SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, January 20, 2026 at 6:30 p.m.

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

VIEW MEETING LIVE ONLINE AT:
HTTPS://YOUTUBE.COM/@SOUTHGATECA90280

1. Call To Order

2. Pledge of Allegiance

3. Roll Call

4. City Officials

CHAIRPERSON
Lizette Ruiz

VICE CHAIRPERSON
Daisy Prieto

COMMISSIONERS
Mayra Castaneda
Jimmy Ozaeta
Margarita Valenzuela

5. Report On Posting

I, Javier Barraza, Special Projects Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on January 15, 2026, seventy-two hours prior to the scheduled meeting, as required by law.

6. Meeting Compensation Disclosure

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

7. Consent Calendar

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

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

A. **PLANNING COMMISSION MINUTES FOR DECEMBER 2, 2025**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of December 2, 2025.

Documents:

PC Minutes 12.02.25.pdf

8. Public Hearings

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

A.

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

Staff recommends that the Planning Commission:

1. Find that in accordance with CEQA, this project qualifies for a categorical exemption under CEQA Guidelines Section 15303 (Class 3), “New Construction or Conversion of Small Structures,” and is thereby exempt from CEQA in that the proposed restaurant is less than 2,500 square feet and located in an urbanized area.
2. Adopt Resolution No. 2026-01, included as Attachment 1, approving PL No. 25-0058 and CUP No. 25-01, and recommending to the City Council approval of ZC No. 25-01 and GPA No. 25-01 for the development of a site located at 4816 and 4820 Firestone Boulevard, and 8915 Vossler Avenue.

Documents:

AB_4816-4820_Firestone_Blvd_PL 25-0058_CUP 25-01_PC_012026.pdf
1_PC Reso No. 2026-01_4816-4820_Firestone_Blvd_012026.pdf
2_CEQA_Class3_4816_Firestone_Blvd.pdf
3a_Letter_Project_Description_073025.pdf
3b_SupplementalForm_CUP.pdf
3c_SupplementalForm_ZC_GPA.pdf
3d_Environmental_information_form.pdf
3e_Bus_routes.pdf
3f_Letter_traffic_no_attachments_090325.pdf
4_ALTA_Survey.pdf
5_Plans_073125.pdf

6_ZC_GPA_Map.pdf

9. Open Session Items

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

10. Comments

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

A. AUDIENCE COMMENTS

B. CITY STAFF COMMENTS

C. PLANNING COMMISSION COMMENTS

11. Adjournment

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

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

Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filling the request with the City Clerk prior to 5:00 p.m. on Thursday, February 5, 2026.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 8650 California Ave., South Gate, CA 90280. For more information, call (323) 563-9565 or visit the City's website at www.cityofsouthgate.org.

ACTION MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, DECEMBER 2, 2025

1. CALL TO ORDER – 6:30 p.m.

The Planning Commission of the City of South Gate met in-person on December 2, 2025, at 6:30 p.m., Chair Ruiz presiding.

2. PLEDGE OF ALLEGIANCE

Commissioner Castaneda led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present:	Chairperson Lizette Ruiz
	Vice Chairperson Daisy Prieto
	Commissioner Jimmy Ozaeta
	Commissioner Mayra Castaneda
	Commissioner Margarita Valenzuela

4. CITY OFFICIALS

Staff Present:	Rob Houston, City Manager
	Gabriel Perez, Community Development Director
	Luis Frausto, Director of Administrative Services
	John F. Signo, AICP, Planning Manager
	Craig Hardwick, Assistant City Attorney
	Javier Barraza, Special Projects Coordinator

5. REPORT ON POSTING

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

6. MEETING COMPENSATION DISCLOSURE

Special Projects Coordinator Barraza disclosed the Commissioners' compensation.

7. CONSENT CALENDAR

A. PLANNING COMMISSION MINUTES FOR NOVEMBER 18, 2025

The Planning Commission considered approval of the minutes for the Regular Planning Commission meeting of November 18, 2025.

Action: Approved 5-0.
Motion by Commissioner Valenzuela to approve the minutes for December 2, 2025, with a change by Commissioner Ozaeta to Item 10.C.
Seconded by Commissioner Casteneda.

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

8. PUBLIC HEARING

None.

9. OPEN SESSION ITEMS

A. CITY'S BUDGET AND FISCAL FUTURE

City Manager Houston and Director Frausto gave a presentation on the City's budget and fiscal future, which is based on one made to the City Council on November 11, 2025.

1. PUBLIC COMMENTS / QUESTIONS
   - Mario Dominguez, Jr., commented and asked questions and City Manager Houston responded.
   - Edgar Pelayo made comments and suggestions on the city budget.
   - Ruben made comments about some employees' field work that he witnessed and asked that they be better supervised to save money. City Manager Houston responded.

2. PLANNING COMMISSION COMMENTS / QUESTIONS
   - Vice-Chair Prieto, Commissioner Valenzuela, Commissioner Ozaeta, and Chairperson Ruiz commented and asked questions. City Manager Houston and Director Frausto responded.

3. STAFF COMMENTS / QUESTIONS
   - City Manager Houton thanked the Planning Commission and the public for participating. He offered to meet with the public either individually or in groups if they would like to discuss further.

Action: Approved 5-0.
Motion by Vice-Chairperson to Receive and File.
Seconded by Commissioner Ozaeta.

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

10. COMMENTS

A. Public Comments:

- Mario Dominguez, Jr.

B. City Staff Comments:

- Planning Manager Signo informed the Planning Commission about the Planning Commission Academy available next year. He informed the Commission about going dark for the next couple of meetings, with the next meeting expected to be on January 20, 2026. He wished the Commission Happy Holidays.
- Director Perez gave an update about recurring items on razor wire and electrified fences. He wished everyone Happy Holidays.

C. Planning Commission Comments:

- Commissioner Ozaeta asked about requirements for electric fencing and razor wire. Director Perez responded.
- Chairperson Ruiz asked about project updates and the Planning website. She asked about projects at the JB Hunt property and Engle property. Director Perez responded.
- Commissioner Ozaeta asked if an upcoming meeting can be used as an informational session.

11. ADJOURNMENT

The meeting was adjourned at 9:38 p.m.

Respectfully submitted by:

_____
John F. Signo, AICP, Planning Manager

_____
Lizette Ruiz, Chairperson

City of South Gate
PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: ***January 20, 2026***

Planning Manager: _____ ***CD Director***: _____
John F. Signo, AICP *Gabriel Perez*

SUBJECT:
Site Plan and Design Review (PL No. 25-0058), Conditional Use Permit (CUP No. 25-01), Zone Change (ZC No. 25-01), and General Plan Amendment (GPA No. 25-01)

PROJECT LOCATION/REQUEST:
Project Location: 4816 and 4820 Firestone Boulevard, and 8915 Vossler Avenue

- Assessor's Parcel Numbers: 6222-011-015, 6222-011-037, 6222-011-017
- Property Owner: David Ghermezian, 4816 Firestone, LLC
- Agent/Representative: Pedram Shokati, Shokati Architects
- Zoning (current): Urban Neighborhood (UN) and Neighborhood Low (NL)
- General Plan (current): Medium Density Residential (9-16 dwelling units/acre)
- Total Project Area (based on County Assessor): 18,202 square feet (SF) or 0.42 acre (AC)
    - 4816 Firestone Blvd.: 4,400 SF
    - 4820 Firestone Blvd.: 6,110 SF
    - 8915 Vossler Ave.: 7,692 SF

Request: The applicant requests the development of a general quick service restaurant (QSR) with a drive-through and walk-up window on three lots. An existing 3,680-square-foot (SF) vacant restaurant building on the northwestern lot will be demolished. The proposed project includes the following:

- New 1,700 SF restaurant building with a drive-through lane and a walk-up window located on the northern two lots (4816 and 4820 Firestone Boulevard)
    - Indoor dining will not be provided
- New 220 SF covered patio for outdoor seating
- Drive-through lane: 10 cars
    - Length: 170 linear feet from the entrance to the pick-up window
- Parking Spaces: 14 spaces
    - 11 spaces at 8915 Vossler Avenue
        - Includes one ADA and one electric vehicle (EV) charging station
    - Three spaces at 4816 Firestone Avenue
- Trash enclosure for waste, recycling, and compost
- Existing pylon sign to be refaced
- Landscaping and other improvements

Required Permits

- Site Plan and Design Review (PL No. 25-0058) for development of a site greater than 15,000 SF where two or more parcels are proposed to be consolidated for development.
- Conditional Use Permit (CUP No. 25-01) for a drive-through restaurant subject to South Gate Municipal Code (SGMC) Sections 11.40.220 and 11.22.090(D).
- Zone Change (ZC No. 25-01) to change the zone from NL to UN and remove the Corridor Transition Overlay for the property at 8915 Vossler Avenue.
- General Plan Amendment (GPA No. 25-01) to change the land use designation from Medium Density Residential to Commercial for the property at 8915 Vossler Avenue.

RECOMMENDATION:

Staff recommends that the Planning Commission:

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

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

PROJECT DESCRIPTION:

The project site has a vacant 3,680 SF restaurant building on the northwestern lot. The northeastern and southern lots are developed as parking lots. The proposed project is for a speculative restaurant pad in which the applicant is actively seeking a tenant. The proposed restaurant does not include indoor dining, but will provide a drive-through lane and a walk-up window. The drive-through lane can accommodate nine cars with a length of more than 170 feet of queuing from the entrance to the pick-up window. The applicant intends to keep and reface the existing pole sign along Firestone Boulevard.

There is a 15-foot-wide public alley between the two northern properties along Firestone Boulevard and the southern property at 8915 Vossler Avenue. The alley will continue to be maintained by the City. It allows access to the southern parking lot and to the restaurant's drive-through lane.

Landscaping will be provided throughout the project site, including along the streets and in the parking lot. A trash enclosure is proposed on the east side of the southern lot next to the handicap parking space. An electric vehicle parking space is proposed in the southeastern corner.

ENVIRONMENTAL ANALYSIS:

Under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines"), the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). The Project will not cause a significant effect on the environment and is, therefore, categorically exempt from the

requirement for the preparation of environmental documents under CEQA (see Attachment 2).

BACKGROUND:

Site History and Environmental Setting
The project site consists of three lots: one developed lot and two lots used for parking. The developed lot (4816 Firestone Boulevard) at the northwestern portion of the site has a one-story, 3,680 SF commercial building built in 1928, which has been used as a restaurant.

The site is bounded by Firestone Boulevard to the north, Vossler Avenue to the east, residential uses to the south, and commercial uses to the west. The Azalea Shopping Center is located north of the site across Firestone Boulevard. Regional access is provided by Interstate 710 (I-710), located approximately 0.69 miles to the east.

The entire site is flat with paved sidewalks along the streets. An alley traverses the site from the east to the west. Vegetation is minimal, limited to a few street trees along Vossler Avenue and a planter area at the northeastern corner. The southern parking lot has a planter area along Vossler Avenue, which has not been maintained. There are no sensitive habitats or protected species in the area. Wildlife consists of common urban birds and small mammals. There are no known historical, cultural, or scenic designations on the property.

Project Overview
Site Characteristics: The subject site measures approximately 186 feet from Firestone Boulevard to the southern property line, and 128 feet from Vossler Avenue to the western property line on the southern lot. The three lots are all rectangular-shaped with an alley traversing the project site. Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel, and Table 2 provides the zoning and surrounding land uses.

Table 1 – Property Data	
Lot Depth	186’
Lot Width	128’
Lot Area	18,274 SF or 0.42 AC

Surroundings: Surrounding properties include commercial uses along Firestone Boulevard and residential uses to the south. The Azalea shopping center is located to the north across Firestone Boulevard. Figure 1 shows an aerial photograph of the area. Figure 2 shows the zoning designations. Figure 3 shows the Corridor Transition Overlay.

Table 2 – Surrounding Land Uses		
	Zone	**Land Use**
North	RC	Commercial
East	UN	Commercial
South	NL	Residential
West	UN/NL	Commercial, Residential

Figure 1 – Aerial Photograph



Figure 2 – Zoning Map

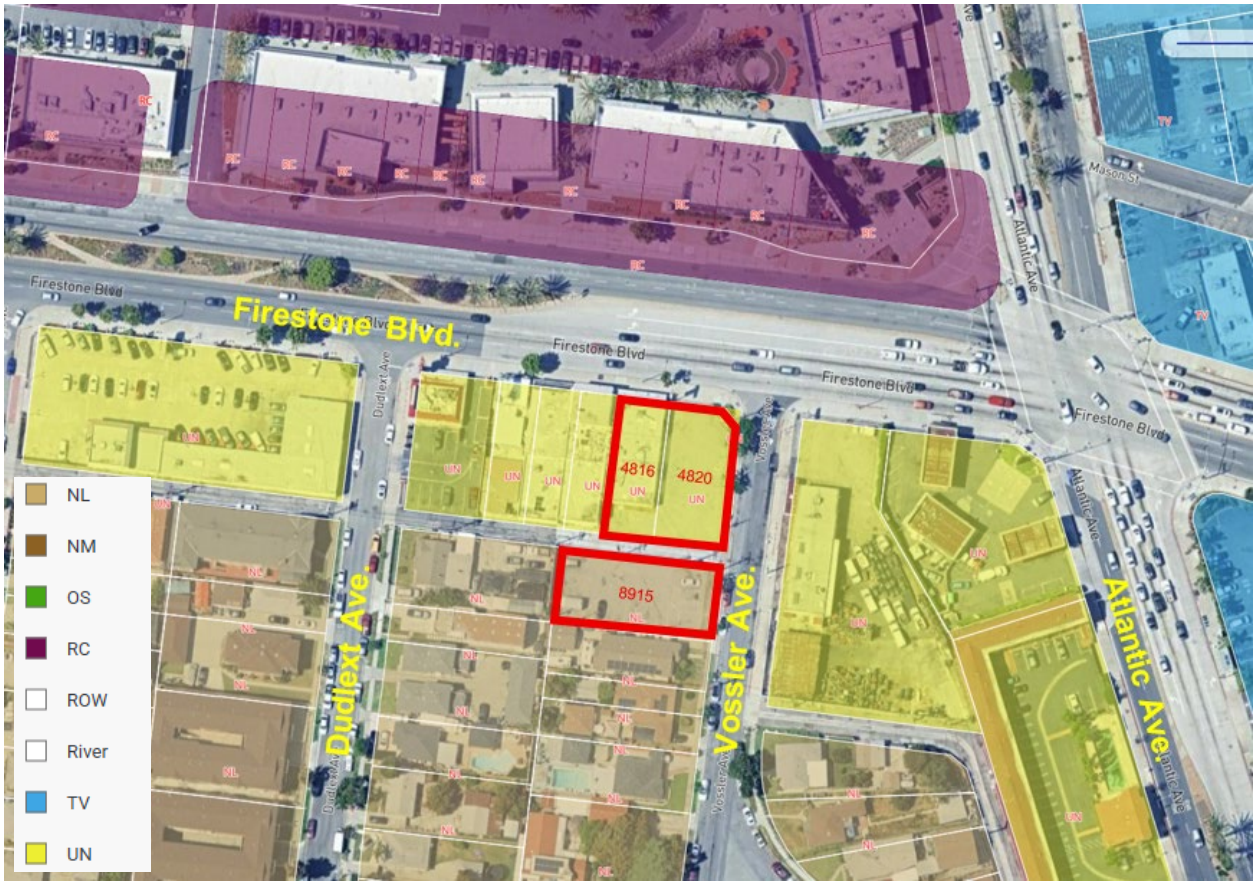


Figure 3 – Overlay Districts



ANALYSIS:

Required Findings for a CUP
Pursuant to SGMC Section 11.52.030, before a CUP may be granted, the Planning Commission (or the City Council on appeal) shall make all the following findings, as applicable to the property:

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

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

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

The proposed Resolution supports the findings required under Section 11.52.030.

Development Standards
The proposed project is subject to the development and design standards of SGMC Section 11.22.090 (Urban Neighborhood Zone). The project meets the standards as summarized in Table 3.

Table 3 – UN Development Standards

STANDARD	REQUIREMENT	PROPOSAL
Maximum Height	5 stories; 60 ft.	1 story
Maximum Floor Area Ratio (FAR)	1.75	0.16 (for 4816 and 4820 Firestone Blvd. only)
Building and Parking Setbacks		
Primary Frontage PL	10 ft.	Building: ~41 ft. Canopy: ~28 ft. Drive-through: 10 ft.
Side Street PL	10 ft.	Building: ~27 ft. Drive-through: 10 ft.
Interior PL	0 ft.; 10 ft. adjacent to existing single-family residential	Building: ~39 ft.
Alley PL	3 ft.	Building: ~12 ft.
LI/M2/M3 PL	Buffer required (See Section 11.30.050)	n/a

Issues of Concern

Parking

Per Table 11.33-1 of SGMC Section 11.33.040, a food establishment less than 4,000 SF of floor area is required to have 1 parking space per 100 SF of gross floor area. Gross floor area calculations are based on the area within the surrounding exterior walls of a building or any portion thereof. The new 1,700 SF building requires 17 parking spaces. The applicant is proposing 14 parking spaces, including one ADA space and one electric vehicle (EV) space.

