS & REC REFUND	99579886- GOL	4/20/2026	REFUND OF DEPOSIT (AFTER EVENT)	341.00	341.00
	Voucher:							
114400	5/12/2026	0015462	NAVARRO, ISIDRO	Ref000384079	4/16/2026	10255 CALIFORNIA UB REFUND CST #00057058	124.68	124.68
	Voucher:							
114401	5/12/2026	0005289	NOBEL SYSTEMS, INC.	16362	3/31/2026	APRIL 2026-MARCH 2027 BACKFLOW AND HAZAR	10,000.00	10,000.00
	Voucher:							
114402	5/12/2026	0011139	NORM REEVES FORD SUPERSTORE	352562	3/2/2026	VEHICLE REPAIRS AND PARTS	546.58	
	Voucher:			352225	2/23/2026	VEHICLE REPAIRS AND PARTS	1,700.94	
				352012	2/18/2026	VEHICLE REPAIRS AND PARTS	133.51	2,381.03
114403	5/12/2026	0015452	NUNEZ, LUCIO	Ref000384069	4/16/2026	10124 PESCADERO UB REFUND CST #00052368	29.69	29.69
	Voucher:							
114404	5/12/2026	0010281	NV5, INC.	508841	4/1/2026	THRU 03/28/26 - LOAD MONITORING TEST FOR	7,783.12	7,783.12
	Voucher:							
114405	5/12/2026	0007984	O'REILLY AUTO PARTS	3063-260736		CREDIT: INV# 3063-225382 07/22/25	-44.00	
	Voucher:			3063-247063		CREDIT: INV# 3063-247062 01/13/26	-27.68	
				3063-266192	4/13/2026	AUTO PARTS	21.43	
				3063-265532	4/8/2026	AUTO PARTS	79.71	
				3063-265471	4/8/2026	AUTO PARTS	63.40	

