SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, February 17, 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 February 12, 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 FEBRUARY 3, 2026**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of February 3, 2026.

Documents:

PC Minutes 02.03.26_D.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.

CONDITIONAL USE PERMIT (CUP NO. 25-05/PL NO. 25-0400) TO CONVERT AN EXISTING BUILDING TO A NEW NONTRADITIONAL COLLEGE CAMPUS IN THE URBAN NEIGHBORHOOD (UN) ZONE LOCATED AT 8500 LONG BEACH BOULEVARD.

Staff recommends that the Planning Commission:

1. Find that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15332, (Class 32) “In-Fill Development Projects”, and is thereby exempt from CEQA in that urban uses surround the project site, and the project meets all other requirements to qualify for a Class 32 exemption.
2. Adopt Resolution No. 2026-02 approving CUP No. 25-05/PL No. 25-0400 for a new private, nontraditional college campus located at 8500 Long Beach Boulevard.

Documents:

AB_8500_LBB_PL25-0400_CUP25-05_PC_021726.pdf
Attachment 1_PC Reso No. 2026-02_8500_LBB_PL25-0400_CUP25-05_PC_021726.pdf
Attachment 2_Resolution_No_84-36_8500_LBB.pdf
Attachment 3a_Cover Letter.pdf
Attachment 3b_Conditional Use Permit-Supplement Form - FINAL.pdf
Attachment 3c_PHOTO SURVEY - 8500 LONG BEACH BLVD SOUTH GATE 25-287.pdf
Attachment 3d_Colors and Materials.pdf
Attachment 4_CUP - 8500 Long Beach Blvd - South Gate 01.11.26.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.

A. **PL NO. 25-0060: AMENDMENT NO. 2 TO SITE PLAN NO. 99 AND AMENDMENT NO. 1 TO VARIANCE NO. 518 TO REPLACE TWO EXISTING PYLON SIGNS AND ADOPT A NEW SIGN THEME FOR A SHOPPING CENTER LOCATED AT 5710, 5720, AND 5740 IMPERIAL HIGHWAY.**

Staff recommends that the Planning Commission:

1. Find that in accordance with CEQA, this project qualifies for a categorical exemption under CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction), and is thereby exempt from CEQA in that urban uses surround the project site, and the project meets all other requirements to qualify for a Class 1 and 2 exemption.
2. Adopt Resolution No. 2026-02 approving PL 25-0060 regarding Amendment No. 2 to Site Plan No. 99 and Amendment No. 1 to Variance No. 518 to replace two existing pylon signs and adopt a new sign theme for a shopping center located at 5710, 5720, and 5740 Imperial Highway.

Documents:

AB_5720_Imperial_Hwy_PL25-0060_PC_021726.pdf
Attachment 1_PC Reso No. 2026-03_5710_5720_5740 Imperiral_Hwy_PL25-0060_PC_021726.pdf
Attachment 2 - PC Reso_1984-106.pdf
Attachment 3 - PC Reso_1986-64.pdf
Attachment 4 - PC Reso_1991-84.pdf
Attachment 5 - PC Reso_2000-13.pdf
Attachment 6 - Sign Program_5710_5720_5740_Imperial_Hwy.pdf

10. Comments

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

A. AUDIENCE COMMENTS

B. CITY STAFF COMMENTS

C. PLANNING COMMISSION COMMENTS

11. Adjournment

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

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

Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filling the request with the City Clerk prior to 5:00 p.m. on Thursday, March 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, FEBRUARY 3, 2026
HTTPS://WWW.YOUTUBE.COM/WATCH?V=-3KBUMIWF9Q

1. CALL TO ORDER – 6:33 p.m.

The Planning Commission of the City of South Gate met in-person on February 3, 2026.

2. PLEDGE OF ALLEGIANCE

Vice-Chairperson Prieto led the Pledge of Allegiance.

3. ROLL CALL

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

4. CITY OFFICIALS

Staff Present:	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 that 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 JANUARY 20, 2026

The Planning Commission considered approval of the minutes for the Regular Planning Commission meeting of January 20, 2026.

Action: Approved 4-0.
Motion by Commissioner Valenzuela to approve the minutes for January 20, 2026.
Seconded by Commissioner Casteneda.

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

8. PUBLIC HEARINGS

NONE.

9. OPEN SESSION ITEMS

A. 2025 YEAR IN REVIEW AND REPORT ON PLANNING DIVISION ACTIVITIES

To provide the Planning Commission with an overview of the accomplishments, challenges, and goals of the Planning Division and Planning Commission during 2025 and provide an update on planning projects and division procedures.

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

Planning Manager Signo gave the presentation.

Comments/Questions

1. Planning Commission Comments/Questions
    - Vice-Chairperson Prieto asked about a Starbucks project, Planning Manager Signo responded.
    - Commissioner Ozaeta had a follow up question about Starbucks, Planning Manager Signo responded.
    - Chairperson Ruiz commented about new software. She asked about Planning cases compared to previous years. Planning Manager Signo responded.

2. Public Comments/Questions
    - Mario Dominguez Jr. emailed a written comment and questions. Assistant City Attorney Harwick responded.

Action: Approved 4-0.
Motion by Commissioner Valenzuela to Receive and File.
Seconded by Commissioner Casteneda.

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

B. WORKSHOP ON CONDITIONAL USE PERMITS FOR ALCOHOL SALES FROM 2023-2025

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

Planning Manager Signo gave the presentation.

Comments/Questions

1. Planning Commission Comments/Questions
    - Chairperson Ruiz asked a question and Vice-Chairperson Prieto and Planning Manager Signo responded.
    - Commissioner Ozaeta asked a question and Assistant City Attorney Harwick, Vice-Chairperson Prieto, and Planning Manager Signo responded.
    - Commissioner Ozaeta and Chairperson Ruiz thanked Planning Manager Signo for the presentation.
    - Chairperson Ruiz commented about alcohol-related CUPs coming back to the commission for review and she made a comment about the tracking software.

2. Public Comments/Questions
   NONE.

Action: Approved 4-0.
Motion by Commissioner Ozaeta to Receive and File.
Seconded by Vice-Chairperson Prieto.

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

C. WORKSHOP ON UPCOMING PROJECTS

A presentation was provided to the Planning Commission on expected projects in 2026. It is recommended that the Planning Commission receive the presentation, ask questions of staff, open the item for public comment, and RECEIVE and FILE the item.

Planning Manager Signo gave the presentation.

Comments/Questions

1. Public Comments/Questions
    - Mario Domiguez Jr. (Written comment and questions). Planning Manager Signo responded.

2. Planning Commission Comments/Questions
    - Chairperson Ruiz commented and asked a question. Planning Manager Signo responded.
    - Commissioner Ozaeta asked a question about previous projects and projects on Long Beach Blvd. Planning Manager Signo responded.
    - Commissioner Valenzuela asked a follow-up question, and Assistant City Attorney Hardwick responded. Commissioner Ozaeta and Chairperson Ruiz also responded.
    - Vice-Chairperson Prieto asked a question about Hops & Barley's outdoor patio. Planning Manager Signo responded.
    - Commissioner Ozaeta asked a follow-up question. Vice-Chairperson Prieto, Planning Manager Signo, and Assistant City Attorney Hardwick responded.
    - Chairperson Ruiz asked a question about an EIR. Planning Manager Signo and Assistant City Attorney Hardwick responded.
    - Commissioner Ozaeta asked about the Amazon project. Assistant City Attorney Harwick and Planning Manager Signo responded.

Action: Approved 4-0.
Motion by Vice-Chairperson Prieto to Receive and File.
Seconded by Commissioner Ozaeta.