Pursuant to Assembly Bill 2097 (AB 2097), cities are prohibited from imposing minimum automobile parking requirements for most new residential and commercial developments located within one-half mile of a major transit stop. A major transit stop is located directly across Firestone Boulevard, north of the project site, in front of the Azalea Shopping Center. In addition, a major transit center is planned along Atlantic Avenue north of Firestone Boulevard, within a few hundred feet of the subject property. Accordingly, the project qualifies for reduced on-site parking requirements; nevertheless, it will provide 14 on-site parking spaces and accommodate up to 10 vehicles within the drive-through area.

Additionally, the proposed building will replace an existing 3,680 SF restaurant building that was required to provide 37 parking spaces. There are 40 spaces currently provided; however, many of the spaces are nonconforming in regard to size and location, and minimal landscaping, lighting, and other improvements are provided. The proposed project would improve these conditions.

Design/Site Plan Review

Development on parcels smaller than 15,000 square feet is typically subject to administrative review and does not require Planning Commission approval. However, because the project includes a request for a Conditional Use Permit (CUP) for a drive-through, as well as a Zone Change and General Plan Amendment—both of which require City Council approval—the project is being processed as a single, consolidated application.

The applicant is proposing a modern building design with materials such as aluminum wall panels, metal and wood trellis, smooth exterior plaster, sconces, and metal canopies. Exterior building colors will be earth-toned and are described as “Arcadia black,” “raindrop,” and “good night.” A covered outdoor patio will be located at the front of the building with chairs and tables. The trash enclosure will be located in the rear parking lot and constructed of split-face block with a security mesh, a roof covering, and a corrugated metal gate. A condition has been added to require a one-foot-wide curb along the south side along the parking lot to allow passengers to exit a vehicle.

Exterior areas will be well-lit with lighting poles in the parking lot and along the alley. Sconces and other lighting will be provided along the sides of the building. Additional lighting will be provided from the interior of the building through glass doors and windows.

As the building currently has no tenant, signage will be reviewed by staff at a later time. Sample signage is shown on the elevations and renderings. An existing pole sign is proposed to remain at the front of the property along Firestone Boulevard. However, renderings appear to show the pole replaced with a thicker pole with a much wider sign that encroaches over the sidewalk. Typically, existing pole signs are allowed to remain but not be replaced. An alternative is to replace the pole sign with a pedestrian-level monument sign, similar to those at Dunkin’ to the west and WSS to the north. A condition has not been added, but the Commission does have discretion to require it.

Landscaping includes various trees and shrubs along the perimeter and parking areas. The plant palette includes strawberry trees, bottle trees, privet, lantana, purple sage, and other shrubs. New landscaping will enhance the appearance of the property. A condition has been included that the project meets the model water efficient landscape ordinance (MWELO) requirements.

Zone Change (ZC No. 25-01) and General Plan Amendment (GPA No. 25-01)

The applicant proposes a Zone Change to change the zone from NL to UN and remove the Corridor Transition Overlay, and a General Plan Amendment to change the land use designation from Medium Density Residential to Commercial for the property at 8915 Vossler Avenue. The UN zoning district will be consistent with the zoning for the restaurant properties (4816 and 4820 Firestone Boulevard) as well as other properties along the south side of Firestone Boulevard, which are also zoned UN. The Planning Commission is a recommending body in this instance and will make a recommendation to the City Council for final action. A condition is included to require the southern lot at 8915 Vossler Avenue to be linked in perpetuity to the northern lots to prevent it from being sold separately, potentially eliminating much of the parking.

The proposed Zone Change and General Plan Amendment are appropriate, as the property at 8915 Vossler Avenue has historically been used as a parking lot serving adjacent commercial uses. In addition, the proposed UN zoning designation permits residential development at densities of up to 40 dwelling units per acre, compared to the 9-16 dwelling units per acre allowed under the Medium Density Residential land use designation. Accordingly, the Zone Change is consistent with the City's Housing Element and would not result in a loss of housing opportunity; rather, it would facilitate the potential for increased residential development. The Zone Change and General Plan Amendment are summarized in Tables 4 and 5, respectively.

Table 4 – Zoning Summary

Address	Current Zoning	Proposed	Comment
4816 Firestone Blvd.	UN	UN	No change
4820 Firestone Blvd.	UN	UN	No change
8915 Vossler Ave.	NL	UN	Changed to UN; Corridor Transition Overlay removed

Table 5 – General Plan Land Use Designation Summary

Address	Current Land Use Designation	Proposed Land Use Designation	Comment
4816 Firestone Blvd.	Commercial	Commercial	No change
4820 Firestone Blvd.	Commercial	Commercial	No change
8915 Vossler Ave.	Medium Density Residential (9-16 du/ac)	Commercial	Residential units still allowed in UN zone

Conclusion

Based on the above analysis, staff has determined that the proposed project will comply with the SGMC subject to the recommended conditions of approval, and all required findings can be made as included in the proposed resolution (Attachment 1).

ATTACHMENTS:

1. Resolution No. 2026-01
2. Findings Supporting a Categorical Exemption
3. Applicant's Correspondences
    a. Letter dated July 30, 2025
    b. Supplement Form – CUP
    c. Supplement Form – Zone Change/General Plan Amendment
    d. Environmental Information Form
    e. Bus Routes
    f. Site Plan with Zoning
    g. Traffic Letter dated September 3, 2025, without attachments
4. ALTA Survey
5. Proposed Plans
6. Proposed Zone Change and General Plan Amendment

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, APPROVING A SITE PLAN AND DESIGN REVIEW (PL NO. 25-0058) AND A CONDITIONAL USE PERMIT (CUP NO. 25-01) TO ALLOW A QUICK SERVICE RESTAURANT WITH A DRIVE-THROUGH AND OTHER IMPROVEMENTS, AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE CHANGE (ZC NO. 25-01) AND A GENERAL PLAN AMENDMENT (GPA NO. 25-01) FOR PROPERTIES LOCATED AT 4816 AND 4820 FIRESTONE BOULEVARD, AND 8915 VOSSLER AVENUE, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Pedram Shokati of Shokati Architects ("Applicant"), on behalf of 4816 Firestone, LLC ("Property Owner"), represented by David Ghermezian, filed a complete application requesting approval of: a Site Plan and Design Review (PL No. 25-0058) for development of a site greater than 15,000 square feet (SF) where two or more parcels are proposed to be consolidated for development; a Conditional Use Permit (CUP No. 25-01) for a drive-through restaurant subject to South Gate Municipal Code (SGMC) Sections 11.40.220 and 11.22.090(D); a Zone Change (ZC No. 25-01) to change the zone from Neighborhood Low (NL) to Urban Neighborhood (UN), and remove the Corridor Transition Overlay for the property at 8915 Vossler Avenue; and a General Plan Amendment (GPA No. 25-01) to change the land use designation from Medium Density Residential to Commercial for the property at 8915 Vossler Avenue described herein ("Application"); and

WHEREAS, the Application pertains to the development of a new 1,700 SF restaurant building with a drive-through lane and a walk-up window located on the northern two lots (4816 and 4820 Firestone Boulevard), 14 parking spaces, including one Americans with Disabilities Act (ADA) space and one electric vehicle (EV) charging station, trash enclosure, signage, landscaping, and other improvements. The applicant is actively seeking a prospective tenant for the restaurant building. The project site is 18,274 square feet (0.42 acre) and includes Los Angeles County Assessor's Parcel Numbers 6222-011-015, 6222-011-037, 6222-011-017, more commonly known as 4816 and 4820 Firestone Boulevard, and 8915 Vossler Avenue, South Gate, California ("Property"); and

WHEREAS, pursuant to SGMC Section 11.51.060(A)(2), Design Review is required for all parcels of land 15,000 square feet or larger; pursuant to Section 11.51.080, all applications for land uses not permitted by right within a zone requires discretionary site plan review; and pursuant to Section 111.21.030, a CUP is required for a drive-through restaurant in the UN zone; and

WHEREAS, pursuant to SGMC Section 11.50.050, an amendment to the zoning map and General Plan land use map must be considered by the Planning Commission before being adopted by the City Council for final review; and

WHEREAS, Pursuant to South Gate Municipal Code Section 11.52.030, before a CUP may be granted, the Planning Commission shall make all of the following findings, as applicable to the property:

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

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

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

WHEREAS, notice of the Planning Commission's regular public hearing was published in compliance with State law in a local newspaper of general circulation on December 25, 2025. In addition, a public notice was mailed at least 10 days in advance of the hearing to each property owner, occupant, and resident within a 1,000-foot radius of the project site, indicating the date and time of the public hearing in accordance with California Government Code 65091; and

WHEREAS, on January 20, 2026, the Planning Commission held a regular public hearing to receive public testimony and other evidence regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

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

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

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

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

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans, and Conditions of Approval ("Conditions") attached hereto as Exhibit "A," the Planning Commission hereby specifically finds as follows:

A. Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's General Plan ***in that the Community Design Element encourages the development of diverse and vibrant dining and entertainment options within designated commercial areas, which enhance the local economy and provide a range of services for residents and visitors.***

   Specifically, Objective CD 2.3, Policy P.4 specifies that "the City should encourage and promote retail and service-oriented uses that provide opportunities to bring community members together. Such uses include cafés, restaurants, farmers markets, and theaters." The addition of a drive-through will enhance customer experience and is expected to increase sales. Thus, the approval of this CUP is consistent with the goals of the City's General Plan.

B. The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone ***in the Property is located along Firestone Boulevard, a major thoroughfare in the City, and a drive through restaurant is compatible with existing and future land uses along Firestone Boulevard. The development will be compatible with the goals and policies of the General Plan by encouraging pedestrian and vehicular activity that is compatible with the surrounding land uses, which include commercial and retail establishments within the designated zone.***

The drive-through restaurant will not introduce a new incompatible land use or development impacts, as the area is already developed with existing drive-through restaurants. The conditions of the CUP will ensure that the drive-through restaurant is appropriately managed and will preserve compatibility with existing uses and future development consistent with the zoning district's objectives. Therefore, the project complies with the intent of the zoning regulations and the future land use goals of the area.

C. Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood ***in that the drive-though lane will accommodate up to nine vehicles onsite behind a tenth vehicle at the drive-through window. The use will not introduce an incompatible activity that would negatively affect adjacent properties or the overall character of the neighborhood. The restaurant's operations are compatible with surrounding land uses, and the requested drive-through is consistent with the goals and policies of the General Plan.***

With recommended conditions of approval, the drive-through restaurant will be controlled to minimize any adverse impacts, and the overall function of the neighborhood—characterized by retail, commercial, and community-serving businesses—will remain intact. Therefore, the approval of this CUP will not disrupt the established character of the area or adversely affect neighboring properties.

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code Section 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Section 15000, et seq., the "CEQA Guidelines") and finds the project to be exempt under a Class 3 Categorical Exemption pursuant to section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Project will not cause a significant effect on the environment and is, therefore, categorically exempt from the requirement for the preparation of environmental documents under CEQA.

SECTION 4. The Planning Commission hereby approves PL No. 25-0058 and CUP No. 25-01, and recommends approval to the City Council of ZC No. 25-01 and GPA No. 25-01, subject to the execution and fulfillment of Conditions of Approval set forth in Exhibit "A" attached to this Resolution.

_____
John F. Signo, AICP
Planning Manager
Community Development Department

APPROVED:

_____
Lizette Ruiz
Chairperson
City Planning Commission

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS

CITY OF SOUTH GATE)

I, John F. Signo, AICP, Planning Manager of the City of South Gate, California, hereby certify that the whole number of Members of the Planning Commission of said City is five; that Resolution No. 2026-01 was adopted by the Planning Commission at its Regular Meeting held on January 20, 2026, by the following vote:

AYES:

NOES:

APPROVED and ADOPTED this 20th day of January 2026.

_____
John F. Signo, AICP
Planning Manager
Community Development Department

Exhibit "A" - Resolution No. 2026-01
CONDITIONS OF APPROVAL (PL No. 25-0058 and CUP No. 25-01)

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

Planning Division

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

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

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

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

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

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

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

8. The applicant shall submit a sign plan for all proposed signage in compliance with applicable Zoning Code regulations. The sign plan shall be reviewed and approved by the Planning Commission prior to issuance of a building permit and installation of any signs.

9. Permittee shall agree to maintain (and/or cause its landlord to maintain, if the permittee is a tenant) the property and all related on-site improvements and landscaping thereon, including without limitation,

buildings, parking areas, lighting, signs, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at permittee's sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) power washing, sweeping and the removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an age similar to the material being replaced; (iii) maintenance of all irrigation systems in properly operating condition; (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition. <u>This condition shall apply to the adjacent sidewalks, landscape planters, alley and parking lot behind the subject property.</u>

10. Plant materials and irrigation design shall comply with the Model Water Efficient Landscape Ordinance (MWELO) referenced in SGMC Chapter 6.64 and Section 14.06.08.020. Trees shall be a minimum of 24" box. The landscape plan shall be subject to the review and approval of the Public Works Director pursuant to SGMC Section 5.33.040.5(a).

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

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

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

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

12. Design, colors, and materials of the building shall be in substantial conformance with the plans on file at the Community Development Department.

13. The trash enclosure shall be roofed and screened with doors as shown on the site plan, and shall be painted to match the building.

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

15. The Site Plan submitted to the City in connection with the City's Design Review process specifies a number and/or configuration of parking spaces that are inadequate under the City's current Zoning Code. The City acknowledges that Assembly Bill (AB) 2097 allows for a reduced number of parking spaces. Permittee has applied for a Zone Change and General Plan Amendment which, if approved by the South Gate City Council, would cause the Site Plan to comply with the City's General Plan and

Zoning Code. If the City Council fails to approve that Zone Change and General Plan Amendment, the Permittee shall revise the Site Plan and its redevelopment plan for the site to be in conformance with the Zoning Code, or find another solution satisfactory to the Community Development Director. In that event, the Director has the discretion to determine if further action by the Planning Commission is warranted.

16. Prior to the issuance of a building permit, a deed restriction shall be recorded against the southern lot (APN 6222-011-017), in a form acceptable to the City, prohibiting the separate conveyance, sale, or transfer of the lot independent of the restaurant lots (APN 6222-011-015 and 6222-011-037). The southern lot and the restaurant lot shall remain under common ownership in perpetuity.

17. A twelve-inch-wide curb shall be provided on the south side of the trash enclosure to allow space for passengers to exit a vehicle parked in the adjacent space.

18. The permittee shall agree in writing to all conditions contained herein.

Building & Safety

19. Applicant shall comply with all Americans with Disabilities Act (ADA) accessibility requirements.

20. Applicant shall provide and maintain ADA parking stall with path of travel clearly identified at all times.

21. Applicant shall obtain Fire Department approval.

22. Applicant must provide geotechnical and soils report.

23. Applicant must obtain Health Department approval.

24. All exterior common areas shall be properly illuminated.

25. Applicant shall obtain building permits for any new signage.

Code Enforcement

26. Obtain all required permits for signage, including temporary banners and window signs exceeding the 25% coverage limit. A-frame signs located within a parking lot area or sidewalk are not permitted.

27. Maintain all areas in a clean condition, free of litter, trash, and debris at all times.

28. Ensure that all garbage containers are kept inside designated trash enclosures and that these areas are maintained in a clean and orderly manner.

Police Department

29. The site shall be adequately secured. Management shall be properly trained in reviewing and retrieving security camera video if installed.

30. If a burglary alarm system is installed, it must be registered with the City and emergency contact information kept up to date.

Public Works

Prior to the issuance of Building and Public Works permit, the applicant shall abide by the following General Conditions of Approval:

General Design Parameters

31. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction ("Green Book"), latest edition and to the satisfaction of the City Engineer prior to the issuance of a Certificate of Use and Occupancy.

32. Prepare street improvements, grading, drainage, and utility plans showing all existing and proposed public works improvements and dry and wet utilities as outlined below. Said plans shall be prepared by a registered Civil Engineer on City approved title blocks.

33. All the drainage design criteria shall be per the Los Angeles Flood Control District and the APWA Standard Plans for Public Works Construction latest edition.

34. All the grading plans shall be designed to the requirements of the City of South Gate Department of Building and Safety.

35. Required studies for the development shall be prepared by the developer and submitted to the City for review and approval.

36. Comply with the requirements of the American Disability Act (ADA compliance) in regard to access ramps, sidewalks, driveway and any public access pathways.

Fees and Deposits

37. Developer shall deposit $5,000 with the City to cover the City's cost for review of predevelopment submittals such as preliminary plans, including traffic, civil, planning and environmental consultants, etc.

38. Provide an engineer's estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.

39. The developer shall pay Road Mitigation fees in accordance with the latest fee schedule. Retail Development fee is calculated at $10/sq. ft. of new gross building area, unless otherwise exempt from the Road Mitigation Ordinance or waived by the City Council.

40. The developer shall pay Industrial Waste and Low Impact Development (LID) Plan Check fees. Review is completed by City's Environmental Consultant, John Hunter & Associates

41. Pay permit and inspection fees associated with this project in accordance with the latest Public Improvement Plan Check fee schedule at the time of permit issuance and inspection.

42. Coordinate all Public Works improvements inspection with the Public Works Department at least 48 hours prior to commencing work. Contact Louis Quezada at (323) 563-5814 to arrange for a Public Works Inspection.

43. Developer's contractors, subcontractors, and consultants working on this project must obtain and pay City Business License and permit fees.