				3063-264616	4/2/2026	AUTO PARTS	12.40	105.26
114406	5/12/2026	0014291	OSCAR'S ELECTRIC, INC.	8830	4/7/2026	WELL 27 MOTOR CONTROL CENTER	23,675.00	23,675.00
	Voucher:							
114407	5/12/2026	00003838	PACIFIC SOUTHWEST REGIONAL, COUNCIL NAHRC	26PSWMD	4/10/2026	2026 PSWRC NAHRO MEMBERSHIP DUES	86.88	86.88
	Voucher:							
114408	5/12/2026	0015468	PALOS, MARIA	Ref000384085	4/16/2026	8419 STATE UB REFUND CST #00062512	176.04	176.04
	Voucher:							
114409	5/12/2026	0015464	PARADA, JOE	Ref000384081	4/16/2026	4927 FIRESTONE UB REFUND CST #00058875	142.33	142.33
	Voucher:							
114410	5/12/2026	0009511	PD:PRADO FAMILY SHOOTING RANGE	7809	4/12/2026	APRIL 8 2026 RANGE RENTAL FEE FOR FIREAR	450.00	450.00
	Voucher:							
114411	5/12/2026	0015473	PENA, ANTHONY	Ref000384090	4/16/2026	10031 SAN ANSELMO UB REFUND CST #0006644	204.28	204.28
	Voucher:							
114412	5/12/2026	00004717	PETTY CASH- GENERAL FUND -	02/12/26-04/07/	4/15/2026	2/12/26-4/7/26 PETTY CASH GENERAL FUND	844.72	844.72
	Voucher:							
114413	5/12/2026	00004713	PETTY CASH- PARKS & REC.DEPT.-	03/11/26-04/09/	4/13/2026	3/11/26 -4/9/26 PETTY CASH PARKS	314.67	314.67
	Voucher:							
114414	5/12/2026	0014116	PG. & J. ENVIRONMENTAL, INC	972863	1/22/2026	2552 KANSAS AVE - ASBESTOS AND LEAD ABAT	350.00	350.00
	Voucher:							
114415	5/12/2026	0013899	PK: ART MADE IZZY	AMISPRING426	4/16/2026	ART CLASSES CONTRACTOR	752.40	752.40
	Voucher:							
114416	5/12/2026	00004271	PK: BETANCOURT, CRYSTAL	CBSPRING426	4/20/2026	SPRING 2026 - TUMBLING , BALLET, BBAY BO	9,708.16	9,708.16
	Voucher:							
114417	5/12/2026	0012870	PK: BIBRIESCA DE ARELLANO, MARIELENA	MBspring0326-'	3/31/2026	MARCH 2026 TONE IT UP	360.00	
	Voucher:			MBspring0326	3/31/2026	MARCH 2026 STEP AREOBICS	360.00	720.00
114418	5/12/2026	00003358	PK: COX, LINDSAY	MISSSG2025	4/9/2026	2025 MISS SOUTH GATE PAGEANT SCHOLARSHIP	4,300.00	4,300.00
	Voucher:							
114419	5/12/2026	00001643	PK: DIAZ, VANESSA	VDSPRING426	4/20/2026	SPRING 2026 (BABY MEXICAN FOLK & BABY BA	1,430.22	1,430.22
	Voucher:							
114420	5/12/2026	00003708	PK: LASTRA, MARY	MLSPRING426	4/20/2026	SPRING 2026 (MEXICAN FOLK DANCE FOR YOU	3,423.86	3,423.86
	Voucher:							
114421	5/12/2026	0013766	PK: LOPEZ, ASHLEY	ALSPRING426	4/20/2026	SPRING 2026 (CHEERLEADING)	1,343.54	1,343.54
	Voucher:							
114422	5/12/2026	0009212	PK: RAMOS, GUNTHER H. ALCERRO	GRSPRING426	4/20/2026	SPRING 2026 (DOG OBEDIENCE)	606.76	606.76
	Voucher:							
114423	5/12/2026	0011335	PK: SALAZAR, ALICIA C	ASSPRING426	4/16/2026	ART INSTRUCTION FOR ADULTS	841.50	841.50
	Voucher:							
114424	5/12/2026	00003721	PLUMBERS DEPOT INC.	PD-61069	4/14/2026	GAPVAX REPAIR AND PARTS	1,217.10	1,217.10
	Voucher:							
114425	5/12/2026	0005405	POLLARDWATER.COM	0308923	4/7/2026	HAND TOOL	312.31	
	Voucher:			0309423	4/14/2026	SHUTOFF TOOL	413.86	
				0307800	4/3/2026	SEAL CHECK 6 IN	1,086.23	
				0308840	4/6/2026	SHUTOFF TOOL	724.02	2,536.42
114426	5/12/2026	0009041	PRES TECH EQUIPMENT COMPANY	INV-001534	4/14/2026	MATERIAL,PARTS AND SERVICING OF VALVE TR	808.13	
	Voucher:			INV-001520	4/9/2026	VALVE TRUCK BED EQUIP INSTALLATION	219,788.91	
				INV-001533	4/14/2026	MATERIAL,PARTS AND SERVICING OF VALVE TR	701.45	
				INV-001523	4/10/2026	MATERIAL,PARTS AND SERVICING OF VALVE TR	1,703.36	223,001.85
114427	5/12/2026	0015459	PRO X MOTORS	Ref000384076	4/16/2026	3100 FIRESTONE UB REFUND CST #00065575	89.01	89.01
	Voucher:							
114428	5/12/2026	0006933	PSYCHOLOGICAL CONSULTING ASSOC	902637	3/11/2026	03/11/26 & 03/18/26- 60 MINUTES SESSION	578.00	
	Voucher:			902636	3/26/2026	03/07/26 - 60 MINUTES SESSION INDIVIDUAL	404.00	982.00
114429	5/12/2026	0015401	QUIEL SCHOOL SIGNS	1	4/10/2026	THRU 03/31/26- SOUTH GATE PARK SWIM STAD	33,036.25	33,036.25
	Voucher:							
114430	5/12/2026	00000416	RAPID-O-PRINT	35841	4/15/2026	PRINTING SERVICES	287.95	
	Voucher:			35805	4/20/2026	BUILDING INSPECTION CARDS	1,439.75	1,727.70
114431	5/12/2026	0013627	RED WING BRANDS OF AMERICA INC	202604101096(	4/16/2026	SAFETY FOOTWEAR PROVIDER FOR SHOE VOUCHI	250.00	250.00
	Voucher:							
114432	5/12/2026	00003963	RESOURCE BUILDING MATERIALS	4159216	2/24/2026	SAND AND OTHER SPECIALTY CONCRETE ITEMS	927.81	927.81