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

10. Comments

A. Public Comments
- Mario Dominguez Jr. (written)

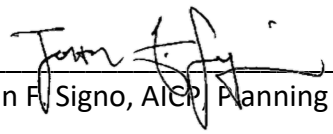
B. City Staff Comments
- Planning Manager Signo
- Assistant City Attorney Hardwick

C. Planning Commission Comments
- Commissioner Valenzuela
- Vice-Chairperson Prieto
- Chairperson Ruiz
- Commissioner Ozaeta

11. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted by:



John F. Signo, AICP, Planning Manager

_____

Lizette Ruiz, Chairperson

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***February 17, 2026***

Planning Manager: *John F. Signo, AICP*

SUBJECT:
Conditional Use Permit (CUP No. 25-05/PL No. 25-0400) to convert an existing building to a new nontraditional college campus in the Urban Neighborhood (UN) zone located at **8500 Long Beach Boulevard**.

PROJECT PROPOSAL/REQUEST:
Request for approval of the adaptive reuse of an existing 11,434-square-foot church building as a private, nontraditional college campus for a nursing school, including storage for school-related files and materials. The building is already suitable for use as a nursing school, and only minor cosmetic improvements are proposed for the interior and exterior.

The request also includes a determination that the project is exempt from the California Environmental Quality Act (CEQA). Specifically, the project qualifies for a categorical exemption under CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects), as it involves the adaptive reuse of an existing building located in an urban area and meets all applicable criteria for a Class 32 exemption.

- **Project Location: 8500 Long Beach Boulevard**
- Assessor's Parcel Numbers: 6211-026-016, 6211-026-017
- Property Owners: Eric L. Soto
- Applicant: Andrew Bulaich
- Specific Plan: N/A
- Zoning: Urban Neighborhood (UN)
- District: N/A
- Lot Size: 15,400 square feet (SF), or 0.35 acres (AC)

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 15332, (Class 32) "In-Fill Development Projects", and is thereby exempt from CEQA in that urban uses surround the project site, and the project meets all other requirements to qualify for a Class 32 exemption.

2. Adopt Resolution No. 2026-02 approving CUP No. 25-05/PL No. 25-0400 for a new private, nontraditional college campus located at 8500 Long Beach Boulevard.

PROJECT DESCRIPTION:
The applicant is proposing to convert an existing religious facility into a private, nontraditional nursing school that provides remote learning and hands-on lab instruction at the facility for up to 20 students. Per SGMC 11.60.060, the use is considered a "College, Nontraditional Campus," defined as follows:

> "College" (land use) means a public or private higher-learning educational facility granting degrees, certificates, and academic training, categorized by the following programmatic elements:
>
> > 2. "Nontraditional campus" means a college in a business/office-oriented setting that does not include any form of student housing.

Business Operations

The business operations, use of the building, and support for the project are described as follows:

- Program Scope: This location will operate solely as a Licensed Vocational Nurse (LVN) program. Although the company website lists other programs offered system-wide, no other programs will be conducted at this satellite campus. This location will function as a small satellite campus using a hybrid instructional approach.
- Number of Students: Enrollment will be capped at 20 students per cohort, consistent with accreditor requirements. All educational lectures will be delivered remotely, and students will only be on site for scheduled, hands-on lab instruction.
- Number of Staff: During on-site instructional periods, the facility will be operated by a single educator/staff member.
- Expansion: No future expansion is proposed at this location, and no structural or tenant improvements are planned, with the exception of new paint and carpet. The existing parking and infrastructure are sufficient for the business.
- Need for School: This project provides an opportunity to address a critical healthcare workforce need by preparing students for entry-level nursing roles as an LVN.
- Accreditation: The institution is accredited by the United States Department of Education and the Bureau for Private Postsecondary Education.
- Second-Floor Storage – Source of Materials: Items such as books, uniforms, records, and instructional supplies serving multiple campuses will be stored on the second floor. Other campuses are located in West Covina, Long Beach, Anaheim, Pomona, and Riverside. The subject property will function as a centralized support and storage point for the various campuses.

- Second-Floor Access & Security: The second floor will be restricted to staff only. Students will not be permitted access to the upstairs office and will be formally oriented to the building layout. Clear directional and restricted-access signage will be installed to prevent unauthorized access.
- Upstairs Office Use: The upstairs office will serve as a touchdown workstation for a stockroom clerk. This position is scheduled primarily on weekends and will support inventory coordination and material handling.
- Inventory Tracking: The office will be used to track, log, and manage stored materials and records associated with our other campuses.

Site Improvements and Project Impacts

The applicant will remove the modular storage container in the parking lot. This will allow adequate space for the required parking, including providing an ADA-compliant parking stall. There will be no negative impact to the surrounding area due to the limited scope and staggered program scheduling. There will also be no negative impact related to traffic, parking, or noise.

The applicant indicates the valuation of site improvements to be $7,000, as this is a reuse of an existing building and the interior building layout already serves the needs of the school. Improvements include painting and flooring. According to Public Works, improvements valued at less than $50,000 are not subject to offsite improvements.

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 32 Categorical Exemption pursuant to Section 15332 (Class 32 – Infill Development Projects) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

BACKGROUND:

The institution has been operating for nearly 60 years and has a long-standing track record of graduating healthcare professionals who serve communities throughout Southern California. The applicant views this campus as a long-term asset to the City of South Gate and is committed to contributing to the community through local hiring, community partnerships, and educational access for the residents of the City.

History and Prior Approvals

The subject property was developed in 1929 with a mortuary. In 1962, a garage was added. According to business license records, the mortuary operated from 1949 to 1983, when a fire caused interior damage to the building. On April 17, 1984, the Planning Commission adopted Resolution No. 84-36, conditionally approving a church site at the subject property.

Property Overview

- Site Characteristics: The subject site has an irregular shape and measures approximately 150 feet deep by 100 feet wide, with a variable depth. The entire site is flat with paved sidewalks along Long Beach Boulevard and Poplar Place. There is an existing parking lot with access to both streets.

Table 1 – Property Data*	
Lot Depth	166’
Lot Width	100’
Long Beach Blvd. (street frontage)	121’
Poplar Pl. (street frontage)	200’
Lot Area	0.35 AC

*Based on County Assessor Map

- Surroundings: Surrounding land uses include commercial uses along Long Beach Boulevard, and residential uses along Poplar Place. Liberty Boulevard Elementary School is located to the northeast.

Table 2 – Surrounding Land Uses		
	Zone	**Land Use**
North	NL, CV	Residences, School
East	NL	Residences
South	UN	Commercial
West	UN	Commercial

Figure 1 – Zoning Map



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:

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.

The proposed Resolution supports the findings required under Section 11.52.030.

Development Standards
The proposed project is for the reuse of an existing building and development is not proposed. Site improvements include painting the interior and exterior of the building and removing an existing container located in the parking lot.

Issues of Concern

Parking
The site currently has 21 parking spaces. Removal of the container will provide a total of 24 spaces. Per SGMC Section 11.33.040, Table 11.33-1, trade and/or vocational schools are required to have a minimum of 3 parking spaces, plus 1 per student capacity. Since the school will serve up to 20 students, a total of 23 parking spaces is required. The project meets this requirement and will be required to provide one Americans with Disabilities Act (ADA) compliant parking space.

Design/Site Plan Review
No development is proposed since the building is existing. The only site improvements include painting of the building and additional parking spaces as a result of a container being removed. There is a requirement under Resolution No. 84-36 to screen any roof-mounted equipment from street view. However, visibility of the roof-mounted equipment is so minimal that screening would be more invasive and unnecessary. It is staff's opinion that the equipment should remain unscreened.

Landscaping
Landscaping includes some trees and shrubs at the front of the property and along the parking lot. Removal of the container will provide additional landscape opportunities. A condition has been added.

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.