44. Prior to the City's acceptance of the public improvements, developer shall submit a refundable deposit in the amount of $3,000, which will be refunded upon receipt of "Record Drawings" for all the required improvements on approved Mylar(s) AutoCAD files on a flash drive.

45. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan forms.

46. Developer to contact the City's Waste Hauling Company (Universal Waste Systems Inc.) at (888) 728-0027 and obtain approval for the location of waste disposal container(s), including facilities for recycling.

47. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations, if applicable.

Street Improvements

48. Remove and reconstruct the damaged and uplifted sidewalk panels that are on either side of the tree located on Vossler Ave, between Firestone Boulevard and the alleyway, per ADA standards.

49. All existing driveways that are being replaced with new driveways on Firestone Boulevard will require new curb and gutter and full-width sidewalk to match existing.

50. Construct new driveways at least 5 feet away from any above-ground obstructions in the public right-of-way to the top of the driveway. Otherwise, the obstruction shall be relocated at the developer's expense. Ensure that each driveway provides proper pedestrian access across, in compliance with the Americans with Disabilities Act (ADA). The final layout and site driveway design shall be subject to the review and approval of the City Engineer.

51. Proposed new driveways will meet the classification of commercial driveways (Minimum width required is 26 feet).

52. The developer shall relocate and reinstall existing streetlights that are impacted by the proposed improvements, as needed.

53. Construct new tree wells per City standards and plant new 48-inch boxed street trees on Firestone Boulevard and Vossler Avenue. Install cast iron tree grates on tree wells. The species of any new street trees shall be in accordance with the Citywide Tree Master Plan. All tree wells shall be irrigated with dedicated irrigation line.

54. Proposed landscape shall be designed to incorporate water conservation techniques through application of xeriscape landscaping principles. Landscape plans to include low-water demanding plants with limited turf, efficient irrigation system and use of California native plants.

55. Any damages done to existing public improvements during construction shall be removed and replaced to original condition with the satisfaction of the City Engineer.

56. Any cross-flow drainage from the property over the sidewalks is not permitted. Construct parkway drains as required.

57. Where utility cuts on concrete are proposed, the entire concrete panel shall be removed and reconstructed.

58. Centerline ties, property corners and benchmark monuments shall be preserved in the public right of way. In the event that ties, property corners and benchmark monuments are disturbed or removed, a licensed surveyor shall re-establish, and file required corner record survey with the Los Angeles County Surveyors office. All recorded copies of the documents shall be submitted to the City along with the final set of as-built plans.

59. All pedestrian travel paths shall comply with ADA requirements in accordance with State and Federal requirements.

60. Paint property address on the curb, in front of the proposed development, to the City and Fire Departments satisfaction.

Grading and Drainage

61. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the National Pollutant Discharge Elimination System (NPDES) Permit.

62. Comply with the City's Storm Water Management Ordinance. Provide and obtain approval of a site-specific Erosion Control Plan. Implement all NPDES requirements and Best Management Practices during and after construction

63. Submit a Grading and Drainage plans prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. Show all existing and proposed driveways, curb & gutter, sidewalks, street trees, tree wells, streetlights, street signs, power poles, fire hydrants, utility boxes, meters, curb drains, etc. on the plans.

64. Submit an Low Impact Development (LID) Plan, reports and calculations required to address storm water discharge and NPDES requirements by City's Environmental Consultant, John Hunter and Associates.

65. All on-site parking and circulation areas shall be paved as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.

66. Grading plan will include geotechnical and geologist certification, stating that grading plan has been reviewed and found to be in conformance with the recommendations outlined in the soils and geological report.

67. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.

68. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD). Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work.

Sanitary Sewer System

69. The developer shall submit an Industrial Waste Plan and calculations for review and approval. Secure required permits for the discharge, pretreatment, and handling process associated with the food-handling facility.

Potable Water System

70. All proposed improvements shall be served by adequately sized to accommodate the total domestic, landscape and fire flows. Developer shall conduct a Water System Capacity Study and provide a copy of the report to the City for review and approval. Developer to pay for all costs incurred for the review of the capacity study. If higher water consumption needs are determined, then the developer will be responsible for the design and upgrade the public potable water system to meet the new demands.

71. Coordinate with the City's Water Division regarding removal of existing water meter that will not be used by the development.

72. Existing water meter needs to be relocated or abandoned. Water meters are not allowed along driveways. The abandonment of water lateral shall be made at the water main.

73. Developer shall pay Water Development Impact Fees per the latest City Fee Schedule. Fee is dependent on water meter sizes. Development Water Impact fees are paid at the time of obtaining the building permit.

74. Relocation of any public water lines shall be subject to approval by the City Engineer. Pavement moratorium applies.

Traffic

75. The developer shall prepare a Traffic Memo signed and stamped by a registered Traffic/Civil Engineer addressing potential safety issues, trip generation, queuing analysis, line of sight, and internal circulation.

76. Internal circulation, particularly where there are deliveries or trash pick-ups should be shown accommodating the vehicles that will serve the development.

77. Clear unobstructed sight distance lines shall meet AASHTO guidelines and shall be shown on the improvement plans at driveways.

78. Upon completion of construction, the developer shall remove temporary construction markings (USA marking).

Utilities

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

80. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with the project, shall be relocated, removed, or abandoned at the developer's expense to the satisfaction of the City Engineer. Pavement moratorium applies.

81. All onsite overhead utility servicing the development shall be placed underground. Any significant proposed utility underground vaults or meter shall be located away from the proposed driveways.

82. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner.

Use and Occupancy

83. Complete Public Works improvements prior to issuance of certificate of occupancy. Should any public improvements not completed prior to issuance of certificate of occupancy the developer shall enter into a development agreement and post the necessary securities in the amount approved by the City Engineer and in a form approved by the City Attorney. All public improvements shall be completed at the developer's cost.

84. Prior to the issuance of a release of Use and Occupancy, all the above conditions shall be complied with and all the improvements are in place.

4816 Firestone Boulevard Fast Food Restaurant with Drive Through Project

4816, 4820 Firestone Boulevard and 8915 Vossler Avenue, South Gate CA 90280
(APNs 6222-011-015, 6222-011-017, and 6222-011-037)

FINDINGS SUPPORTING A CATEGORICAL EXEMPTION

LEAD AGENCY:
City of South Gate
Community Development Department
8650 California Avenue
South Gate, CA 90280
Contact: Rodrigo Pelayo rpelayo@sogate.org

APPLICANT:
4816 Firestone, LLC

PREPARED BY:
EcoTierra Consulting, Inc.
633 W. 5th Street, 26th Floor
Los Angeles, CA 90071

November 2025

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I. INTRODUCTION

1. INTRODUCTION

The subject of this document is the proposed fast food restaurant with drive through (the "Project") at 4816 and 4820 Firestone Boulevard and 8915 Vossler Avenue (the "Project Site") in the City of South Gate (the "City"), California. The Project is described in further detail in Section II, Project Description. The City of South Gate Community Development Department is the Lead Agency under the California Environmental Quality Act ("CEQA").

2. PROJECT INFORMATION

Project Title: 4816 Firestone Boulevard Fast Food Restaurant with Drive Through Project

Project Applicant: 4816 Firestone, LLC

Project Location: 4816, 4820 Firestone Boulevard and 8915 Vossler Avenue
South Gate CA 90280
APNs 6222-011-015, 6222-011-017, and 6222-011-037

Lead Agency: City of South Gate, Community Development Department
8650 California Avenue
South Gate, CA 90280
Contact: Rodrigo Pelayo rpelayo@sogate.org

II. PROJECT DESCRIPTION

1. PROJECT SUMMARY

The Project includes demolition of the existing vacant commercial building and construction of an approximately 1,700-square foot fast-food restaurant with drive-through and walk-up service. The requested entitlements include a Zone Change and General Plan Amendment for the parcel at 8915 Vossler Avenue (APN 6222-011-015) from Neighborhood Low (NL) to Urban Neighborhood (UN), and removing the Corridor Transition Overlay, and from Medium Density Residential (9-16 du/ac) to Commercial for the General Plan land use designation. A Conditional Use Permit (CUP) is needed for a drive-through in the UN zone.

2. ENVIRONMENTAL SETTING

a) Project Location

The Project Site is located at 4816 and 4820 Firestone Boulevard and 8915 Vossler Avenue in the City of South Gate, California 90280 and consists of assessor parcel numbers (APNs) 6222-011-015, -017, and -37.

The Project Site is generally bounded by Firestone Boulevard to the north, Vossler Avenue to the east, residences to the south, and commercial and residential uses to the west. Regional access to the Project Site is available from Interstate 710 ("I-710"), approximately 0.69 mile to the east.

b) Existing Conditions

The approximately 18,274-square-foot site is developed with a vacant one-story commercial building comprising approximately 3,680 square feet, which would be demolished under the Project. The Project Site is zoned UN and NL and the southern portion (8915 Vossler Avenue) is within the Corridor Transition Overlay.

c) Surrounding Land Uses

The Project Site is located within an urbanized setting in the City of South Gate. The uses surrounding the Project Site include a mix of commercial uses along Firestone Boulevard and residential uses to the south along Vossler Avenue.

d) Project Overview

The Project includes demolition of the existing vacant commercial building and construction of an approximately 1,700-square-foot fast-food restaurant with drive-through and walk-up service. The Project would be accessed through one driveway from Firestone Boulevard, and two one-way

driveways from the existing alleyway bisecting the site. The alleyway would provide vehicular access to the U-shaped drive through lane to the north and to a parking area to the south of the alleyway.

The requested entitlements include a Zone Change Zone Change and General Plan Amendment for the parcel at 8915 Vossler Avenue (APN 6222-011-015) from Neighborhood Low (NL) to Urban Neighborhood (UN), and removing the Corridor Transition Overlay, and from Medium Density Residential (9-16 du/ac) to Commercial for the General Plan land use designation. A Conditional Use Permit (CUP) is needed for a drive-through in the UN zone.

The Project is proposed to be constructed over an approximately nine-month period. Construction phases will include demolition and site preparation, building construction, and finishing.

3. REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The entitlements, reviews, permits, and approvals required to implement the Project include, but are not necessarily limited to, the following:

(1) Zone Change from NL to UN and removal of the Corridor Transition Overlay for the parcel at 8915 Vossler Avenue (APN 6222-011-015);

(2) General Plan Amendment for the parcel at 8915 Vossler Avenue (APN 6222-011-015) from Medium Density Residential (9-16 du/ac) to Commercial;

(3) Conditional Use Permit (CUP) to allow a drive-through in the UN zone; and

(4) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, demolition permits, grading permits, excavation/shoring permits, building permits, and sign permits in order to execute and implement the Project.

4. ENVIRONMENTAL REVIEW

As demonstrated in the following Section III, Categorical Exemption Analysis, this Project has been determined to qualify under Class 3, New Construction or Conversion of Small Structures, which is a categorical exemption under CEQA.

III. CATEGORICAL EXEMPTION ANALYSIS

1. EXEMPTION

The Project qualifies for a Class 3 – New Construction or Conversion of Small Structures Categorical Exemption under the California Environmental Quality Act ("CEQA") (Public Resources Code, Sections 21000-21189.57) as set forth in Section 15303 of the *State CEQA Guidelines* (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387).

2. EXEMPTION RATIONALE

Article 19, Categorical Exemptions, of the *State CEQA Guidelines* (Sections 15300 – 15333) lists classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA as required by Section 21084 of the Public Resources Code. This section provides an analysis demonstrating that the Project meets the conditions for a Class 3 Categorical Exemption and that none of the possible exceptions to a Categorical Exemption listed in Section 15300.2 of the *State CEQA Guidelines* is applicable to this Project. The specific language of the Class 3 Categorical Exemption and each possible exception is shown in italics below under their respective headings, which are followed by the Project analysis for each condition and exception.

3. PROJECT ANALYSIS OF CONDITIONS CONSISTENCY

a) Conditions of the Class 3 Categorical Exemption

[State CEQA Guidelines Section] 15303. New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Discussion: As discussed in the Project Description above, the Project consists of the construction of an approximately 1,700-square foot fast-food restaurant with drive-through and walk-up service.

As quoted above, the CEQA Guidelines for a Class 3 Categorical Exemption includes the example of a restaurant not exceeding 2,500 square feet of floor area, or 10,000 square feet of floor area in urbanized areas. The Project would construct a restaurant smaller than both sizes referenced in the Class 3 examples, within an urbanized area. Therefore, given the size of the proposed restaurant, the Project fits within the definition of a small structure.

The Project Site is also within an urbanized area, and the Project would not require the use of significant amounts of hazardous substances. The Project Site is within an area where all public services and facilities are available.

With respect to environmentally sensitive areas, the Project Site is not within a designated or proposed Significant Ecological Area.[1] Furthermore, the Project Site is located within an urbanized and developed area, and the site is entirely developed and paved; the Project would not disturb any previously undisturbed or natural areas.

These findings demonstrate that the Project consists of the construction and location of limited numbers of new, small facilities or structures. The Project, therefore, meets the requirements of a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303.

[1] *Los Angeles County Department of Regional Planning, Planning & Zoning Information, GIS-NET Public online database, website: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public, accessed October 2025.*

4. PROJECT ANALYSIS OF EXCEPTIONS

a) Exceptions to a Categorical Exemption

[State CEQA Guidelines Section] 15300.2. Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Exception (a): Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Discussion: According to the South Gate General Plan 2035, the City is entirely urbanized and has a diverse mix of land uses. The City primarily contains open space for outdoor recreation, provided by its City park and multiuse trail system and the nearby rivers, the Los Angeles River and the Rio Hondo Channel. There is also a small amount of open space for public health and

safety, such as flood zones or buffers from highways.[2] The Project Site and surrounding area are not within or near a designated Significant Ecological Area.[3]

The flat Project Site is currently entirely paved and developed with one building, previously used as a restaurant, driveways, and parking areas. As the Project Site is completely developed with structures and hardscaping within a heavily urbanized area of the City, the Project Site does not contain any habitat capable of sustaining any species identified as endangered, rare, or threatened. No such species or habitats are known to occur at the Project Site per local or regional plans by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Additionally, there are no known locally designated natural communities at the Project Site or in the immediate vicinity, nor is the Project Site located near undeveloped natural/undisturbed open space or a natural water source that may otherwise serve as habitat for state- or federally-listed species. Furthermore, the Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.[4]

Therefore, Categorical Exemption Exception (a) is not applicable to the Project.

Exception (b): Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Discussion: Cumulative impacts are two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (State CEQA Guidelines Section 15355). Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts (State CEQA Guidelines Section 15130[b][1][A]).

The Project involves redevelopment of a developed site by replacing an approximately 3,680 square-foot commercial building previously used as a restaurant with a new 1,700 square-foot building to be used as a fast food restaurant with drive through. There are no known or otherwise identifiable successive projects of the same type in the same place, over time, as the Project. In addition, any additional projects in the vicinity of the Project would be required to undergo further environmental reviews. Therefore, this exception would not apply to the Project.

2 South Gate General Plan 2035, Green City Element, December 2009.

3 *Los Angeles County Department of Regional Planning, Planning & Zoning Information, GIS-NET online database, website: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public, accessed October 2025.*

4 *California Department of Fish and Wildlife, California Natural Community Conservation Plans, August 2023.*

Exception (c): Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Discussion: There are no unusual circumstances with the Project Site or the proposed Project that would create a reasonable possibility of significant effects to the environment. The Project would redevelop an urban site, completely paved and developed with an approximately 3,680 square-foot commercial building previously used as a restaurant, with a new 1,700 square-foot building to be used as a fast food restaurant with drive through. The Lead Agency has not determined an unusual circumstance is applicable to the Project. The Project Site has been developed and used as a restaurant previously, and the Project would modify the site to allow drive through service. The proposed land uses are consistent and compatible with the Project Site's setting; the Site's zoning designation is Urban Neighborhood (UN) on the parcels where the restaurant and drive through would be located. The Site's Neighborhood Low (NL) zoned parcel is proposed to be rezoned to UN, removing the Corridor Transition Overlay, and the General Plan designation amended from Medium Density Residential (9-16 du/ac) to Commercial to permit development and use of the site as surface parking area associated with the proposed restaurant. The Project includes a Conditional Use Permit (CUP) request to allow drive through operations associated with the restaurant. Therefore, as there are no unusual circumstances regarding the proposed Project or Project Site, Categorical Exemption Exception (c) is not applicable to the Project.

Exception (d): Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Discussion: The California Scenic Highway System indicates that no existing or proposed State scenic highways are located in the vicinity of the Project Site.[5] The nearest State-designated scenic highway to the Project Site is Topanga Canyon State Scenic Highway, which is located over 26 miles northwest of the Site.[6] Therefore, the Project would not result in substantial damage to scenic resources in a State scenic highway. The Project does not propose to alter any trees, historic buildings, rock outcroppings, or any other resources within any highway. Therefore, as the Project would not have an impact on scenic resources or historic buildings within a State scenic highway, Categorical Exemption Exception (d) is not applicable to the Project.

[5] California Department of Transportation, California Scenic Highway Mapping System, List of eligible and officially designated State Scenic Highways, https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa, accessed October 2025.

[6] California Department of Transportation, California Scenic Highway Mapping System, List of eligible and officially designated State Scenic Highways, https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed October 2023.