	Voucher:							
114433	5/12/2026	0015454	RODRIGUEZ, CARLOS	Ref000384071	4/16/2026	8953-B CYPRESS UB REFUND CST #00062807	40.17	40.17
	Voucher:							
114434	5/12/2026	0015451	ROMERO, MARIA EDUVIGES	Ref000384068	4/16/2026	5194 DUNCAN UB REFUND CST #00061485	27.21	27.21
	Voucher:							
114435	5/12/2026	0012665	RS SCREEN PRINTING &EMBROIDERY, REVIATION	SPORTSCAMP	3/25/2026	STAFF UNIFORMS/ADULT SPORTS & FITNESS SH	686.86	686.86
	Voucher:							
114436	5/12/2026	0007637	RSG, INC	15095	2/28/2026	FEB 2026 GENERAL ON-CALL SERVICES FOR TH	998.75	
	Voucher:			15096	2/28/2026	FEB 2026 GENERAL ON-CALL SERVICES FOR TH	293.75	
				15097	2/28/2026	FEB 2026 GENERAL ON-CALL SERVICES FOR TH	411.25	
				15357	3/31/2026	MAR 2026 GENERAL ON-CALL SERVICES FOR TH	3,016.25	
				15358	3/31/2026	MAR 2026 GENERAL ON-CALL SERVICES FOR TH	293.75	
				15359	3/31/2026	MAR 2026 GENERAL ON-CALL SERVICES FOR TH	587.50	5,601.25
114437	5/12/2026	00004821	S & J SUPPLY COMPANY, INC.	S100268201.00	3/25/2026	MISC HARDWARE	496.16	
	Voucher:			S100268669.00	4/1/2026	MISC HARDWARE	1,931.40	2,427.56
114438	5/12/2026	0008369	SAFETY-KLEEN SYSTEM, INC	99634255	3/28/2026	CLEANING SERVICE OF EQUIPMENT & PARTS	1,846.51	1,846.51
	Voucher:							
114439	5/12/2026	0015455	SALAZAR, GIOMARA	Ref000384072	4/16/2026	8160 A SAN GABRIEL UB REFUND CST #000658	63.22	63.22
	Voucher:							
114440	5/12/2026	00000322	SAM'S CLUB	001205-2026	3/3/2026	MISC SUPPLIES	205.31	
	Voucher:			002473	4/13/2026	MISC SUPPLIES	103.54	
				002471	4/13/2026	MISC SUPPLIES	172.01	
				000745	3/24/2026	MISC SUPPLIES	227.62	
				001609	3/25/2026	MISC SUPPLIES	53.38	
				1317	4/16/2026	PWYD- FOOD, SNACK'S, DRINKS CITY EVENTS	69.57	
				1838	4/15/2026	PWYD- FOOD, SNACK'S, DRINKS CITY EVENTS	287.04	
				06626 092	4/21/2026	MISC SUPPLIES	82.84	1,201.31
114441	5/12/2026	0015472	SAUCEDO, GLORIA	Ref000384089	4/16/2026	8300 LONG BEACH UB REFUND CST #00062800	204.28	204.28
	Voucher:							
114442	5/12/2026	00004829	SCMAF	041426SGATE-	4/14/2026	TOURNAMENT AND TEAM REGISTRATION	2,190.75	2,190.75
	Voucher:							