ATTACHMENTS:

1. Resolution No. 2026-02
2. Resolution No. 84-36
3. Applicant's Correspondences
    a. Cover Letter
    b. Supplemental Form for CUP
    c. Photo Survey
    d. Colors and Materials
4. Proposed Plans

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, APPROVING CONDITIONAL USE PERMIT NO. 25-05 (PL NO. 25-0400) TO CONVERT AN EXISTING BUILDING TO A NEW NONTRADITIONAL COLLEGE CAMPUS, AND OTHER IMPROVEMENTS LOCATED AT 8500 LONG BEACH BOULEVARD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Andrew Bulaich ("Applicant"), on behalf of World Mission Maranatha Evangelistic Center Inc. ("Property Owner"), represented by Eric L. Soto, filed a complete application requesting the approval of a Conditional Use Permit (CUP No. 25-05/PL No. 25-0400) described herein ("Application"); and

WHEREAS, the Application pertains to the adaptive reuse of an existing 11,434-square-foot (SF), two-story religious center building to a nontraditional college campus for a nursing school. The second floor will be used for storage of school-related files and materials, and minor cosmetic improvements are proposed for the interior and exterior of the building. The project site consists of approximately 15,400 square feet (0.35 acres) and includes Los Angeles County Assessor's Parcel Numbers 6211-026-016 and 6211-026-017, commonly known as 8500 Long Beach Boulevard, South Gate, California (the "Property"); and

WHEREAS, the Applicant requests approval of CUP No. 25-05 to allow a nontraditional college campus in the Urban neighborhood (UN) zone. CUP No. 25-05 is subject to the procedures in SGMC Chapter 11.51 (Permits and Procedures) and Chapter 11.52 (Conditional Use Permit); 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 February 5, 2026. In addition, a public notice was mailed 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 February 17, 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 Objective CD 2.1, Policy P.1 of the Community Design Element encourages the development and redevelopment of areas to "advance a unified and coherent pattern of development, maximize the use of land and fill gaps in the urban environment." Objective CD 2.4, Policy P.1 specifies that "the City will seek to expand the number and diversity of jobs in the City." The proposed project is an adaptive reuse of an existing underutilized building. The project will bring adult students, teachers, and staff to the college campus, creating jobs and providing educational opportunities.***

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 in an urban neighborhood area on a major corridor adjacent to commercial uses. The development of a college campus will be compatible with the surrounding uses and will encourage pedestrian activity.***

A nontraditional college campus will not introduce a new incompatible land use or development impacts, as the area is already operating with various activities. The conditions of the CUP will ensure that the proposed college campus is appropriately managed, preserving the compatibility with existing uses and allowing for 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 college campus will have up to 20 students and one educator/staff member at a time. It is a remote learning program and the campus will only be used for hands-on lab instruction. There is adequate parking on site, and 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 32 Categorical Exemption pursuant

to section 15332 (Infill Development Projects) 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 site is already developed with a building and the project is for a change in use to a college campus, which is compatible with the area.

SECTION 4. The Planning Commission hereby approves CUP No. 25-05/PL 25-0400 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. 2026-02 was adopted by the Planning Commission at their Regular Meeting held on February 17, 2026, by the following vote:

AYES:

NOES:

APPROVED and ADOPTED this 17th day of February 2026.

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

Exhibit "A" - Resolution No. 2026-02
CONDITIONS OF APPROVAL (CUP 25-05/PL 25-0400) 8500 Long Beach Blvd.

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, if any, 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. If a 24-hour video surveillance system is installed, recordings shall be maintained and police officers shall be allowed access to surveillance footage (during regular business hours) upon request for the purpose of conducting a criminal investigation.

9. 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 administratively prior to installation of any signs.

10. In the event public art is provided in the form of a mural, sculpture, or other artistic display, an application will be submitted to the Community Development Department. If necessary, the public art shall be reviewed and approved by the City's Arts Committee through the Art in Public Places Program described in SGMC Chapter 11.32.

11. 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) powerwashing, 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. This condition shall apply to the private property, building, adjacent sidewalks, landscape planters, and parking lot.

12. Plant materials and irrigation design shall comply with the Model Water Efficient Landscape Ordinance referenced in SGMC Chapter 6.64 and Section 14.06.08.020. Any trees shall be a minimum of 24" box.

13. 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.

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

15. The trash enclosure shall be roofed and screened with doors and shall be painted to match the building.

16. The container or structure in the southeastern corner of the parking lot shall be removed from the property. The area shall be incorporated into the parking lot to provide for additional parking, including Americans with Disabilities Act (ADA) parking if necessary. Landscaping shall be provided along the property lines to the satisfaction of the Community Development Department.

17. The number of students shall be limited to 20 at any given time. Classroom space shall be restricted to the first floor only. The second floor shall be reserved for school-related supplies, records, and storage. The upstairs office shall be used as an administrative workstation and shall not be used for student counseling or instruction. Signs shall be clearly posted.

18. The Community Development Director or his/her designee 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. Major modifications, as determined by the Community Development Director or his/her designee, shall be reviewed and approved by the Planning Commission.

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

Building & Safety

20. Applicant shall comply with all ADA accessibility requirements.

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

22. All exterior common areas shall be properly illuminated.

23. Trash enclosure area shall be kept clean and secured at all times.

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

25. Applicant shall obtain clearance and required permits from Public Works Department for any encroachment into the public right of way.

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.

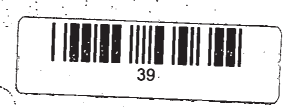
28. Ensure that all garbage containers are kept inside designated trash enclosures and that these areas are maintained in a clean and orderly manner.

Police Department

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

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

RECEIVED
JUL 11 1984
BLDG. & SAFETY



RESOLUTION NO. 84-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA, CONDITIONALLY APPROVING THE APPLICATION OF JOSE LUIS SOTO, APPLICANT, FOR SITE PLAN NO. 77

OWNER/APPLICANT:	Jose Luis Soto 16210 Elza Drive Hacienda Heights, CA 91745
SITE LOCATION:	8500 Long Beach Boulevard South Gate, CA 90280
LEGAL DESCRIPTION:	Lots 258 and 259, less the easterly 75 feet of each in Tract 2917 as per maps on file in Book 35, Pages 24 and 25 of Maps in the Office of the Recorder, County of Los Angeles.

WHEREAS, an application was filed on March 21, 1984, with the City Planning Commission for a Site Plan to develop a church site in the C-M Zone at 8500 Long Beach Boulevard, as required by Section 11.41.010 of the South Gate Municipal Code; and

WHEREAS, the Planning Commission upon giving the required notice, did on the 17th day of April, 1984, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations were made and a staff report submitted and recommendations were submitted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate does here resolve, determine and order as follows.

SECTION I. The Planning Commission determines that the facts of this matter are as follows:

The subject property was developed in 1929 with a mortuary, and a garage addition in 1962. Business License records show a mortuary from 1949 to 1983. A fire caused interior damage to the mortuary in 1983 and the structure has not been used since.

The applicant proposes to convert an existing commercial structure that has been used as a mortuary into a church structure with a dwelling on the second floor. The plan will provide 23 off-street parking spaces. The proposed church would not meet the Municipal Code requirement for a church on the following items:

1. A 15 foot front setback is required for the building and parking area whereas a four (4) foot setback is shown.

2. Eleven of the parking spaces are 19 feet deep, whereas, a 20 foot depth would be required.

WHEREAS, it has been determined that the proposed development has no significant environmental impace as set forth in Preliminary Environmental Assessment No. 552, and that a Negative Declaration has been prepared and a Notice of Determination will be filed pursuant to the California Environmental Quality Act with the County Clerk of the County of Los Angeles.

Staff recommends that Site Plan No. 77 be approved for the following reasons:

1. The proposed use conforms to the General Plan.

2. The request is consistent with the itent of the Municipal Code Section 11.41.

SECTION II. The Planning Commission hereby conditionally approves said Site Plan to develop a church site in the C-M Zone at 8500 Long Beach Boulevard subject to the following conditions:

1. That the applicant comply with all requirements of the Department of Building and Safety, the Department of Public Works and the Los Angeles County Fire Department.

2. That all roof-mounted equipment be screened from street view.

3. That the property be developed substantially in accordance with the drawings submitted and date-stamped February 24, 1984.

4. Landscaping plan subject to approval of the Planning Commission or their designee and all landscaping to have a permanent automatic irrigation.