Exception (e): Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Discussion: California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities where there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if a project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

According to California Department of Toxic Substances Control's ("DTSC") EnviroStor database,[7] SWRCB's GeoTracker database,[8] the Project Site is not identified on any of the lists compiled pursuant to Government Code Section 65962.5. Therefore, construction and operation of the Project would not pose an environmental hazard to surrounding sensitive uses or the environment in regard to siting the Project on a known hazardous waste site, and Categorical Exemption Exception (e) is not applicable to the Project.

Exception (f): Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Discussion: Section 15064.5 of the *State CEQA Guidelines* defines an historical resource as:

1. a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;

2. a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or

3. an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

A significant adverse effect would occur if a project were to adversely affect an historical resource meeting one of the above definitions. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

[7] *California Department of Toxic Substances Control, EnviroStor, website: http://www.envirostor.dtsc.ca.gov/public/, accessed October 2025.*

[8] *State Water Resources Control Board, GeoTracker, website: http://geotracker.waterboards.ca.gov, accessed October 2025.*

The Project Site is currently developed with one commercial building containing 3,680 square feet; development on the site began in 1927 and the existing building was present by 1958.[9] A search of the national and State Historic Register indicated that no historical resources are located within the Project Site or in the immediate area.[10, 11] The Project would be limited to the Project Site and will not affect any existing resources listed on the national or State Register or those identified as being eligible for listing on the national or State Register. Therefore, implementation of the Project would not result in a substantial adverse change to an historic resource. As such, Categorical Exemption Exception (f) is not applicable to the Project.

[9] *Phase I Environmental Site Assessment Report, EFI Global Project No.: 045.00712, 4816-4820 Firestone Boulevard and 8915 Vossler Avenue, South Gate, California 90280, Date of Issuance: June 7, 2019.*

[10] *U.S. Department of the Interior, National Park Service. National Register of Historic Places. https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466, accessed October 2025.*

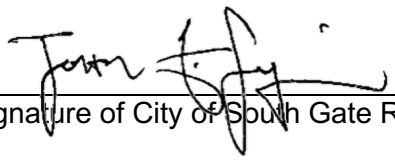
[11] *California Office of Historic Preservation. California Historical Resources Listed, https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19, accessed October 2025.*

5. CLASS 3 CATEGORICAL EXEMPTION CONCLUSION

As the Project meets the condition for a Class 3 Categorical Exemption under CEQA and none of the six exceptions are applicable, the Project therefore qualifies for a Categorical Exemption under CEQA. No further analysis is required.

DETERMINATION:

I find that the answers given above are adequately supported by the information sources cited following each question and that the effects of the Project are typical of those generated within that class of projects (*i.e.*, Class 3 – New Construction or Conversion of Small Structures) characterized as in-fill development meeting the conditions of Section 15303 of Title 14 of the California Code of Regulations. The Project will not cause a significant effect on the environment and is, therefore, categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act.



Signature of City of South Gate Representative	November 25, 2025 Date
John F. Signo, AICP, Planning Manager Printed Name, Title	323-563-9569 Phone Number

SHOKATI
ARCHITECTS

949.466.2501
9850 Research Dr. Irvine, CA 92618
ShokatiArchitects.com

1/15/2026

Dear Mr. Rodrigo Pelayo,

I am writing this letter to describe the proposed new development of a generic QSR restaurant with a drive-through and walk-up window at 4816, 4820 Firestone Blvd. and 8915 Vossler Ave. in South Gate, CA 90280.

The subject property is located in the UN – Urban Neighborhood and NL – Neighborhood Low zones at the corner of Firestone Blvd and Vossler Ave. The property's total area is 18,274 square feet.

The existing site has a vacant restaurant building in the front lot and parking field on the side and in the back lot. The proposed project is for a generic Restaurant pad with a drive-through lane and related site improvements. The proposed restaurant does not include indoor dining and provides a drive-though and walk-up window. The drive-through lane can accommodate 9 cars with a length of more than 170 feet of stacking space from the pick-up window to the DT entrance.
The following are the details of the proposed project:

- Building size: 1,700 Sq Ft
- DT- lane: 10 Cars
- Parking Spaces: 14 Stalls, including one ADA and one EV charging station. Site is qualified under AB2097 for eliminating minimum parking requirement
- Trash enclosure for waste, recycling, and compost
- Refacing the existing pylon sign
- Landscaping

I am looking forward to working with you to ensure that the proposed project is implemented in a timely and efficient manner. I would be happy to answer any questions you may have about the project.

Thank you for your time and consideration.

Sincerely,
Pedram Shokati



City of South Gate

8650 California Avenue
South Gate, Ca 90280
Phone: (323) 563-9526

Community Development Department
Planning Division

SUPPLEMENT FORM – CONDITIONAL USE PERMIT (CUP)

Finding of Facts

The following conditions and findings must be met before a **Conditional (Unclassified) Use Permit** can be granted. Please indicate how the proposed project meets these criteria (attach additional sheets as necessary):
(Yes or No responses are not acceptable)

1. Describe how the approval of the proposed Conditional Use Permit is consistent with and will not adversely affect the intent and purpose of this title or the city's general plan:
   The proposed new replacement restaurant's use is consistent with City's 2015 General Plan's goals of providing increased business opportunity, automotive access and pedestrian activity for sites on a major corridor such as this one. The project replaces the existing outdated restaurant building which has been vacant for over four years with a new aesthetically attractive building which will enhance the neighborhood and create a new business. The project provides automotive access with a drive through. Parking is provided for by the existing parking lot across alley to the south which will be re striped.
2. The design and development of the land use and conditions of the Conditional Use Permit are compatible with the existing and future land uses of the applicable zone:
   The proposed new replacement restaurant's use is consistent with City's 2015 Zoning for Urban Neighborhood goals of providing increased business opportunity, automotive access and pedestrian activity for sites on a major corridor such as this one. The project replaces the existing outdated restaurant building which has been vacant for over four years with a new aesthetically attractive building which will enhance the neighborhood and create a new business. The project provides automotive access with a drive thru and pedestrian activity with an outdoor patio area. Parking is provided for in the existing parking lot across alley to the south in Neighborhood Low zoning with corridor transition overlay.
3. Describe how the approval of the Conditional Use Permit would not result in detrimental impacts to adjacent properties or to the character or the function of the neighborhood:
   The proposed new replacement restaurant replaces the existing restaurant and retains the existing parking lot south across the alley. The new project will improve the character of the neighborhood with a aesthetically attractive building. The drive thru will provide convenient auto access to the restaurant which serves as an amenity to the neighborhood. The use therefore will not result in detrimental impacts to adjacent property of the character or function of the neighborhood.
4. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the City of South Gate Zoning Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
   The proposed new replacement restaurant building, drive through lane, and parking required fit on the site and make full use of the site. The parking lot is separated from the residential by an existing five feet plus (5' +) high zone wall. New landscaping will be provided to enhance the site.

City of South Gate

Community Development Department
Planning Division

8650 California Avenue
South Gate, Ca 90280
Phone: (323) 563-9526

SUPPLEMENT FORM – ZONE CHANGE / GENERAL PLAN AMENDMENT

Finding of Facts

The following conditions and findings must be met before a **Zone Change/General Plan Amendment** can be granted. Please indicate how the proposed project meets these criteria (attach additional sheets as necessary):
(Yes or No responses are not acceptable)

1. The following new conditions warrant a revision of the Zoning/General Plan land use designation as it pertains to the property(ies) or area under consideration:

The existing zoning designation does not support the full potential of the site for commercial use. The site consists of multiple parcels, with the front parcels along Firestone Blvd. zoned Urban Neighborhood (UN) and the rear parcel behind the alley zoned Neighborhood Low (NL) with a Corridor Transition Overlay.

To consolidate the parcels into a single cohesive development for a new restaurant with a drive-through lane and related site improvements, a zone change is required. The Corridor Transition Overlay Map supports such a reclassification, allowing for a more efficient and viable commercial project that aligns with the surrounding commercial developments along Firestone Blvd.

Additionally, the existing vacant restaurant structure is outdated, and the new project would revitalize the site by bringing in an updated, pedestrian-friendly, and aesthetically improved restaurant.

2. The reclassification of the area under consideration will be in the interest of the public necessity, health, safety and general welfare for the following reasons:

-The proposed zone change allows for the redevelopment of an underutilized commercial property, supporting economic growth and revitalization in the area.

-The new restaurant with a modern drive-through will provide enhanced services for the community while improving traffic flow compared to the existing vacant structure.

-The project will enhance pedestrian accessibility by including a walkable site design and improved landscaping.

-The site's updated design and aesthetic improvements will elevate the character of the area and contribute to public safety by increasing activity and visibility along the corridor.

-The drive-through component will provide convenient service while maintaining efficient on-site circulation and ensuring minimal traffic disruption to adjacent properties.
-The new development supports the City's economic goals by creating jobs and attracting new business activity in a prime commercial corridor.

3. The approval of this application will be consistent with the goals, policies, and objectives of the City's adopted General Plan:

The City of South Gate's 2015 General Plan emphasizes increased business opportunities, improved automotive access, and pedestrian-friendly commercial developments along major corridors. This project aligns with these objectives by replacing an outdated restaurant with a modern facility that integrates both pedestrian and vehicular accessibility.

The new development promotes the City's vision for mixed-use corridors by encouraging active commercial use in a strategic location.

The project aligns with the Urban Neighborhood and Corridor Transition Overlay zoning goals by enhancing commercial activity and maintaining compatibility with adjacent residential areas.

The site improvements, including landscaping, updated building design, and compliance with city design standards, will increase property values and contribute positively to the City's long-term urban development strategy.

City of South Gate
8650 California Avenue
South Gate, Ca 90280
Phone: (323) 563-9526

Community Development Department
Planning Division

ENVIRONMENTAL INFORMATION FORM

Date Filed: 05/12/2025

General Information

1. Name and address of developer or project sponsor: David Ghermezian, 310-801-8700 323 SAN VICENTE BLVD. #4, SANTA MONICA, CA 92402
2. Address of project: 4816 & 4820 Firestone Blvd. & 8915 Vossler Ave, South Gate, CA 90280
   Assessor's Block and Lot Number: 6222-011-015, 6222-011-037, 6222-011-017
3. Name, address, and telephone number of person to be contacted concerning this project:
   Pedram Shokati, Shokati Architects - 9850 Research Dr. Irvine CA 92618
   949-466-2501 pedram@ShokatiArchitects.com
4. Indicated number of the permit application for the project to which this form pertains: One
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
   Zone Change, Conditional Use Permit, Building Permit
6. Existing zoning district: URBAN MIXED USE ZONE: UN - URBAN NEIGHBORHOOD NL - NEIGHBORHOOD LOW with CORRIDOR TRANSITIOIN OVERLAY
7. Proposed use of site (Project for which this form is filed):
   New Restaurant with drive-through lane and related site improvements

Project Description

8. Site size 18,273 SQ. FT 0.4195 ACRES
9. Square footage 1,700 SF
10. Number of floors of construction ONE
11. Amount of off-street parking provided 14 STALLS, site is qualified under AB2097 for eliminating minimum parking requirement.
12. Attach plans
13. Proposed scheduling N/A
14. Associated projects NONE
15. Anticipated incremental development NONE
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected N/A
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities Regional, 115 sf of sales area,
18. If industrial, indicate type, estimated employment per shirt, and loading facilities N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project N/A
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required (please attach additional forms if necessary)

Per zoning code table 11.21-3 CUP is required for restaurants with DT in UN zone.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours	☐	☒
22. Change in scenic views or vistas from existing residential areas or public lands or roads	☐	☒
23. Change in pattern, scale or character of general area of project	☐	☒
24. Significant amounts of solid waste or litter	☐	☒
25. Change in dust, ash, smoke, fumes or odors in vicinity	☐	☒
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns	☐	☒
27. Substantial change in existing noise or vibration levels in the vicinity	☐	☒
28. Site on filled land or on slope of 10 percent or more	☐	☒
29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives	☐	☒
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc).	☐	☒
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	☐	☒
32. Relationship to a larger project or series of projects	☐	☒

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

The project site as it exists today is a vacant restaurant building with approximate 3,680 sq.ft area at the corner of Firestone Blvd. and Vossler Ave. The project site consists of 3 lots along Firestone Blvd and 2 lots in the back with the alley separating them, please refer to the ALTA survey plan. The site is fairly flat and has a small area of landscaping at the corner of the intersection with one palm tree and the rest of the land is covered with asphalt with 37 parking spaces, including the lots in the back. The site doesn't have any significant cultural, historic or scenic aspects.

34. Describe the surrounding properties, including information on plant and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

The parcel on the west appears to be a two story vacant structure within the Urban Neighborhood zone, the building next to it also appears to be vacant, all the existing buildings within this block are set next to the sidewalk with zero setback. There are multiple QSR restaurants along Firestone with drive-through, including Dunkin Donuts, Starbucks and Los Alberts Fresh Mexican Food. The property on the east side across Vossler Ave. is a forklift sales, service and rental business next to a Shell gas station. The property on the south is in NL with corridor transition overlay that appears to be a residential building. The property on the north across Firestone Blvd. is a shopping center within Regional Commercial zone with multiple restaurants and retail stores.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 05/12/2025 Signature Pedram Shokati

For Shokati Architects, Inc.



METRO 115 - Frequency of stops at every 10-15 minutes
METRO 260 - Frequency of Stops at every 20-30 minues
The Gate Eastside Route 14 - Frequency of 25 minutes between 6:00 am and 6:00 pm
The Gate Westtside Route L - Frequency of 25 minutes between 6:00 am and 6:00 pm

MAT Engineering, Inc.

www.matengineering.com
17192 Murphy Avenue #14902
Irvine, CA 92623
Ph: 949.344.1828

September 3, 2025

Mr. Jose Loera
CITY OF SOUTH GATE
8650 California Avenue
South Gate, CA 90280

Subject: **4816 Firestone Boulevard Fast Food With Drive Through Restaurant Project Trip Generation & VMT Analysis/Screening, City of South Gate, California**

Dear Mr. Loera,

MAT Engineering, Inc. is pleased to submit this trip generation study and VMT screening for the proposed 4816 Firestone Boulevard Fast Food with Drive Through Restaurant Project in the City of South Gate.

A. Project Description & Location

The project site is located at 4816 Firestone Boulevard in the City of South Gate, California.

The project consists of displacing the existing uses on the site with one fast food with drive through restaurant.

The existing/previous uses on the project site consist of one high-turn sit-down restaurant with an area of 3,680 square feet.

The project consists of displacing the existing use with a fast food with drive through restaurant with a size of 1,700 square feet.

Exhibit A shows the project location. **Exhibit B** shows the proposed site plan.

B. Project Trip Generation

Trip generation represents the amount of trips attracted and produced by a land use.

The trip generation for the existing use and the proposed project is based upon the specific land uses that have been planned for this project and has been determined utilizing the Institute of Transportation Engineers (ITE) trip generation rates which is an industry standard for calculating trips associated with land uses.

Table 1 shows the trip ITE trip generation rates for the existing and also the proposed uses based on the ITE. **Attachment A** shows the ITE trip rates utilized in this analysis.

Table 1
ITE Trip Generation Rates

Land Use	ITE Code	Units	Peak Hour						Daily
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
High Turnover Sit-Down Restaurant	932	TSF	5.26	4.31	9.57	5.52	3.53	9.05	107.20
Fast Food With Drive Through	934	TSF	22.75	21.86	44.61	17.18	15.85	33.03	467.48

Notes:

Source: 2021 ITE 11th Edition Trip Generation Manual;

TSF = Thousand Square Feet.

Utilizing the ITE trip generation rates from **Table 1**, **Table 2** shows a summary of the trip generation for the existing land use which will be removed.

Table 2
Existing Land Use Trip Generation

Land Use	Quantity	Units	ITE Code	Peak Hour						Daily
				AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
High Turnover Sit-Down Restaurant	3.680	TSF	932	19	16	35	20	13	33	394
ITE Pass-by Adjustment (43% PM Peak Hour)				0	0	0	-9	-6	-15	-15
Total				**19**	**16**	**35**	**11**	**7**	**18**	**379**

Source:

Institute of Transportation Engineers (ITE) 2021 Trip Generation Manual (11th Edition) Source: 2021 ITE 11th Edition Trip Generation Manual.

As shown in **Table 2**, based on the ITE trip generation rates, the existing use on the project currently can generate approximately 379 daily trips which include approximately 35 AM peak hour trips and approximately 18 PM peak hour trips.

Utilizing the ITE trip generation rates from **Table 1**, **Table 3** shows a summary of the trip generation for the proposed land use.

Table 3
Proposed Land Use Trip Generation

Land Use	Quantity	Units	ITE Code	Peak Hour						Daily
				AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
Fast Food With Drive Through	1.888	TSF	934	39	37	76	29	27	56	795
ITE Pass-by Adjustment (49% AM Peak Hour & 50% PM Peak Hour)				-19	-18	-37	-14	-14	-28	-65
Total				**20**	**19**	**39**	**15**	**13**	**28**	**730**

Source:

Institute of Transportation Engineers (ITE) 2021 Trip Generation Manual (11th Edition) Source: 2021 ITE 11th Edition Trip Generation Manual.

As shown in **Table 3**, based on the ITE trip generation rates, the proposed use is expected to generate approximately 730 daily trips which include approximately 39 AM peak hour trips and approximately 28 PM peak hour trips.