114443	5/12/2026	0010623	SECTRAN SECURITY INC.	26032331	3/31/2026	MARCH 2026 - CHANGE OF ORDER SERVICE COS	27.07	
	Voucher:			26040629	4/14/2026	APRIL 2026 - SECTRAN - ARMORED TRUCK SER	633.09	660.16
114444	5/12/2026	0012098	SO CAL COMPTON PIPE SUPPLY CO	2462	3/5/2026	LINE PIPE & SERVICES LINE PARTS FOR EMER	706.03	
	Voucher:			2475	3/24/2026	LINE PIPE & SERVICES LINE PARTS FOR EMER	1,324.85	
				2476	3/25/2026	LINE PIPE & SERVICES LINE PARTS FOR EMER	460.76	
				2460	3/4/2026	LINE PIPE & SERVICES LINE PARTS FOR EMER	-118.99	
				2466	3/11/2026	RESTOCK FIRE HYDRANT CHECK VALVE	2,191.73	4,802.36
114445	5/12/2026	0013837	SOFIVE, INC.	SSCSpring0426	4/6/2026	WEDNESDAY & THURDAY SPRING 2026 SOCCER F	3,504.60	3,504.60
	Voucher:							
114446	5/12/2026	0011327	SOUTHSTAR ENGINEERING &	811	2/28/2026	ON-CALL TECHNICAL ADVISORY SUPPORT	1,400.00	1,400.00
	Voucher:							
114447	5/12/2026	0008771	STETSON ENGINEERS INC.	2948-23-004	4/3/2026	2025 URBAN WATER MANAGEMENT PLAN	1,798.00	1,798.00
	Voucher:							
114448	5/12/2026	0013656	SUPERIOR VISION INSURANCE, INC	949859	4/5/2026	APRIL 2026: ADJ FOR ACTIVE MISC EE	95.27	
	Voucher:			949859-MARCH	2/5/2026	MARCH 2026: ADJ FOR ACTIVE MISC EE	44.03	
				945875	4/27/2026	FEB 2026: ADJ FOR ACTIVE SWORN EE	-62.06	77.24
114449	5/12/2026	0012517	T.Y. LIN INTERNATIONAL	30102601085-R	3/18/2026	DECEMBER 2025 - CITYWIDE RESIDENTIAL RES	25,282.26	
	Voucher:			30102512517-R	3/18/2026	NOVEMBER 2025 - CITYWIDE RESIDENTIAL RE	17,625.62	42,907.88
114450	5/12/2026	0009039	TETRA TECH	52573507	4/13/2026	DESIGN SERVICES FOR PFAS SYSTEM	56,767.00	56,767.00
	Voucher:							
114451	5/12/2026	0012474	THE HOME DEPOT DEPOT PRO	9247886836	4/9/2026	INVENTORY PO/ SAFETY SUPPLIES	528.66	528.66
	Voucher:							
114452	5/12/2026	0012020	TRIPEPI, SMITH AND ASSOCIATES	15983	11/15/2025	WEB HOSTING SERVICES TRASH SB 1383	610.00	610.00
	Voucher:							
114453	5/12/2026	00004657	TYLER TECHNOLOGIES	045-5580874	3/31/2026	EDEN - ADD T&C TO PO FORM	1,125.00	1,125.00
	Voucher:							
114454	5/12/2026	00000493	U.S. BANK	8124589	3/25/2026	03/01/26-02/28/27 2005 PENSION OBLGTN AD	3,795.00	3,795.00