5. That no sign exceed the roof height and all signs shall be subject to the approval of the Planning Commission or its designee.

SECTION III. This resolution was adopted by the following vote at the Planning Commission meeting on April 17, 1984.

AYES:	Commissioner Benner Vice Chairman Dunlap Chairman Linton
NOES:	None
ABSENT:	Commissioner Bremer Commissioner Weiss
NOT VOTING:	None

APPROVED and ADOPTED this 17th day of April, 1984.

Valdis V. Pavlovskis
Secretary
City Planning Commission

APPROVED:

John R. Linton
Chairman
City Planning Commission

NWC North-West COLLEGE nw.edu

Andrew Bulaich
2121 W Garvey Ave N
West Covina, CA 91790
949-233-5958
AndrewB@Success.edu

Date: October 13, 2025

City of South Gate – Planning Division

Subject: Conditional Use Permit Application – 8500 Long Beach Blvd, South Gate, CA 90280

Dear Planning Division,

I am submitting this letter in support of my application for a Conditional Use Permit to convert the existing religious facility located at 8500 Long Beach Blvd into a private, non-traditional nursing school. This proposed educational use aligns with the City of South Gate's General Plan and zoning regulations, and will serve as a valuable resource for local residents seeking accessible healthcare career training.

The project involves the adaptive reuse of the existing 11,434 sq ft building, which already includes classrooms, offices, and assembly space suitable for institutional use. The school will operate on a small scale, with limited class sizes and staggered schedules, resulting in minimal impact on traffic, noise, and surrounding properties. The hours of operation will be, 8:30 AM to 6:00 PM Monday through Friday. Given that the majority of instruction is conducted online, campus occupancy will be limited to one teacher and no more than 20 students at any given time. No major structural changes are proposed, and the site's existing parking and infrastructure meet city standards.

This nursing school will address a critical workforce need by preparing students for entry-level healthcare roles, particularly licensed vocational nursing. We are committed to serving the South Gate community through scholarships, local hiring, and partnerships with nearby organizations. The project supports the city's goals for inclusive growth, education access, and economic vitality.

Enclosed are the required application materials and checks made payable to the **City of South Gate** for the following fees:

- Conditional Use Permit (Recycling business): $4,553.00
- Public Notice: $1,570.00
- Environmental Review (Categorical Exemption): $285.00

Thank you for your consideration. I welcome the opportunity to work with the Planning Division and am available to provide any additional information or attend hearings as needed.

Sincerely,

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:

   North-West College directly supports these goals by preparing residents for careers in high-demand fields in nursing. The college's presence contributes to a balanced mix of land uses in South Gate, enhancing access to education without overburdening infrastructure or disrupting residential zones. Through public outreach, partnerships, and responsible operations, the college integrates into the community fabric, aligning with the General Plan's vision for inclusive and accessible services. North-West College offers programs in healthcare, directly contributing to the city's goal of fostering a skilled workforce and supporting local employment. The college expands access to post-secondary education for South Gate residents, aligning with the General Plan's vision of inclusive and equitable community services. The project makes use of an existing commercial site, reducing the need for new construction and supporting the city's sustainability and smart growth objectives.

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:

   Both the existing church and the proposed use under the CUP serve community-oriented functions—spiritual and educational—which are inherently compatible and mutually supportive. The proposed use complements the future college by reinforcing the area's identity as an educational and service-oriented zone. It may even offer opportunities for collaboration, internships, or shared resources. The CUP is consistent with the zoning designation that allows institutional and educational uses. The conditions of approval ensure that the land use remains compatible with the long-term vision for the nursing college. The site is adequately designed to support, parking demand, and accessibility needs associated with both the college and the CUP-approved use, ensuring seamless integration. The CUP demonstrates compatibility with existing and future land uses of the applicable zone, and does not result in detrimental impacts to adjacent properties or neighborhood character. The CUP supports the city's goals for educational access, community services, and land use efficiency, aligning with both the zoning title and the General Plan's vision for a vibrant, inclusive South Gate.

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 use is located on a site that is sufficient in size and shape to accommodate all required development features—including parking, landscaping, setbacks, and pedestrian access—ensuring it integrates smoothly with surrounding properties. The CUP includes conditions that regulate hours of operation, signage, lighting, and noise levels. These controls prevent any disruption to nearby residential, commercial, or institutional uses. The proposed use aligns with the existing mix of educational, religious, and commercial uses in the area. It reinforces the neighborhood's identity as a center for community services and learning. The CUP supports the neighborhood's function as a place for education, worship, and civic engagement. It complements—not competes with—existing uses like the church and future college. Educational activities are conducted indoors during standard business hours, ensuring that noise levels remain within acceptable limits.

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 site layout adheres to prescribed front, side, and rear yard setbacks, maintaining appropriate spatial separation from neighboring uses and preserving privacy, access, and visibility. Per zoning requirements, perimeter fencing and screening walls are incorporated to enhance security, define property boundaries, and buffer adjacent uses—particularly residential or institutional neighbors. The site includes sufficient on-site parking spaces due to the colleges hybrid educational delivery, which means that all students only come to school one day per week. Parking lot has ADA-accessible stalls, and designated loading zones, in compliance with South Gate's Parking Standards. Circulation patterns are designed to prevent congestion and ensure safe ingress and egress. The project includes drought-tolerant landscaping, shade trees, and decorative planting beds that meet city requirements and contribute to the visual appeal of the site and surrounding area. Walkways, lighting, and signage are designed to promote safe and attractive pedestrian movement. The parcel's shape and orientation allow for efficient use of space, logical building placement, and harmonious integration with adjacent land uses. The proposed development complements the character and function of the surrounding area, which includes educational, religious, and commercial uses. It reinforces the district's identity as a hub for community services

More Services
JOE MORENO
(626) 350-5944
moreservices@sbcglobal.net
moreservicesjm@gmail.com
OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE.EL MONTE, CA 91732 - (909) 256-3482

PROJECT INFORMATION

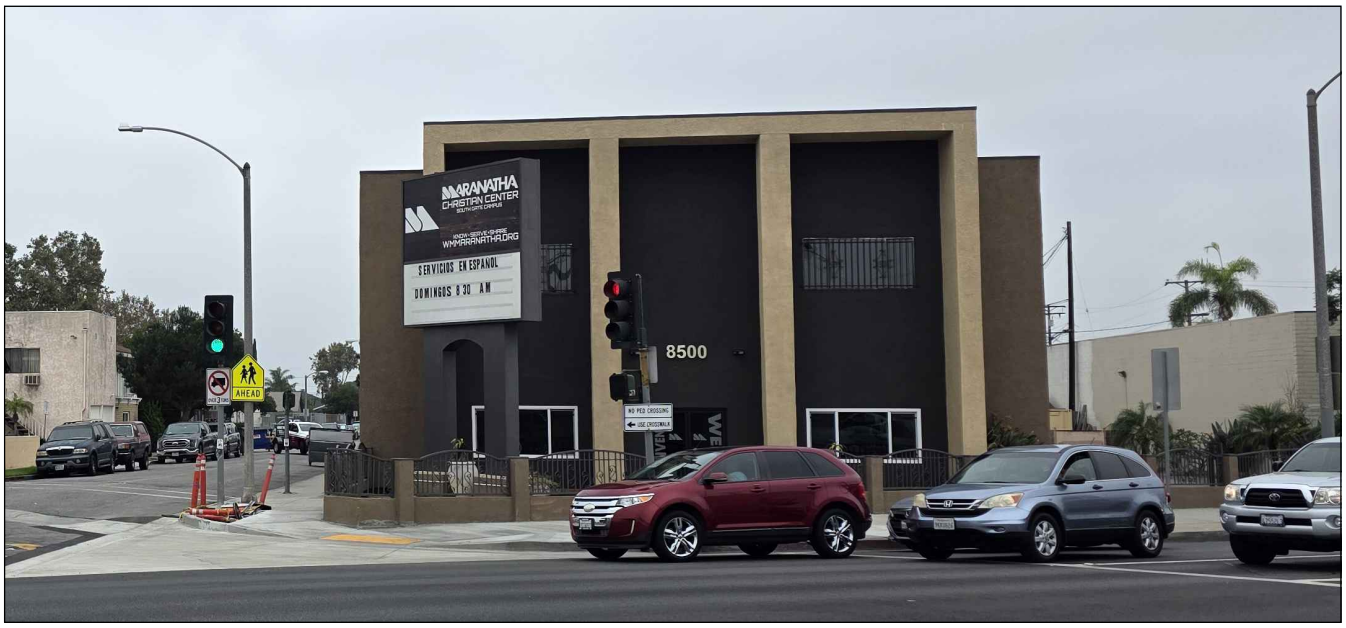
8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