Table 4 shows a summary of the net trip generation for the proposed project and land use after accounting for the displaced existing land use.

Table 4
Project NET Trip Generation

Land Use	Peak Hour						Daily
	AM Peak Hour			PM Peak Hour			
	In	Out	Total	In	Out	Total	
Proposed Use	20	19	39	15	13	28	730
Existing Use	- 19	- 16	- 35	- 11	- 7	- 18	- 379
NET Total	**1**	**3**	**4**	**4**	**6**	**10**	**351**

As shown in **Table 4**, based on the ITE trip generation rates, after taking credit for the existing use, the proposed project is forecast to generate approximately 351 NET additional daily trips which include approximately 4 NET additional AM peak hour trips and approximately 10 NET additional PM peak hour trips.

Based on industry standards and the Los Angeles County traffic study requirements, typically, a full traffic study is required when a project generates more than 50 peak hour trips. Since the proposed project is expected to generate a low number of peak hour trips, MAT Engineering, Inc. proposes preparation of a trip generation memorandum for the project instead of a full traffic study.

The trip generation memorandum will disclose the project's trip generation based on the ITE trip generation rates and draw a conclusion that based on the low number of trips, the proposed project is expected to not result in an adverse level of service impact and operations on the surrounding roadway system.

C. Vehicle Miles Traveled (VMT) Analysis

In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018 which now identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impact under CEQA (§ 15064.3).

Effective July 1, 2020, the previous CEQA metric of LOS, typically measured in terms of automobile delay, roadway capacity and congestion, generally will no longer constitute a significant environmental impact.

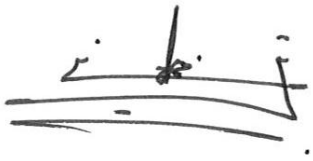
Based on Section 3.1.2.1 of the County of Los Angeles traffic study requirements (July 23, 2020), retail projects with less than 50,000 square feet of area are screened out from requiring a full VMT analysis. A copy of the guidelines is contained in **Attachment B**.

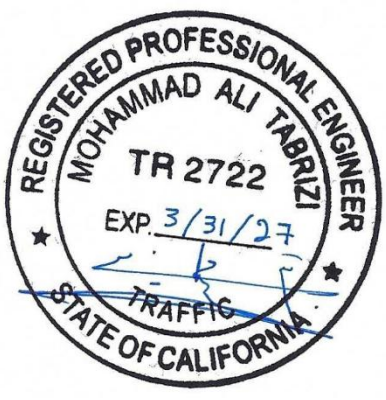
Hence, the proposed project is expected to screen out for requiring a full VMT analysis and the project is forecast to have a less than significant VMT impact.

MAT Engineering Inc. appreciates the opportunity to provide this technical memorandum. If you have any questions, concerns, or comments, please contact us at 949-344-1828 or at@matengineering.com.

Respectfully submitted,

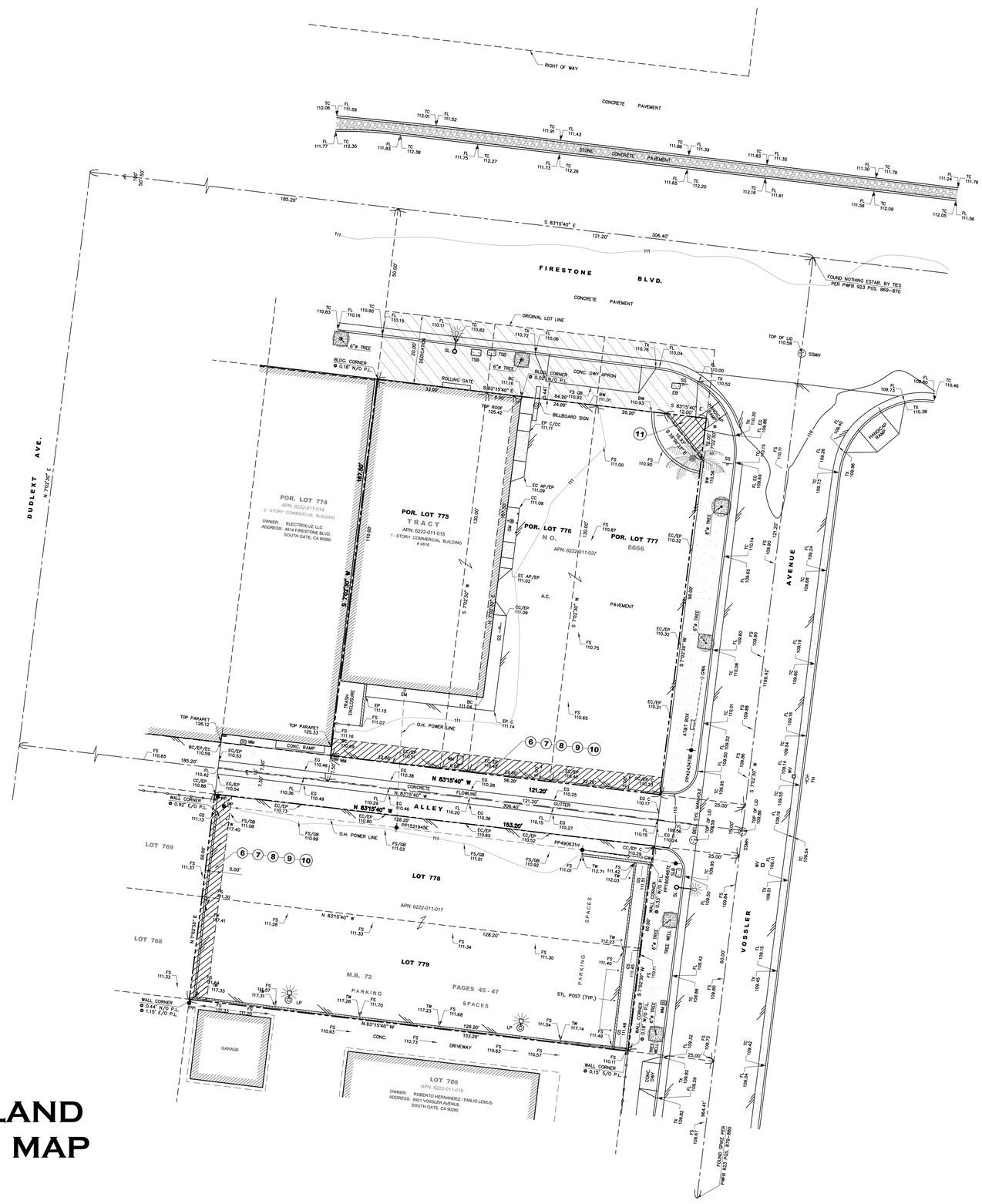
MAT ENGINEERING, INC.





Alex Tabrizi, PE, TE

President



ALTA / NSPS LAND TITLE SURVEY MAP

0 8' 16' 32' 64'

SCALE: 1"=16'



VICINITY MAP
NTS

LEGEND

	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE
	VINYL FENCE
	LOT LINE
—G— G	GAS LINE
—S— S	SEWER LINE
—W— W	WATER LINE
—T— T	OVER HEAD TELEPHONE CABLE
	WOOD RETAINING WALL
	CONCRETE WALL
	EDGE OF PAVEMENT
A.C.	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
C.C.	CONCRETE CEMENT
C.C.C.	CONCRETE CEMENT CURB
BFF	BUILDING FINISH FLOOR
BW	BACK OF WALK/BOTTOM WALL
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CV	CONTROL VALVE
CW	COLDWATER LINE
DI	DRAINAGE INLET
DO	DRAINAGE OUTLET
DR	DOOR
DRWY	DRIVEWAY
DS	DOWNSPOUT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FLOOR DRAIN
FL	FLOW LINE
FH	FIRE HYDRANT
FNC	FENCE
FP	FLAGPOLE / FIRE PLACE
FS	FINISH SURFACE
FWV	FIRE WATER VALVE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GS	GROUND SHOT
GV	GAS VALVE/GATE VALVE
GWA	GUY WIRE ANCHOR
HC	HOUSE CORNER
HFF	HOUSE FINISH FLOOR
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MH	MANHOLE
MTL	METAL
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
PM	PARKING METER
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SL	STREET LIGHT
SLB	STREET LIGHT BOX
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF "X"
UA	UNDERGROUND ACCESS
UB	UTILITY BOX
WB	WATER BIB
WM	WATER METER
WV	WATER VALVE
(100.00)	RECORD DISTANCE
100.00 (m)	MEASURED DISTANCE
100.00 (c)	CALCULATED DISTANCE
(C & M)	CALCULATED AND MEASURED

	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	SSMH (SAN. SEWER MANHOLE) OR UTILITY MANHOLE
	TREE
	OAK TREE
	PINE TREE
	PALM TREE
	YUCCA TREE
	FIRE HYDRANT
	PP/ELECTROLIER
	VALVE (UTILITY)
	METER
	VERTICAL & HORIZONTAL CONTROL POINT

REVISIONS:

Ray Lombera & Associates, Inc.
Land Surveying Planning Land Development
135 S. JACKSON ST., STE. 202, GLENDALE, CALIFORNIA 91205
TEL. (323) 257.9771 FAX. (323) 257.9865 WWW.RAYLOMBERA.COM

RLA Ray Lombera & Associates

LICENSED LAND SURVEYOR RAY MUNDO A. LOMBERA No. 7740 STATE OF CALIFORNIA

12-11-19

JOB ADDRESS:
4816, 4820 FIRESTONE BLVD.
8915 VOSSLER AVENUE
SOUTH GATE, CA 90280

REQUESTED BY:
DAVID GHERMEZIAN

CHECKED BY: R.L.
DRAWN BY: M.C.S.
DATE: DEC. 4, 2019
SCALE: 1"=16'-0"

SHEET NO.
C-1
SHEET 1 OF 2

SCHEDULE B - SECTION B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. THIS TRANSACTION MAY BE SUBJECT TO A FEDERAL REGULATION. INFORMATION NECESSARY TO COMPLY WITH THE FEDERAL REGULATION MUST BE PROVIDED PRIOR TO THE CLOSING. THIS TRANSACTION WILL NOT BE INSURED UNTIL THIS INFORMATION IS SUBMITTED, REVIEWED AND FOUND TO BE COMPLETE. THE FORM TO SUBMIT THE REQUIRED INFORMATION MAY BE OBTAINED BY CLICKING ON THIS LINK:

ALTA DISCLOSURE FORM

"BLANKET IN NATURE"

2. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2019–2020, INCLUDING ANY ASSESSMENTS COLLECTED WITH CURRENT TAXES.

TOTAL AMOUNT:	$ 3,469.14
1ST INSTALLMENT:	$ 1,734.57, OPEN
PENALTY:	$ 173.45 (AFTER 12/10/2019)
2ND INSTALLMENT:	$ 1,734.57, OPEN
PENALTY:	$ 183.45 (AFTER 4/10/2020)
CODE AREA:	15186–CITY OF SOUTH GATE–72
PARCEL NO:	6222–011–015
EXEMPTION:	$ NONE SHOWN

"BLANKET IN NATURE"

3. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2019–2020, INCLUDING ANY ASSESSMENTS COLLECTED WITH CURRENT TAXES.

TOTAL AMOUNT:	$ 986.04
1ST INSTALLMENT:	$ 492.52, OPEN
PENALTY:	$ 49.25 (AFTER 12/10/2019)
2ND INSTALLMENT:	$ 492.52, OPEN
PENALTY:	$ 59.25 (AFTER 4/10/2020)
CODE AREA:	15186–CITY OF SOUTH GATE–72
PARCEL NO:	6222–011–017
EXEMPTION:	$ NONE SHOWN

"BLANKET IN NATURE"

4. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2019–2020, INCLUDING ANY ASSESSMENTS COLLECTED WITH CURRENT TAXES.

TOTAL AMOUNT:	$ 782.79
1ST INSTALLMENT:	$ 391.40, OPEN
PENALTY:	$ 39.14 (AFTER 12/10/2019)
2ND INSTALLMENT:	$ 391.39, OPEN
PENALTY:	$ 49.13 (AFTER 4/10/2020)
CODE AREA:	15186–CITY OF SOUTH GATE–72
PARCEL NO:	6222–011–037
EXEMPTION:	$ NONE SHOWN

"BLANKET IN NATURE"

5. THE LIEN OF FUTURE SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET. SEQ. OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

"BLANKET IN NATURE"

6. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED 3/7/1928 IN BOOK 7069, PAGE 398 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3604 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

"NOTE: SECTION 12955 OF THE GOVERNMENT CODE PROVIDE THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12955 OF THE GOVERNMENT CODE. LAWFUL RESTRICTION UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTION BASED ON FAMILIAL STATUS."

SAID MATTER AFFECTS LOT 775.

"PLOTTABLE"

7. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED 6/21/1928 IN BOOK 7861, PAGE 373 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3604 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

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AN EASEMENT AS SET FORTH IN THE ABOVE DOCUMENT

FOR :	POLE LINE(S) AND INCIDENTAL PURPOSES
AFFECTS :	LOT 776

"PLOTTABLE"

8. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED 6/21/1928 IN BOOK 7201, PAGE 48 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3604 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

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AN EASEMENT AS SET FORTH IN THE ABOVE DOCUMENT

FOR :	POLE LINE(S) AND INCIDENTAL PURPOSES
AFFECTS :	LOT 777

"PLOTTABLE"

9. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT

RECORDED:	IN BOOK 815, PAGE 271 OF OFFICIAL RECORDS
FOR:	UTILITIES AND INCIDENTAL PURPOSES
AFFECTS:	LOT 778 AND 779

"PLOTTABLE"

10. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT

RECORDED:	IN BOOK 16779, PAGE 342 OF OFFICIAL RECORDS
FOR:	POWER LINE(S) AND INCIDENTAL PURPOSES
AFFECTS:	LOT 778 AND 779

"PLOTTABLE"

11. AN EASEMENT AS SET FORTH IN AN INSTRUMENT

RECORDED:	3/13/2011 AS INSTRUMENT NO. 2011–334598 OF OFFICIAL RECORDS
FOR:	STREET AND INCIDENTAL PURPOSES
AFFECTS:	THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN

"PLOTTABLE"

12. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND LYING WITHIN ANY LAWFULLY ESTABLISHED STREETS, ROADS OR HIGHWAYS.

"BLANKET IN NATURE"

13. "NOTE: PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT YOUR TITLE OFFICER IMMEDIATELY FOR FURTHER REVIEW".

"BLANKET IN NATURE"

14. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE FOLLOWING MUST BE FURNISHED TO THE COMPANY WITH RESPECT TO KENJO, A CALIFORNIA GENERAL PARTNERSHIP.

THIS COMPANY WILL REQUIRE EVIDENCE THAT A CERTIFIED COPY OF A "FILED" STATEMENT OF PARTNERSHIP AUTHORITY (FORM GP–1) WITH THE OFFICE OF SECRETARY OF STATE HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER, TOGETHER WITH A CURRENT LIST NAMING ALL MEMBERS OF SAID PARTNERSHIP.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON EXAMINATION OF ALL INSTRUMENTS SUBMITTED IN SATISFACTION OF THE FOREGOING REQUIREMENT(S).

"BLANKET IN NATURE"

15. THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED AND WILL REQUIRE A STATEMENT OF INFORMATION FROM ALL PARTIES INVOLVED IN THIS TRANSACTION.

"BLANKET IN NATURE"

BASIS OF BEARINGS:

THE BEARING S 83°15'40" E ON FIRESTONE AVENUE CENTERLINE AS SHOWN IN TRACT NO. 6666, M.B. 72 PAGES 45–47, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

BENCH MARK NO:	PY7168
QUAD YEAR:	2005
ELEVATION:	112.802 FEET
DESCRIPTION:	L & BN IN S CB 600 MM (2 FT.) W/O BCR @ SW CORNER ANNETTA AVENUE AND FIRESTONE BLVD.

TOTAL LOT AREA:

LOT 775, 776 & 777	=	10,581.8254 SQ. FT.
LOT 778 & 779	=	7,691.8926 SQ. FT.
TOTAL AREA	=	18,273.7180 SQ. FT.
	=	0.4195 ACRES

PARCEL FLOOD ZONE REPORT

FLOOD ZONE TYPE: "X"
FEMA PANEL NO: 06037C1810F
EFFECTIVE DATE: 09/26/2008

ZONE:

URBAN MIXED–USED ZONES:

UN – URBAN NEIGHBORHOOD

RESIDENTIAL NEIGHBORHOOD ZONES:

NM – NEIGHBORHOOD MEDIUM

NOTE: REFERENCE – SOUTHGATE ZONING MAP 2015

REFERENCE:

PRELIMINARY TITLE REPORT

BY:	CALIFORNIA TITLE COMPANY 100 N. FIRST STREET SUITE #404 BURBANK, CA 91502
TITLE OFFICER:	MICHAEL CHEDIAK
ATTENTION:	RAUL ZUÑIGA
TITLE NO:	19–81234–RZ
ORDER NO:	410–1989313–18
EFFECTIVE DATE:	NOVEMBER 15, 2019

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN IN THIS REPORT IS SITUATED IN THE COUNTY OF SOUTH GATE, THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 775, 776, 777, 778 AND 779, IN TRACT NO. 6666, IN THE CITY OF SOUTH GATE, AS PER MAP RECORDED IN BOOK 72, PAGES 45 TO 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 20 FEET OF LOTS 775, 776 & 777..