	Voucher:							
114455	5/12/2026	0008005	U.S. BANK-PARS ACCT#6746022500	MAY 2026-MOS	3/23/2026	MAY 2026 - M. MOSTAKHAMI: PARS - EXCESS	680.00	
	Voucher:			MAY 2026-LOU	3/23/2026	MAY 2026: KEN LOUIE: PARS - EXCESS BENEF	550.00	1,230.00
114456	5/12/2026	00004964	UNDERGROUND SERVICE ALERT	320260221	4/1/2026	DIG ALERTS	474.40	
	Voucher:			25-263165	4/1/2026	DIG ALERTS	173.62	648.02
114457	5/12/2026	00002184	UNITED RENTALS (NORTH AMERICA), INC.	259723812-001	3/20/2026	ON-SITE BACKHOE TRAINING	1,225.50	
	Voucher:			260087200-001	3/20/2026	ON-SITE BACKHOE TRAINING	1,225.50	2,451.00
114458	5/12/2026	00003928	US BANK TRUST N.A.	788757000-MA'	5/1/2026	MAY 2026- COSG 2005 PENSION OBLIGATION R	167,767.98	167,767.98
	Voucher:							
114459	5/12/2026	0015460	VISMAR PROPERTIES LLC	Ref000384077	4/16/2026	5201 ANAHURST UB REFUND CST #00066214	106.63	106.63
	Voucher:							
114460	5/12/2026	00002593	WAXIE'S SANITARY SUPPLY	83862092	4/2/2026	JANITORIAL SUPPLIES	239.10	
	Voucher:			83743423	1/21/2026	JANITORIAL SUPPLIES	191.14	430.24
114461	5/12/2026	0010476	WECK LABORATORIES INC	W6D0263	4/3/2026	WATER SAMPLES	145.00	
	Voucher:			W6C1989	3/30/2026	WATER SAMPLES	100.00	
				W6C2213	3/31/2026	WATER SAMPLES	61.00	
				W6C2212	3/31/2026	WATER SAMPLES	1,525.00	
				W6C1867	3/26/2026	WATER SAMPLES	1,525.00	
				W6C1988	3/30/2026	WATER SAMPLES	115.00	
				W6C1868	3/26/2026	WATER SAMPLES	114.00	3,585.00
114462	5/12/2026	00000032	WEST COAST MAILERS	12247	4/9/2026	02/04/26 - 03/04/26 - WA BILLS CYC 5~ 0	2,907.73	
	Voucher:			12248	4/9/2026	01/28/26 - 02/25/26 - WA BILLS CYC 3~ 0	2,742.79	
				12252	4/9/2026	03/01/26 - 03/31/26 - WA BILLS CYC 10	195.68	
				12250	4/9/2026	01/16/26 - 02/17/26 - WA BILLS CYC 1~ 0	3,423.29	
				12251	4/9/2026	02/11/26 - 03/11/26 - WA BILLS CYC 7~ 0	2,519.96	11,789.45
114463	5/12/2026	00000561	WESTERN EXTERMINATOR COMPANY	92762959	4/9/2026	ANNUAL PEST CONTROL SERVICE AGREEMENT FY	235.56	
	Voucher:			92764793	4/16/2026	ANNUAL PEST CONTROL SERVICE AGREEMENT FY	233.96	
				92763353	4/16/2026	ANNUAL PEST CONTROL SERVICE AGREEMENT FY	156.05	
				92763354	4/16/2026	ANNUAL PEST CONTROL SERVICE AGREEMENT FY	45.00	670.57
114464	5/12/2026	00001522	WHITE CAP CONSTRUCTION SUPPLY	50036374874	4/16/2026	INVENTORY PO/ SHOVELS	233.88	
	Voucher:			50036220354	4/8/2026	INVENTORY PO/ SHOVELS	116.94	350.82
114465	5/12/2026	0012301	WHITTIER FERTILIZER COMPANY	437739	4/14/2026	SOIL MIXES,AMENDMENTS & SPECIAL SAND MIX	1,185.03	1,185.03
	Voucher:							
114466	5/12/2026	00001280	WILLDAN	00422661	9/19/2026	8/29/25 SCE PERMIT 9208 ATLANTIC AVE. IN	4,832.00	
	Voucher:			00423744	4/15/2026	THRU 04/03/26 - CONSTRUCTION MANAGEMENT	4,518.75	
				00421280A	1/31/2024	12/30/24 SCE PERMIT 9208 ATLANTIC AVE. I	21,442.00	
				00421808	5/2/2026	9208 ATLANTIC AVE. INSPECTION SERVICES-	10,268.00	
				00423750	4/15/2026	THRU 04/03/26 - SEWER MAIN PROJECT	3,875.00	44,935.75
114467	5/12/2026	0015463	WMUL VENTURES LLC	Ref000384080	4/16/2026	8975 A STATE UB REFUND CST #00066608	137.20	137.20
	Voucher:							
114468	5/12/2026	00000062	ZIEGLER'S HARDWARE& SUPPLY,INC	7061	3/31/2026	MISC HARDWARE	42.06	
	Voucher:			6913-2026	3/4/2026	MISC HARDWARE	23.22	
				6985	3/17/2026	MISC HARDWARE	53.00	
				6931	3/9/2026	MISC HARDWARE	44.29	
				7111	4/9/2026	MISC HARDWARE	49.78	
				7137	4/13/2026	MISC HARDWARE	13.25	
				7141	4/15/2026	MISC HARDWARE	61.98	
				6994	3/18/2026	MISC HARDWARE	66.42	
				6955	3/12/2026	MISC HARDWARE	35.40	
				7012	3/23/2026	MISC HARDWARE	26.54	
				7022	3/24/2026	MISC HARDWARE	43.47	459.41
						Sub total for BANK OF THE WEST:		1,293,023.55