1

SUBJECT SITE: 8500 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD. LOOKING EAST



2

SUBJECT BUILDING: 8500 LONG BEACH BLVD.
VIEW FROM POPLAR PL. LOOKING SOUTH

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



3

SUBJECT SITE: 8500 LONG BEACH BLVD.
VIEW FROM REAR PARKING LOT. LOOKING WEST



4

SUBJECT SITE: 8500 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD. LOOKING EAST

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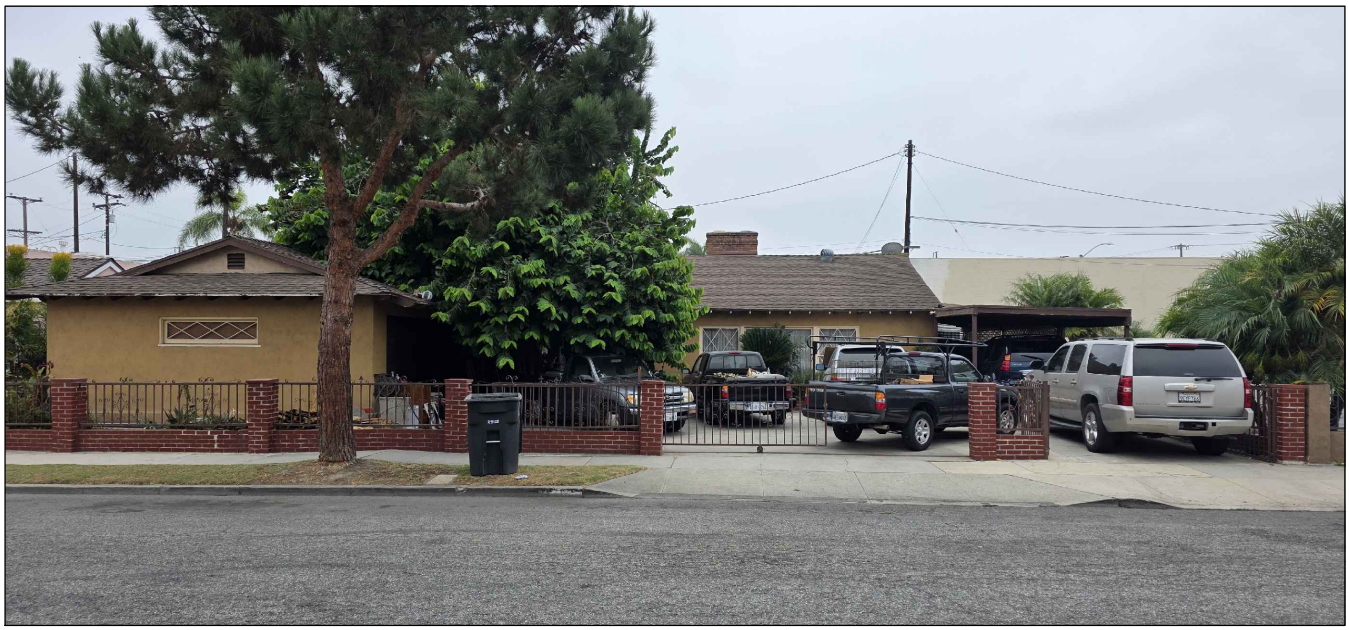
PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