ASSESSOR'S PARCEL NUMBER(S):
1. 6222–011–015
2. 6222–011–017
3. 6222–011–037

SURVEYOR'S CERTIFICATE:

TO KENJO, LLC, A CALIFORNIA GENERAL PARTNERSHIP AND CALIFORNIA TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 13, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 05, 2018.

DATE OF PLAT OR MAP: JUNE 13, 2019

RAY LOMBERA PLS 7740 — 12-11-19

REVISIONS:

Ray Lombera & Associates, Inc.
Land Surveying Planning Land Development
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LICENSED LAND SURVEYOR — RAYMUNDO A. LOMBERA — No. 7740 — STATE OF CALIFORNIA

12-11-19

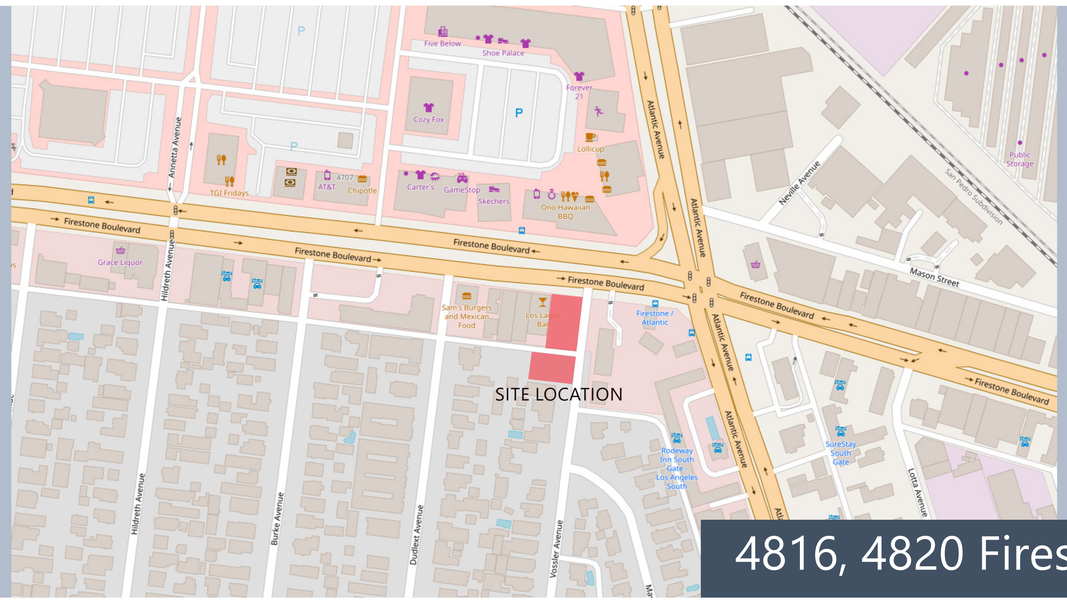
JOB ADDRESS: 4816, 4820 FIRESTONE BLVD. 8915 VOSSLER AVENUE SOUTH GATE, CA 90280

REQUESTED BY: DAVID GHERMEZIAN

CHECKED BY: R.L.
DRAWN BY: M.C.S.
DATE: DEC. 4, 2019
SCALE: 1"=16'-0"

SHEET NO. C-2 SHEET 2 OF 2

SHOKATI
ARCHITECTS
949.466.2501
9850 Research Dr. Irvine, CA 92618
ShokatiArchitects.com



CONDITIONAL USE PERMIT DESIGN PACKAGE

CLIENT:

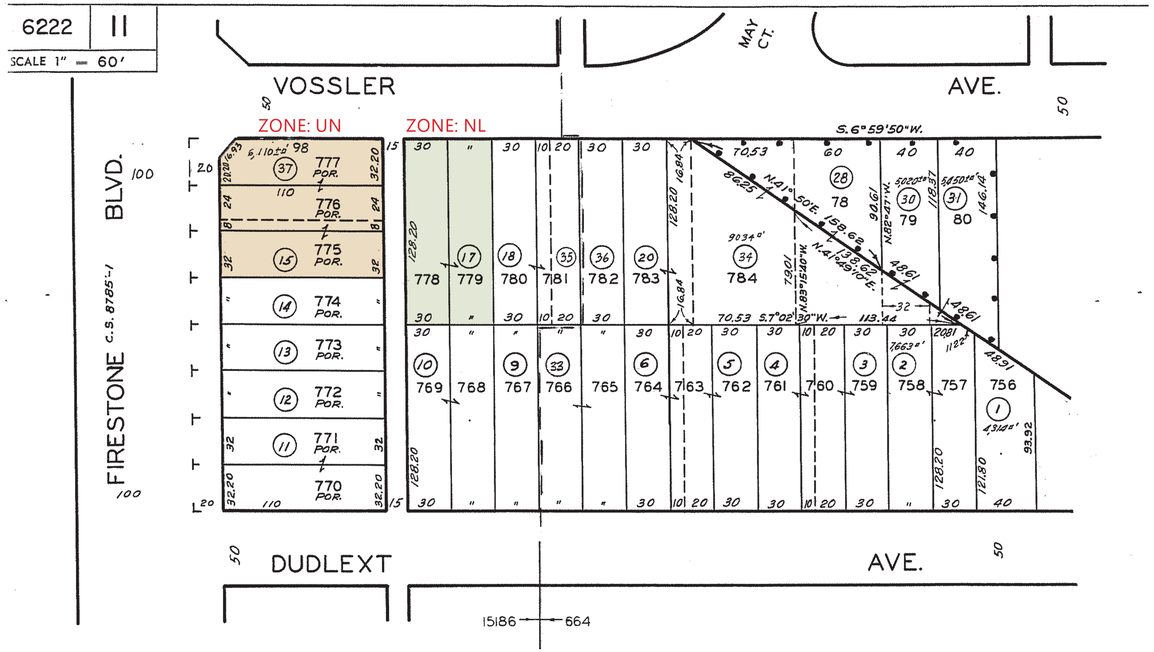
DAVID GHERMEZIAN
T: 310-801-8700
DGHERMEZIAN5@GMAIL.COM

ARCHITECT:

SHOKATI ARCHITECTS
9850 RESEARCH DR. IRVINE CA 92618
T: 949.466.2501
PEDRAM SHOKATI - PEDRAM@SHOKATIARCHITECTS.COM

4816, 4820 Firestone Blvd, South Gate, CA

SUBMITTAL DATE: 07-30-2024



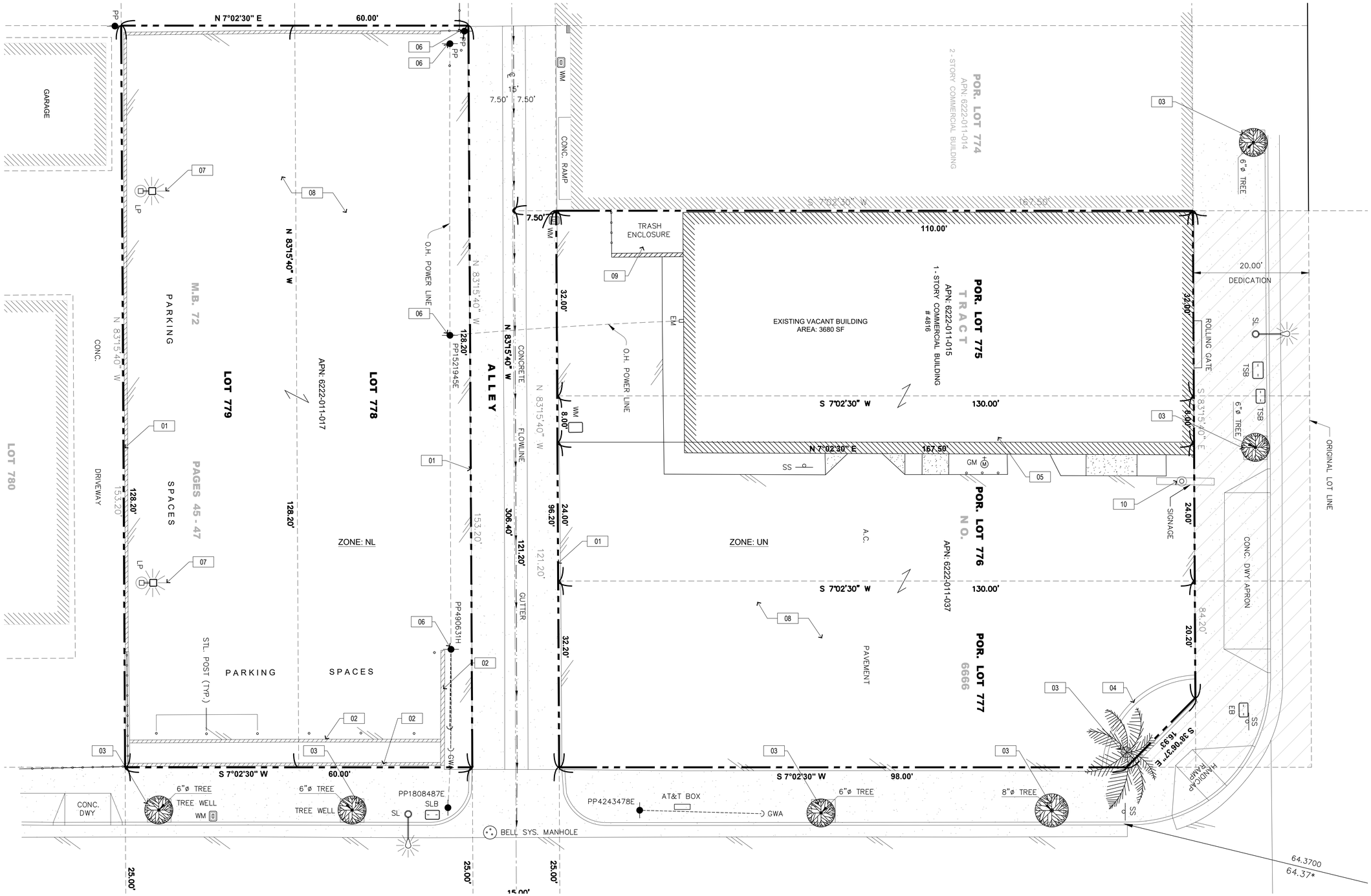
CURRENT ZONE: **UN & NL** WITHIN CORRIDOR TRANSITION OVERLAY
ELIGIBLE ZONE CHANGE FROM **NL** TO **NM**

NEW DEVELOPMENT

New Restaurant PAD with Drive-through and related site improvements.

SHEET INDEX

- TITLE SHEET
- EXISTING SITE PLAN
- PROPOSED SITE PLAN
- FLOOR PLAN - ROOF PLAN, TRASH ENCLOSURE PLANS
- EXTERIOR ELEVATIONS
- COLOR / MATERIAL BOARD
- PHOTOMETRIC STUDY
- EXTERIOR RENDERINGS
- LANDSCAPE SITE PLAN
- LANDSCAPE IMEGARY
- EXISTING SITE PHOTOS



DEMO SITE PLAN KEYNOTES

01	PROPERTY LINE
02	(E) PERIMETER WALL TO REMAIN, NOT TO EXCEED 24" IN HEIGHT
03	(E) TREE TO REMAIN
04	(E) CURB TO BE REMOVED
05	(E) BUILDING TO BE REMOVED
06	(E) POWER POLE TO REMAIN
07	(E) LIGHT POLE TO BE REMOVED
08	(E) ASPHALT TO BE REMOVED
09	(E) TRASH ENCLOSURE TO BE REMOVED
10	(E) POLE SIGN TO REMAIN

0 | 4 | 8 | 16

SCALE: 1/8"=1'-0" @ 24"X36"

SHOKATI ARCHITECTS
TEL: 949.466.2501
9850 RESEARCH DR.IRVINE,CA92618
SHOKATIARCHITECTS.COM

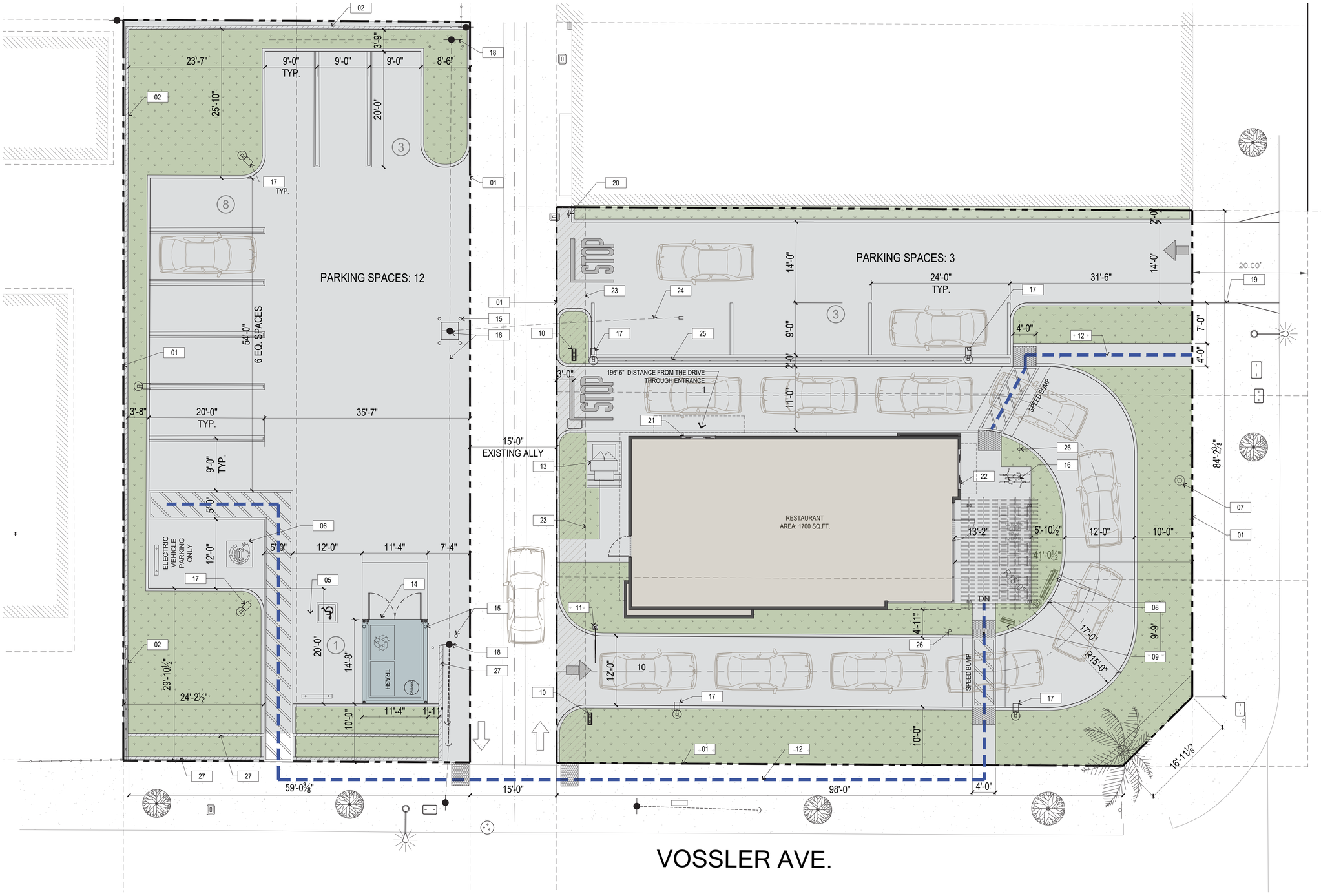
EXISTING SITE PLAN

Job No. SAI24-14
Date: 05/09/2024

NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

4816, 4820 FIRESTONE BLVD. SOUTH GATE, CA. 90280

02



SITE SUMMARY

SITE AREA:	18274 S.F.	0.4195 ACRES	
TOTAL BUILDING AREA:	1700		
F.A.R.	0.09		
BUILDING AREA & PARKING SUMMARY:		REQUIRED PARKING:	AB2097 EXEMPT
RESTAURANT	1700 S.F.		
OUTDOOR SEATING	117 S.F.		
DT QUEUE		196.5 FT	10 CAR QUEUE

PARKING SUMMARY

	PROVIDED:
STANDARD	12 STALLS
ADA	1 STALLS
EV	1 STALLS
TOTAL:	14 STALLS

BICYCLE RACK 2

ZONE"

URBAN MIXED USE ZONE:
UN - URBAN NEIGHBORHOOD
NL - NEIGHBORHOOD LOW, CORRIDOR TRANSITION OVERLAY

BUILDING INFORMATION

TOTAL BUILDING AREA:	1700 SQ.FT.
MAX ALLOWED AREA :	9,000 SQ.FT.
BUILDING TYPE:	V-B NON-SPRINKLERED
OCCUPANCY GROUP (CHAPTER 3):	B (BUSINESS)
OCCUPANCY LOAD: KITCHEN 200 GROSS - TOTAL OF 8 OCCUPANTS	
BUILDING HEIGHT:	19'-6"
MAX. BUILDING HEIGHT ALLOWED:	40'