167 checks & 2 wires in this report.

Grand Total All Checks & Wires: 1,293,023.55

WARRANT REGISTER FOR COUNCIL MEETING 05/12/2026

PART V

apChkLst
04/29/2026 1:27:13PM

Final Check List
CITY OF SOUTH GATE

Bank : botw BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3118	4/23/2026	00004836	SEIU LOCAL 721 CTW CLC-2	Ben384043	4/23/2026	SEIU DUES: PAYMENT	2,978.77	2,978.77
	Voucher:							
3119	4/23/2026	00002370	INTERNAL REVENUE SERVI(	Ben384045	4/23/2026	MEDICARE: PAYMENT	174,384.55	174,384.55
	Voucher:							
3120	4/23/2026	00000343	PUBLIC EMPLOYEES RETIRI	Ben384047	4/23/2026	REDEPOSIT/WITHDRAWN CONT	290,371.56	290,371.56
	Voucher:							
3121	4/23/2026	00001186	EMPLOYMENT DEVELOPME	Ben384049	4/23/2026	SDI: PAYMENT	78,678.98	78,678.98
	Voucher:							
3122	4/23/2026	00000004	NATIONWIDE RETIREMENT :	Ben384051	4/23/2026	DEF COMP NATIONWIDE: PAYME	95,944.49	95,944.49
	Voucher:							
3123	4/23/2026	00004996	SEIU-COPE LOCAL 721, LA/C	Ben384053	4/23/2026	SEIU- COPE LOCAL 721 DEDUCT	133.01	133.01
	Voucher:							
3124	4/23/2026	00004988	CHILD SUPPORT ON-LINE, S	Ben384055	4/23/2026	CHILD SUPPORT-ONLINE: PAYMI	340.13	340.13
	Voucher:							

Sub total for BANK OF THE WEST: 642,831.49

7 checks in this report.

Grand Total All Checks: 642,831.49

WARRANT REGISTER SUMMARY
CITY COUNCIL MEETING OF 05/12/2026

TOTAL PART I - PAYROLL- RELATED CHECKS		1,765.36
TOTAL PART II - PREPAID CHECKS 4/22/26		1,566,946.41
TOTAL PART III - PREPAID CHECKS 4/29/26		35,711.99
TOTAL PART IV -ACCOUNTS PAYABLE CHECKS & WIRE TRANSFERS		1,293,023.55
TOTAL PART V -PAYROLL- RELATED WIRE TRANSFERS		642,831.49
	SUB - TOTAL	3,540,278.80
LESS: VOIDS		0.00
LESS: EMPLOYEE PAYROLL DEDUCTIONS		(442,234.34)
	GRAND TOTAL	3,098,044.46

SOUTH GATE CITY COUNCIL
WARRANT APPROVAL AND CANCELLATION

Warrant Number **114294** to Warrant Number **114468** inclusive, plus WireTransfers and EFTs totaling **$3,098,044.46** as listed on the accompanying Accounts Payable Warrant Register of **May 12, 2026** are approved as presented, with the exception of the following voided and replacement warrants:

Voided

Check Number	Vendor	Check Date	Amount	Reason for Void or Replacement
	TOTAL OF VOIDED CHECKS		$ -	
original ck #	**REPLACEMENT CHECKS**			
111983	ELENA CID	10/14/2025	$1,267.70	LOST IN MAIL
	*** TOTAL OF REPLACEMENT CHECKS**		**$1,267.70**	

* Replacement checks reported in previous warrant registers have no impact to the grand total.

5/4/26
ACCOUNTING AND FINANCE MANAGER

5/6/26
DIRECTOR OF ADMINISTRATIVE SERVICES

Pursuant to action of the City Council on May **12,2026** at a regular or adjourned meeting, the City Treasurer was ordered to pay and/or cancel the above warrants, wire transfers & ETFs, as approved.