5

SUBJECT SITE: 8500 LONG BEACH BLVD.
VIEW FROM REAR PARKING LOT. LOOKING SOUTH



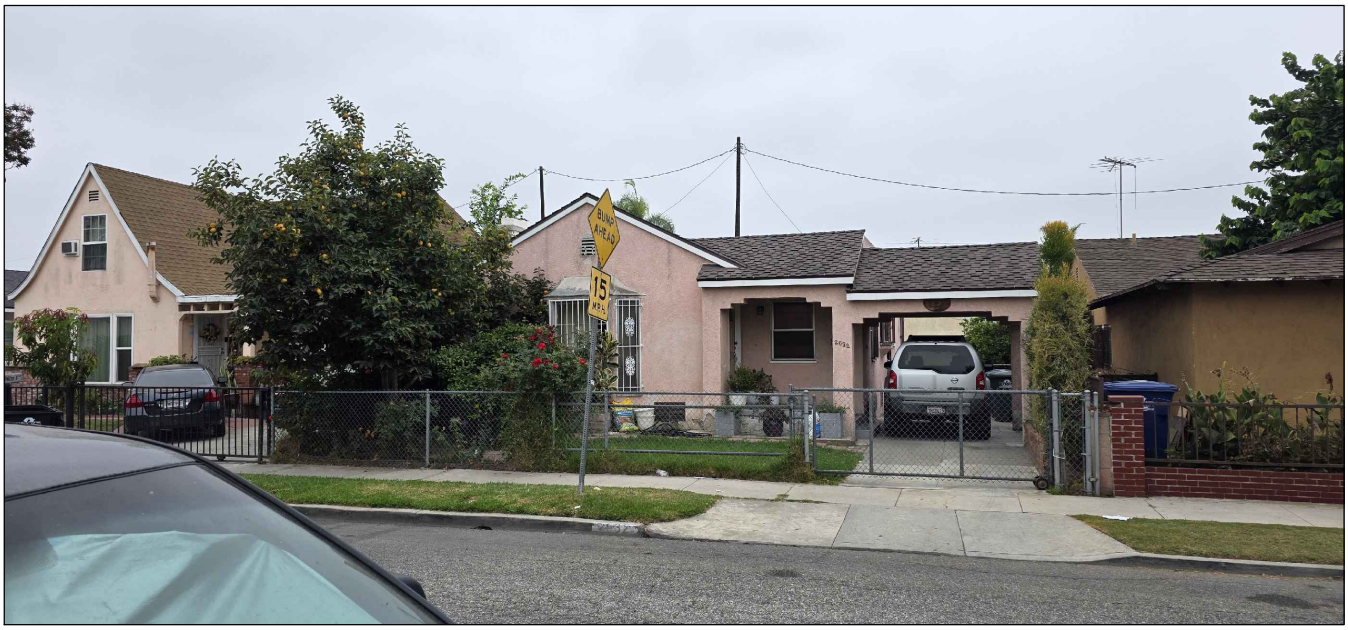
6

2626 POPLAR PL.
VIEW FROM POPLAR PL LOOKING SOUTH

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



7

2632 POPLAR PL.
VIEW FROM POPLAR PL LOOKING SOUTH



8

2728 LIBERTY BLVD ELEMENTARY SCHOOL
VIEW FROM POPLAR PL LOOKING NORTH

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



9

2623 POPLAR PL.
VIEW FROM POPLAR PL LOOKING NORTH



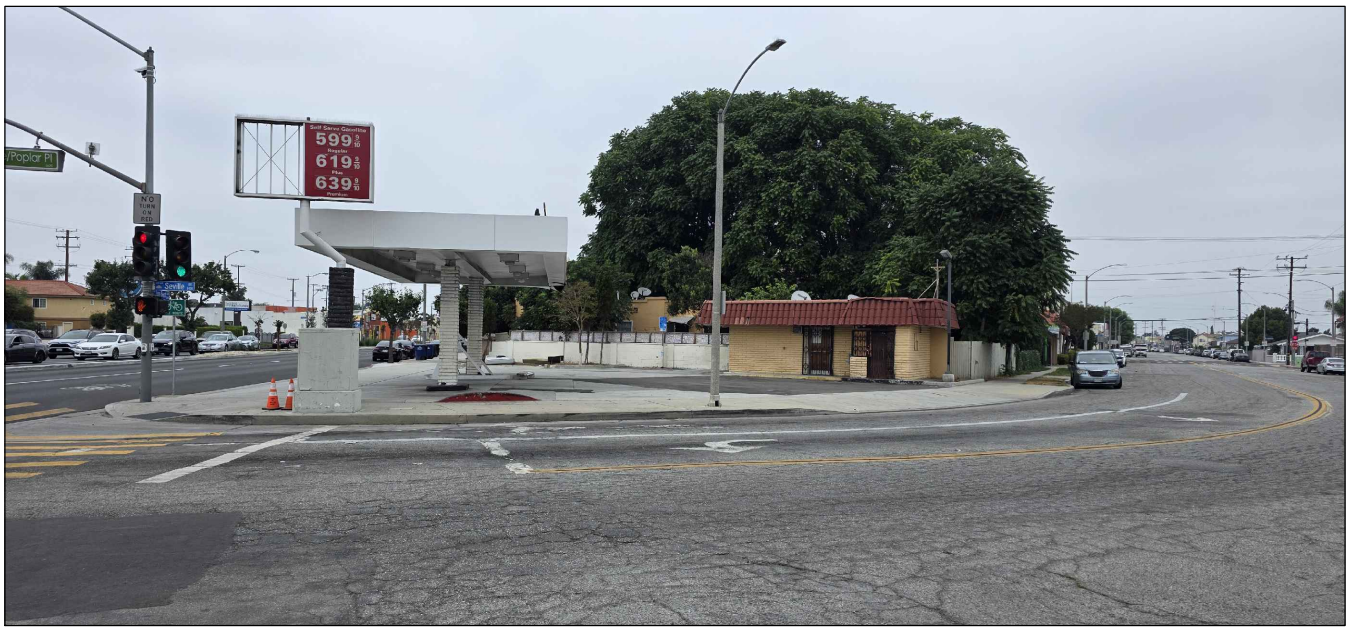
10

8438 SEVILL AVE.
VIEW FROM POPLAR PL LOOKING NORTH

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



11

8440 LONG BEACH BLVD.
VIEW FROM POPLAR PL LOOKING NORTH



12

8438 SEVILL AVE.
VIEW FROM SEVILLE AVE LOOKING EAST

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



13

8440 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING EAST



14

8532 - 8536 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING EAST

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



15

8532 - 8536 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING EAST



16

8527 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING WEST

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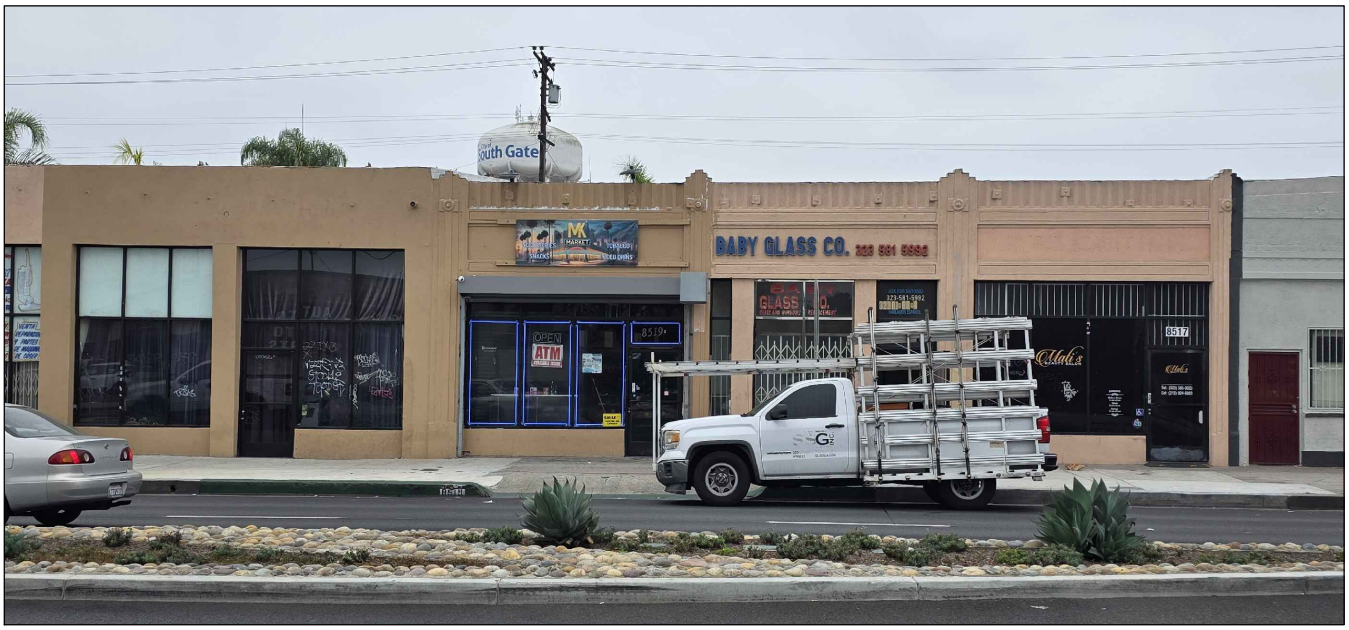
PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