SITE PLAN KEYNOTES

01	PROPERTY LINE
02	(E) PERIMETER WALL TO REMAIN
03	(N) CURB RAMP & TRUNCATED DOME
04	(N) STANDARD PARKING STALL STRIPING PER CITY STANDARD
05	(N) ACCESSIBLE PARKING STALL
06	(N) EV PARKING STALL
07	(E) PYLON SIGN TO REMAIN, REFACE PER TENANT'S STANDARD
08	(N) DIGITAL MENU BOARD AND SPEAKER POST
09	(N) PREVIEW MENU BOARD
10	(N) DT DIRECTIONAL SIGN
11	(N) CLEARANCE BAR
12	ACCESSIBLE PATH OF TRAVEL
13	(N) TRANSFORMER
14	(N) TRASH ENCLOSURE AND CONCRETE APRON
15	(N) BOLLARD
16	(N) BIKE RACK
17	(N) LIGHT POLE
18	(E) POWER POLE AND POWER LINES ABOVE
19	(N) ENTRY DRIVEWAY PER CITY STANDARDS
20	(N) "DO NOT ENTER" SIGN
21	DT PICK-UP WINDOW
22	WALK-UP WINDOW
23	UTILITY EASEMENT
24	EXISTING POWER LINE TO THE EXISTING BUILDING TO BE REMOVED
25	FENCE
26	PEDESTRIAN CROSSING SIGN
27	EXISTING WALL TO REMAIN- NOT TO EXCEED 24" HEIGHT

0 4 8 16

SCALE: 1/8"=1'-0" @ 24"X36"

SHOKATI ARCHITECTS
TEL: 949.466.2501
9850 RESEARCH DR. IRVINE, CA 92618
SHOKATIARCHITECTS.COM

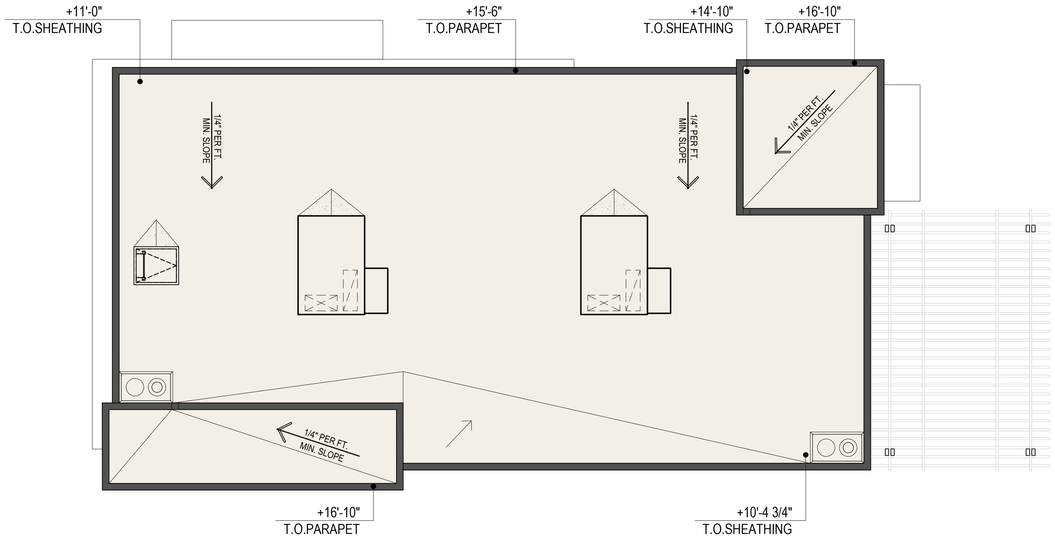
SITE PLAN

Job No. SAI24-14
Date: 05/09/2024

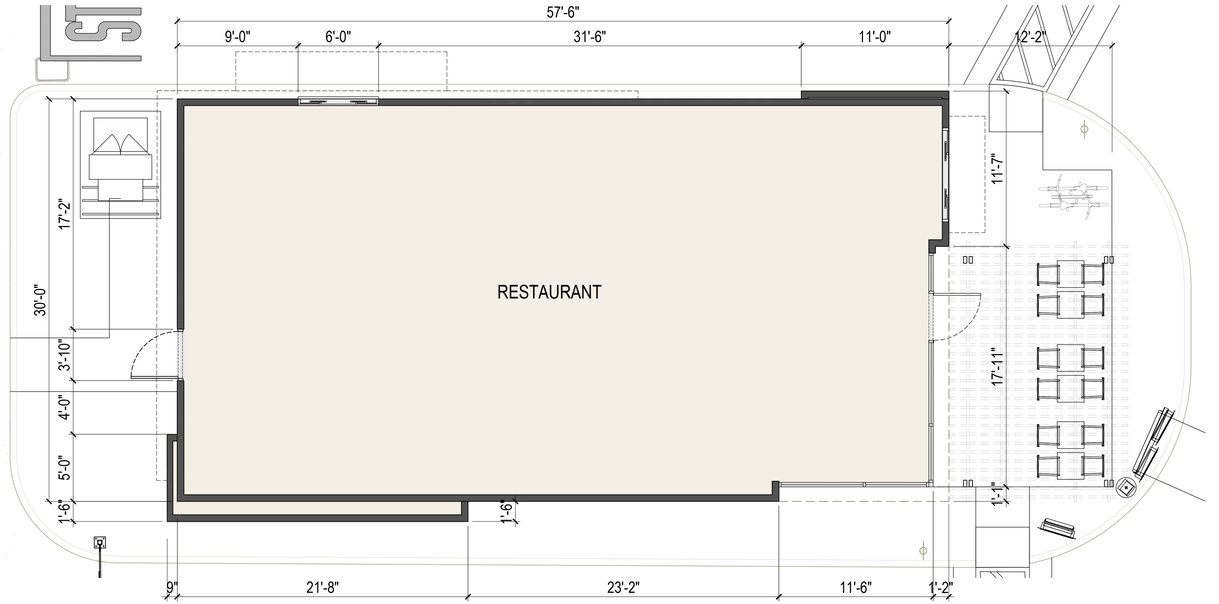
NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

4816, 4820 FIRESTONE BLVD. SOUTH GATE, CA. 90280

03

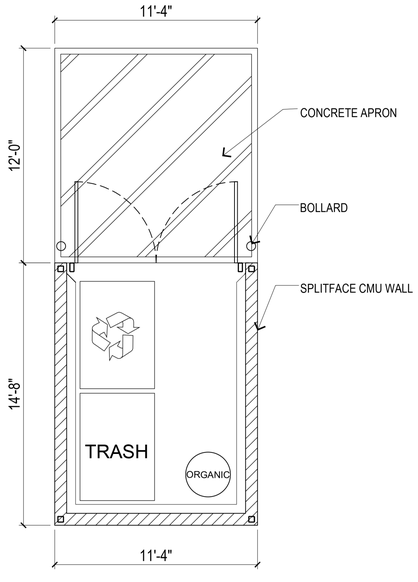


ROOF PLAN



FLOOR PLAN

SCALE: 3/16"=1'-0" @ 24"X36"

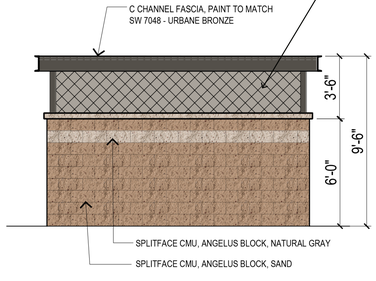


TRASH ENCLOSURE FLOOR PLAN

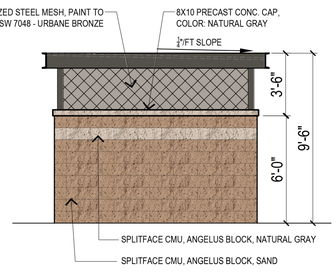
SCALE: 1/4"=1'-0" @ 24"X36"



STEEL SECURITY MESH



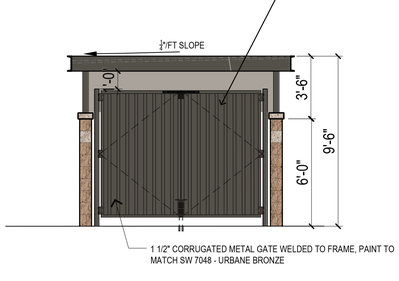
TRASH ENCLOSURE NORTH ELEVATION



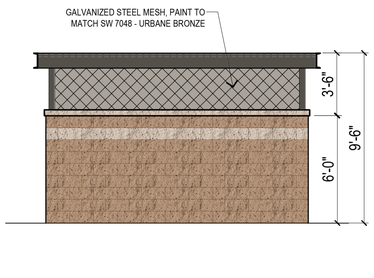
TRASH ENCLOSURE WEST ELEVATION



CORRUGATED METAL DECK GATE



TRASH ENCLOSURE EAST ELEVATION



TRASH ENCLOSURE SOUTH ELEVATION

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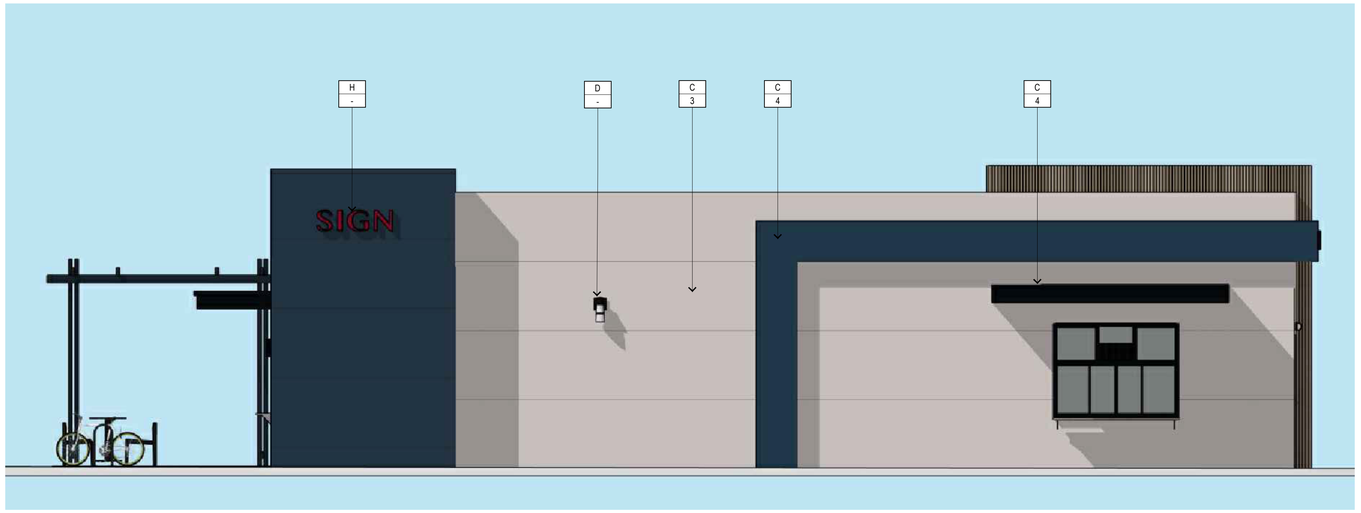
FLOOR & ROOF PLANS & TRASH ENCLOSURE

Job No. SAI24-14
Date: 05/09/2024

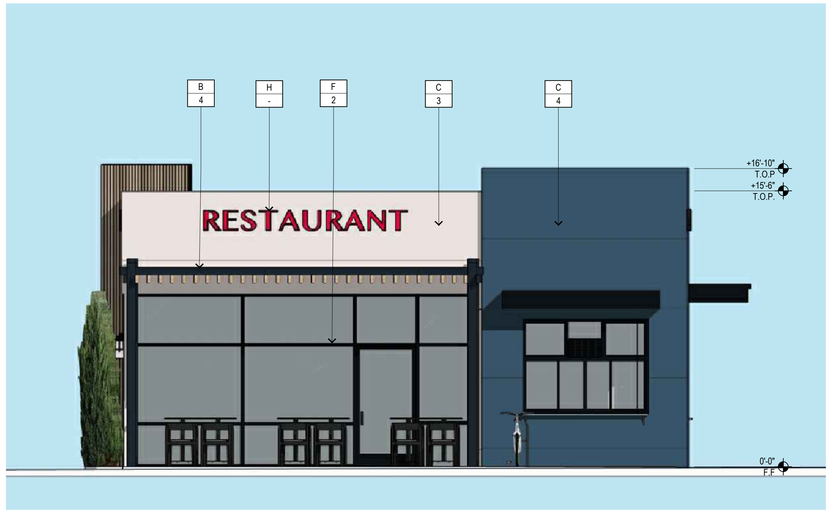
NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

4816, 4820 FIRESTONE BLVD. SOUTH GATE, CA. 90280

04



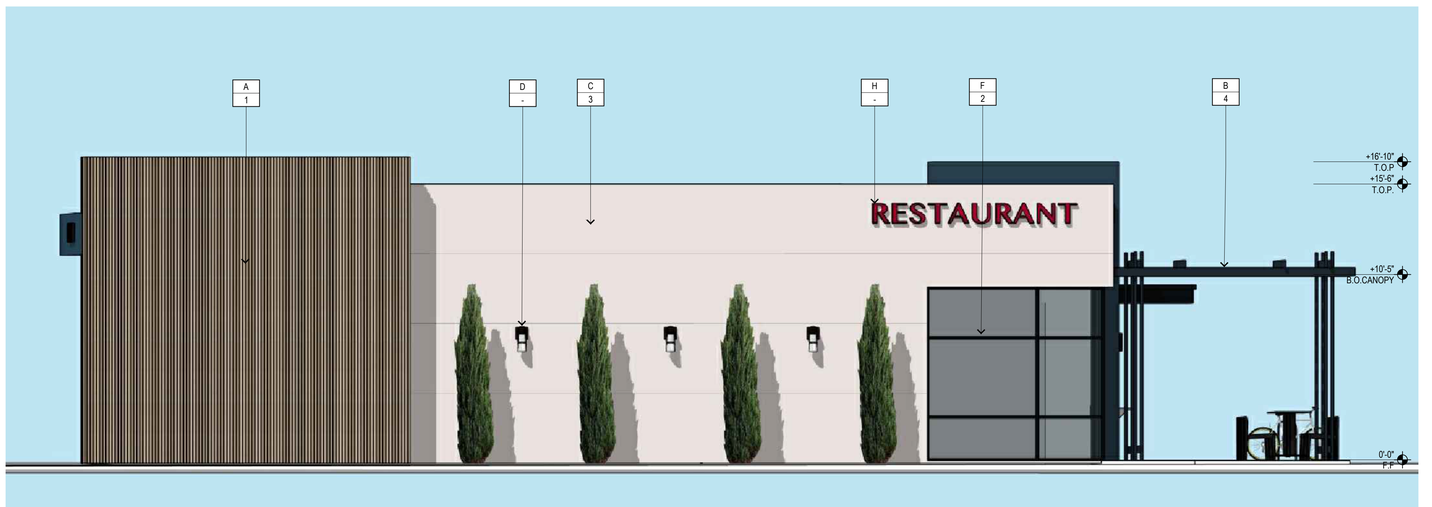
1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION (FIRESTONE BLVD)
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION (VOSSLER AVE.)
1/4" = 1'-0"

MATERIALS

A — ALUMINUM WALL PANEL	F — ANODIZED ALUMINUM STOREFRONT SYSTEM
B — METAL AND WOOD TRELLIS	G — HOLLOW METAL DOOR
C — SMOOTH EXTERIOR PLASTER SYSTEM	H — BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY UNDER SEPARATE PERMIT
D — EXTERIOR WALL SCONCE	I — EXTERIOR WALL SCONCE
E — METAL CANOPY	J — METAL CANOPY

FINISHES

1 — ALUMLA, CORRUGATED PANEL, WHITE OAK FINISH
2 — ARCADIA - BLACK AB-8
3 — DUNN EDWARDS-PAINT COLOR RAINDROP-DE6057
4 — DUNN EDWARDS-COLOR GOOD NIGHT-DET598
5 — CHARCOAL GRAY

0 2' 4' 8'
SCALE: 1/4"=1'-0" @ 24"X36"

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ELEVATIONS

Job No. SAI24-14
Date: 05/09/2024

NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

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Trash Enclosure Materials



1 **ALUM$_{LA}$**
SlideLux Aluminum Wall Panel: 40mm in
Color: Light Oak



2 **Canopy**
Light Oak Wood



3 **Anodized Aluminum**
Arcadia - Black

4 **Dunn Edwards**
Raindrop | DE6057



5 **Dunn Edwards (Plaster Wall)**
Good Night! | DET598



6 **Decorative Wall Sconce**
Modern Forms, Bulthus 21"



CMU, Splitface
Angelus Block - Sand



CMU, Splitface
Angelus Block - Natural Gray



Sherwin Williams
Urbane Bronze | 7048

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COLOR / MATERIAL BOARD

Job No. SAI24-14
Date: 05/09/2024

NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

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EXTERIOR RENDERING

Job No. SAI24-14
Date: 05/09/2024

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EXTERIOR RENDERING

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Date: 05/09/2024

NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

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EXTERIOR RENDERING

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Date: 05/09/2024

NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

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EXTERIOR RENDERING

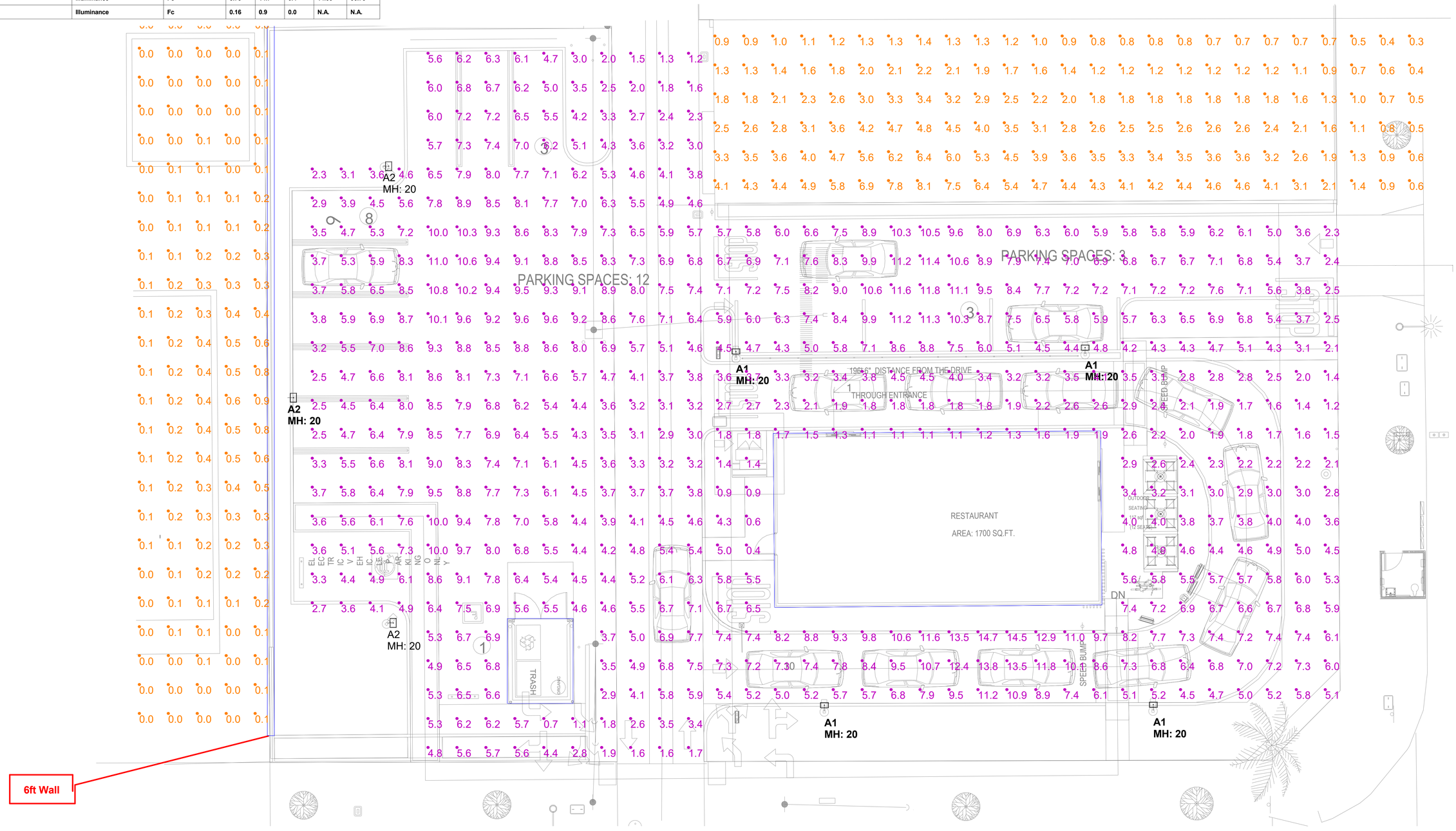
Job No. SAI24-14
Date: 05/09/2024

NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Description
	4	A1	Single	0.850	28394	Beacon // RAR2-480L-210-4K7-4W-U
	3	A2	Single	0.850	15880	Beacon // RAR-2-320L-210-4K7-4W-BC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Property	Illuminance	Fc	2.55	8.1	0.3	8.50	27.00
Site	Illuminance	Fc	5.73	14.7	0.4	14.33	36.75
West Property	Illuminance	Fc	0.16	0.9	0.0	N.A.	N.A.



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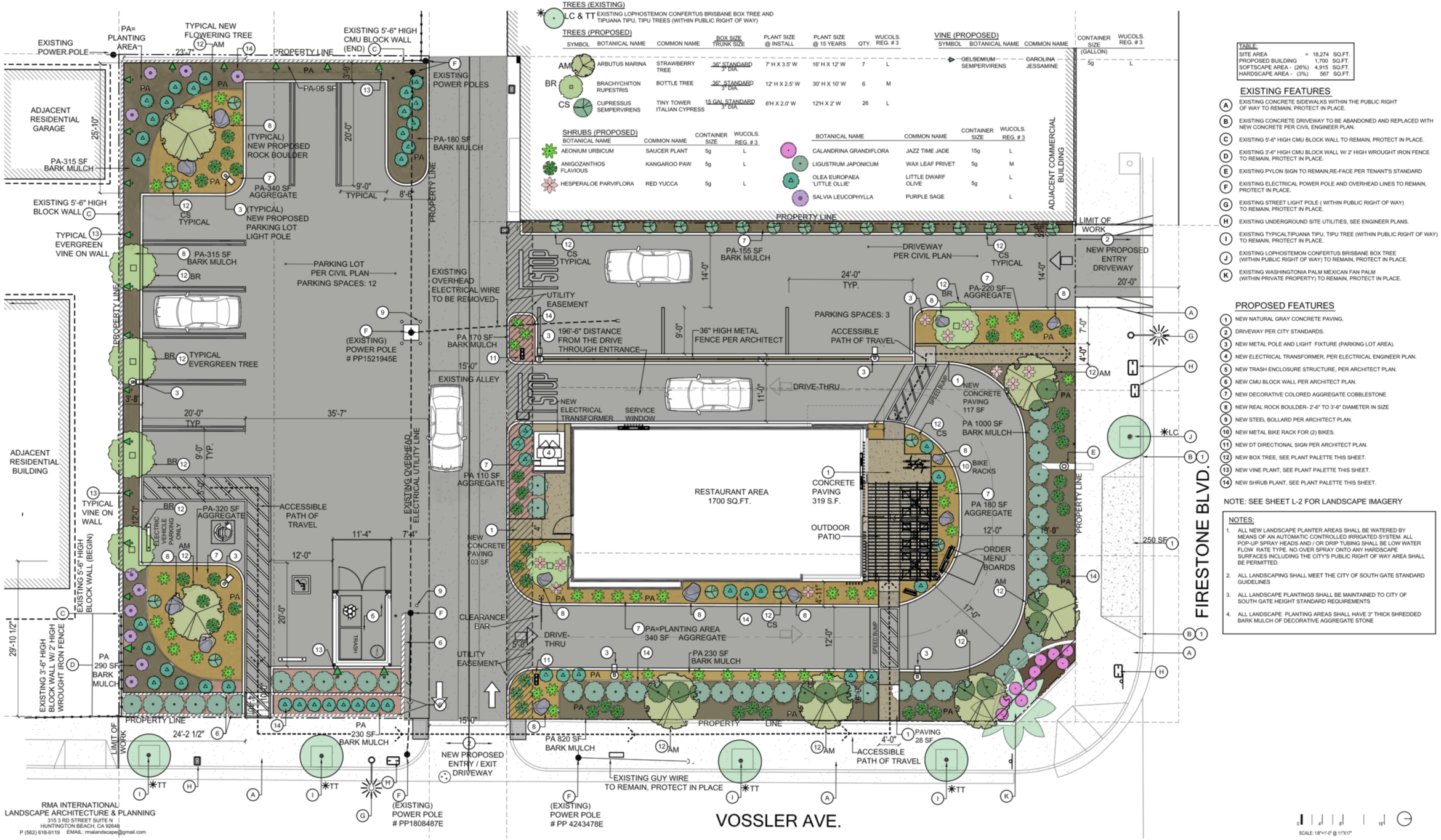
PHOTOMETRIC STUDY

Job No. SAI24-14
Date: 05/09/2024

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LANDSCAPE SITE PLAN

Job No. SAI24-14
Date: 05/09/2024

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ARBUTUS MARINA
STRAWBERRY TREE



BRACHYCHITON RUPESTRIS
BOTTLE TREE



LIGUSTRUM JAPONICUM
WAX LEAF PRIVET



LANTANA MONTEVIDENSIS
LANTANA WHITE



PHORMIUM TENAX
DWARF BRONZE FLAX



CALANDRINA GRANDIFLORA
JAZZ TIME JADE



30" HIGH METAL FENCE



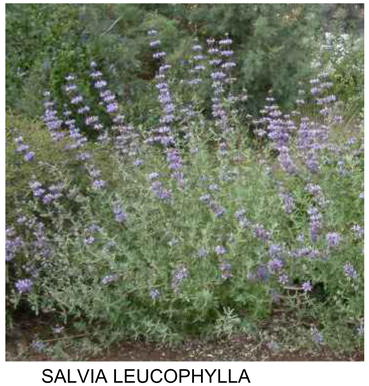
HESPERALOE PARVIFLORA
RED YUCCA



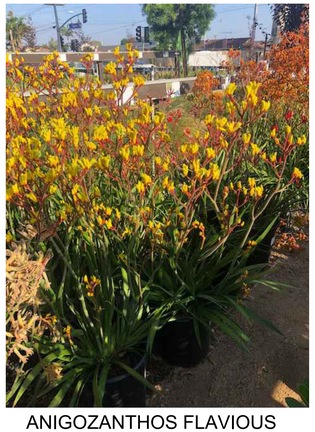
AEONIUM URBICUM
SAUCER PLANT



OLEA EUROPAEA
LITTLE DWARF OLLIE



SALVIA LEUCOPHYLLA
PURPLE SAGE



ANIGOZANTHOS FLAVIOUS
KANGAROO PAW



APACHE SUNSET
ROCK BOULDER



LEUCADENDRON HYBRID
CONEBUSH



DECORATIVE COLORED
AGGREGATE COBBLESTONE

RMA INTERNATIONAL
LANDSCAPE ARCHITECTURE & PLANNING
315 3 RD STREET SUITE N
HUNTINGTON BEACH, CA 92648
P (562) 618-9119 EMAIL: rmalandscape@gmail.com



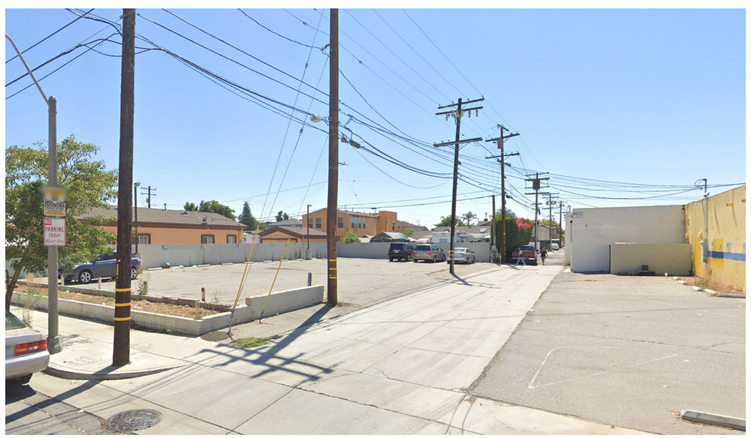














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EXISTING SITE PHOTOS

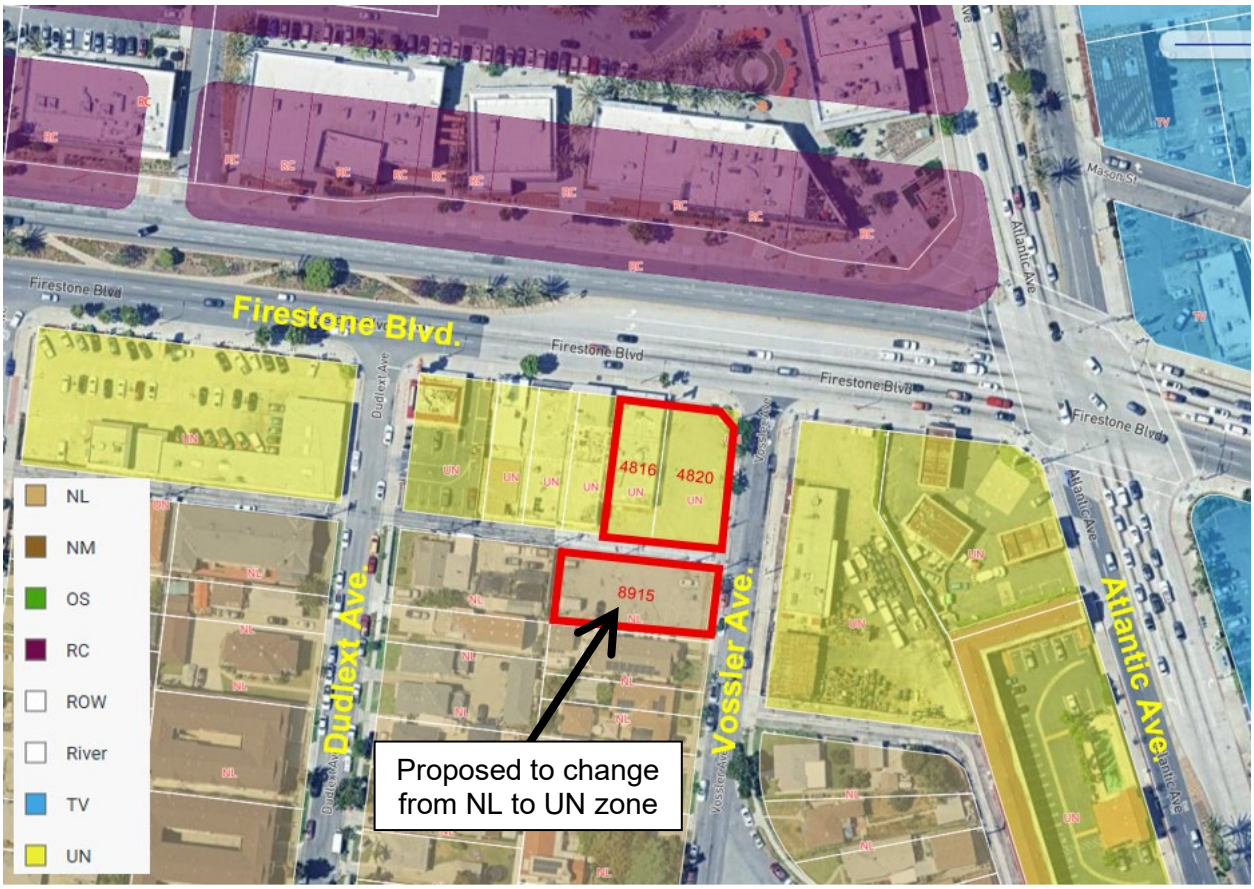
Job No. SAI24-14
Date: 05/09/2024

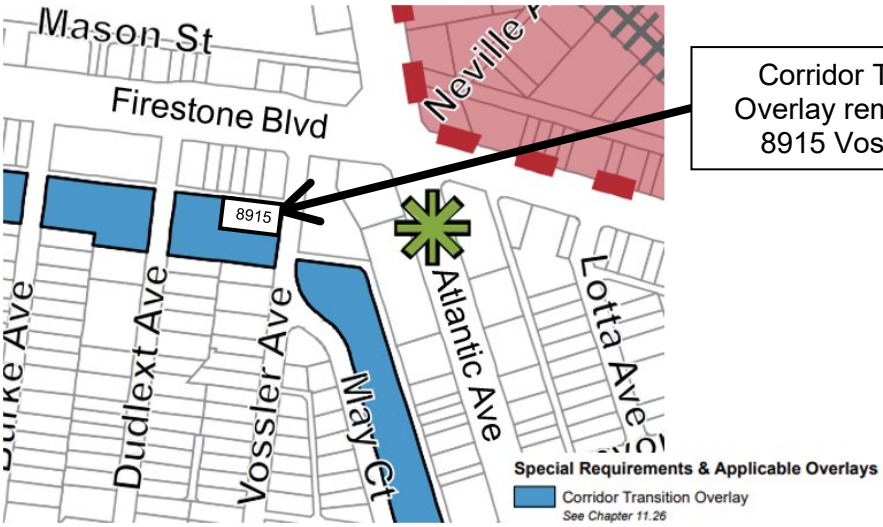
NEW CORE & SHELL DRIVE-THROUGH RESTAURANT PAD

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Zoning Map

Address	Current Zoning	Proposed	Comment
4816 Firestone Blvd.	UN	UN	No change
4820 Firestone Blvd.	UN	UN	No change
8915 Vossler Ave.	NL	UN	Changed to UN; Corridor Transition Overlay removed





General Plan Land Use Map

Address	Current Land Use Designation	Proposed Land Use Designation	Comment
4816 Firestone Blvd.	Commercial	Commercial	No change
4820 Firestone Blvd.	Commercial	Commercial	No change
8915 Vossler Ave.	Medium Density Residential (9-16 du/ac)	Commercial	Residential units still allowed in UN zone