17

8519 - 8523 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING WEST



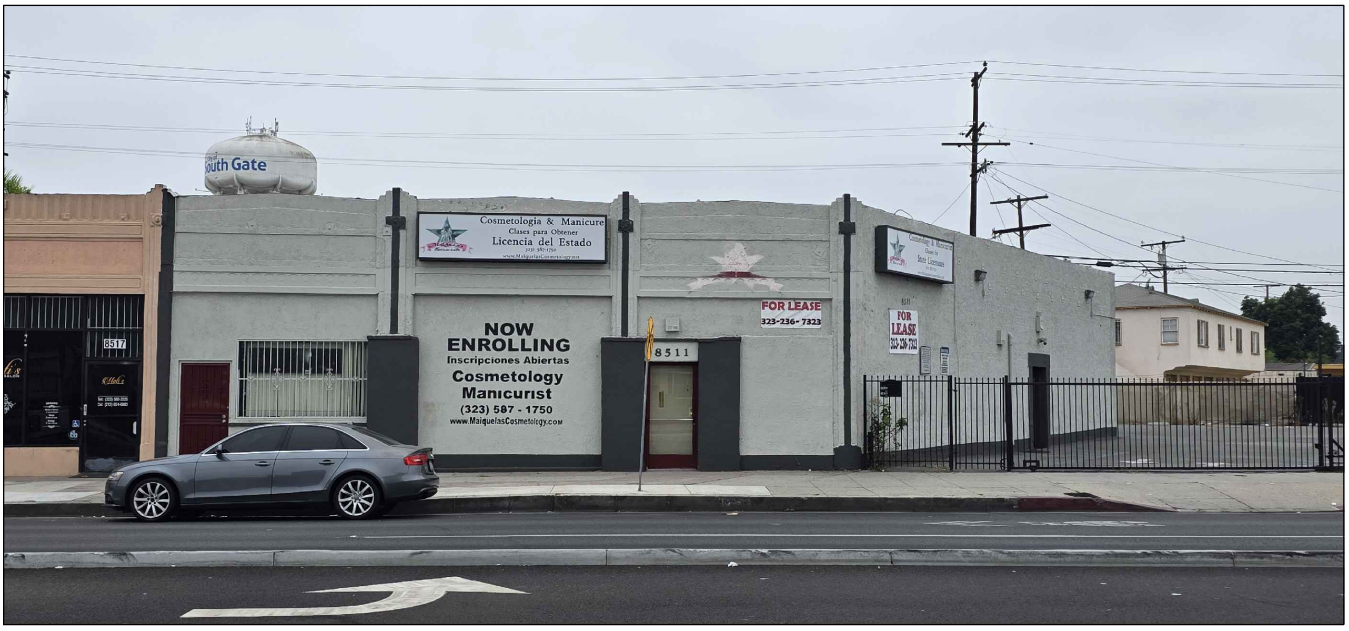
18

8517-8519 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING WEST

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



19

8511 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING WEST



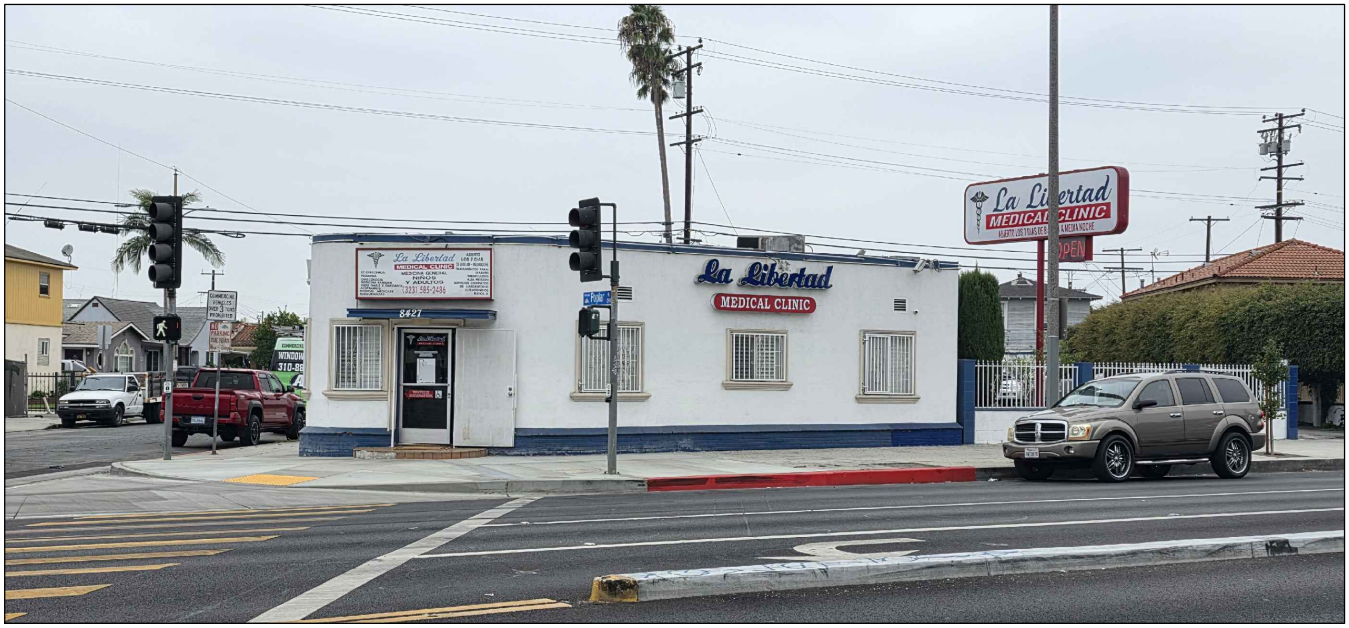
20

8501 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING WEST

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PROJECT INFORMATION

8500 LONG BEACH BLVD.
SOUTH GATE, CA.
25-287



21

8427 LONG BEACH BLVD.
VIEW FROM LONG BEACH BLVD LOOKING WEST

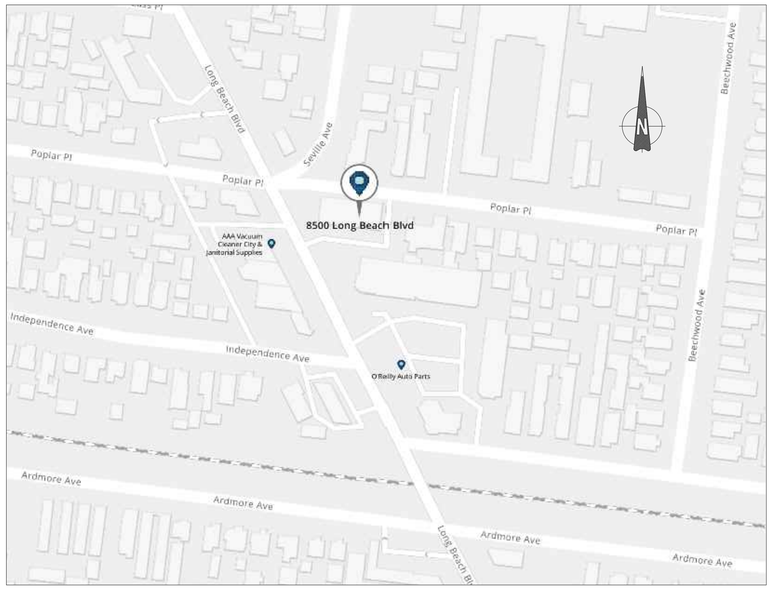
Colors and Materials

8500 Long Beach Blvd, South Gate, CA

Section	Material Used
Paint Colors	Light and Dark Brown
Wall Material	Stucco
Roofing	Single ply shingles, hot mop
Windows/Doors	Commercial alluminum, glass, metal
Lighting Fixtures	LED sconces, and downlights

CONDITIONAL USE PERMIT:

8500 LONG BEACH BLVD.
SOUTHGATE, CA 90280



VICINITY MAP

SHEET INDEX:

A-1.0 COVER SHEET
A-2.0 SITE PLAN
A-3.0 FIRST AND SECOND FLOOR PLAN
A-4.0 ELEVATIONS

PROPERTY INFORMATION:

ADDRESS:	8500 LONG BEACH BLVD SOUTHGATE, CA 90280
APN:	6211-026-016
LEGAL DESC.:	TRACT # 2917 LOT COM N 82¢55'45" W 75 FT FROM NE COR OF LOT 258 TH S 7¢04'15" W 50 FT TH N 82¢55'45" W TO NE LINE OF LONG BEACH BLVD TH NW THEREON TO N LINE OF SD LOT TH E TO BEG PART OF LOT 258
USE TYPE:	INSTITUTIONAL
LOT SIZE:	15,400 SQUARE FEET
BUILDING SIZE:	11,434 SQUARE FEET
LOT COVERAGE:	74.25%
PARKING:	24 ON SITE 5 STREET SIDE (POPLAR PL)
LANDSCAPING:	MINIMAL - LOT COVERED WITH CONCRETE

North-West College
NWC

PROJECT NAME:
SOUTH GATE CAMPUS
8500 LONG BEACH BLVD.
SOUTH GATE, CA 90280

SHEET NAME:
COVER SHEET

REVISIONS:

DATE: 1/11/26

DRAWN BY: CS

SCALE: 1/8" = 1'-0"

SHEET: A-1.0

POPLAR PLACE

TRAFFIC LIGHT
STREET LIGHT
PEDESTRIAN LIGHT
STREET LIGHT
SIDEWALK
P/L 188'
SIGN
GATE
LANDSCAPING
16
18
19
17
18'
20
21
P/L 50'
8500 LONG BEACH BLVD.
TRAFFIC LIGHT
GATE
P/L 60'
ELECTRICAL METER
P/L 154'
15
10
11
12
13
14
LONG BEACH BLVD.
STREET LIGHT
P/L 61'
GATE
18'
LANDSCAPING TO BE REMOVED
CONTAINER TO BE REMOVED
P/L 50'
SIDEWALK
1
2
3
4
5
6
7
8
9
TRASH ENCLOSURE
LANDSCAPING
P/L 120'

2626 POPLAR PL.

8502 LONG BEACH BLVD.

North-West College
NWC

PROJECT NAME:
SOUTH GATE CAMPUS
8500 LONG BEACH BLVD.
SOUTH GATE, CA 90280

SHEET NAME:
EXISTING SITE PLAN

REVISIONS:

DATE:
1/11/26

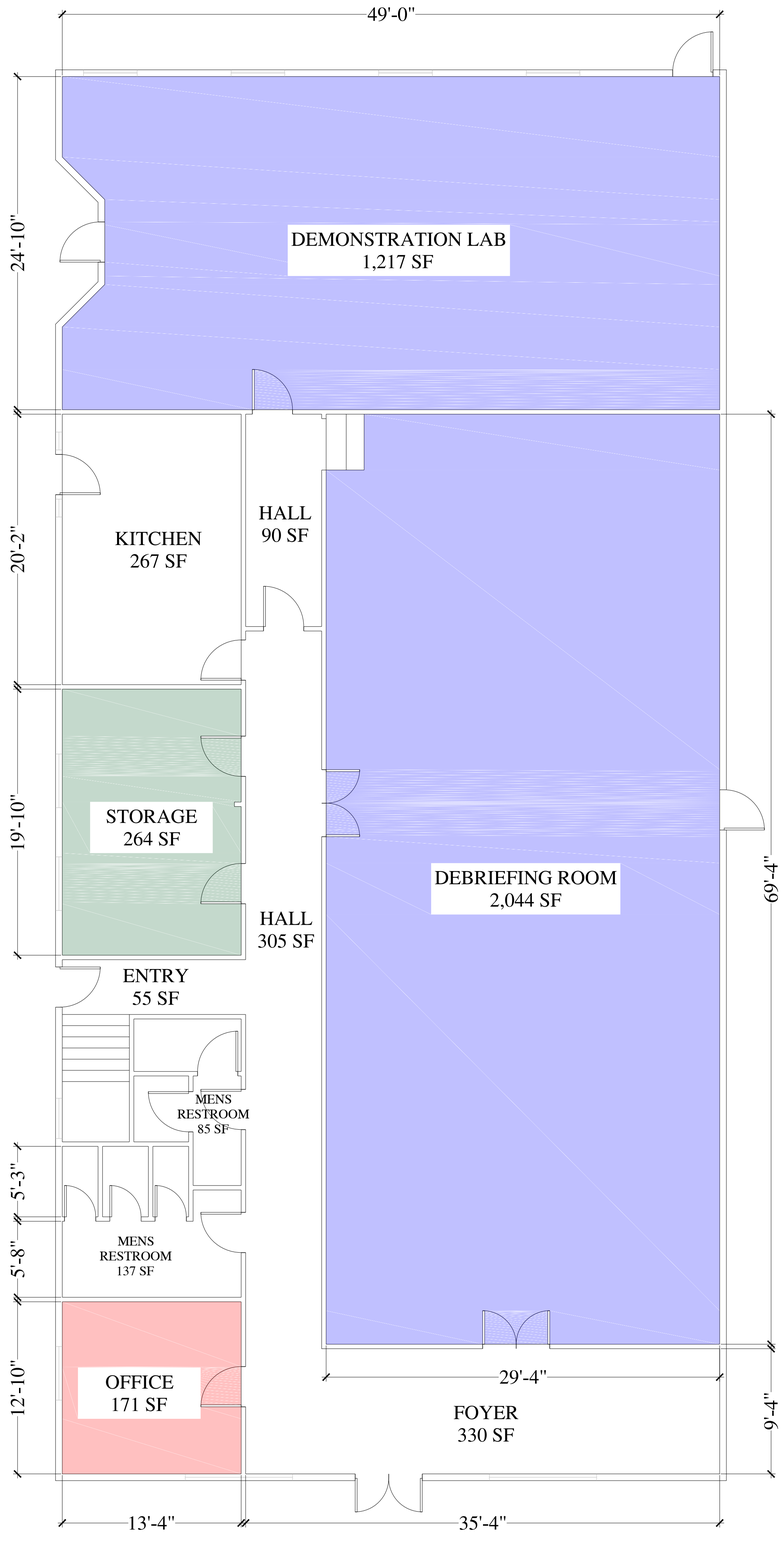
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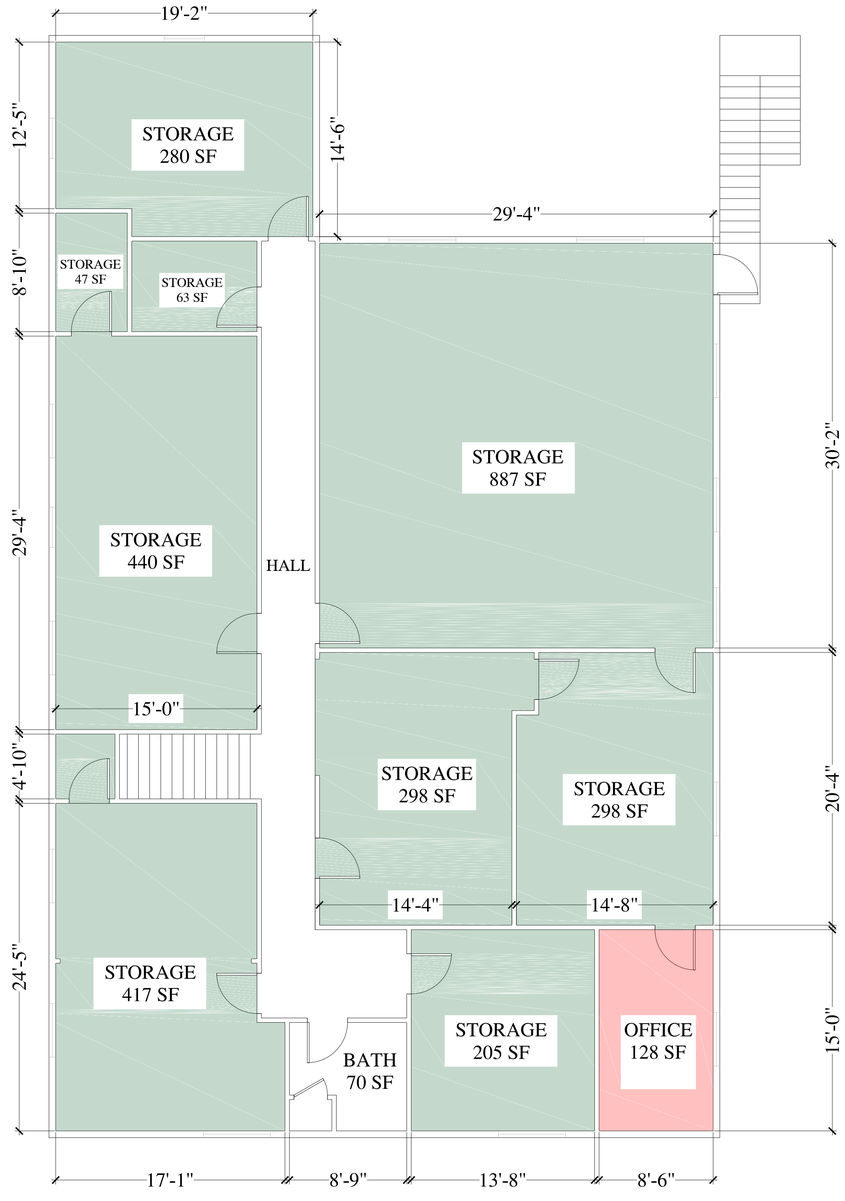
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USE TYPES:

INSTRUCTIONAL	3,261 SQUARE FEET	
	DEBRIEFING ROOM, DEMONSTRATION LAB	
OFFICE	299 SQUARE FEET	
STORAGE	3,199 SQUARE FEET	
MISCELLANEOUS	1952 SQUARE FEET	
	HALLWAYS, STAIRS, BATHROOMS	
	KITCHEN, FOYER	



FIRST FLOOR



SECOND FLOOR

North-West College
NWC

PROJECT NAME:
SOUTH GATE CAMPUS
8500 LONG BEACH BLVD.
SOUTH GATE, CA 90280

SHEET NAME:
FLOOR PLANS

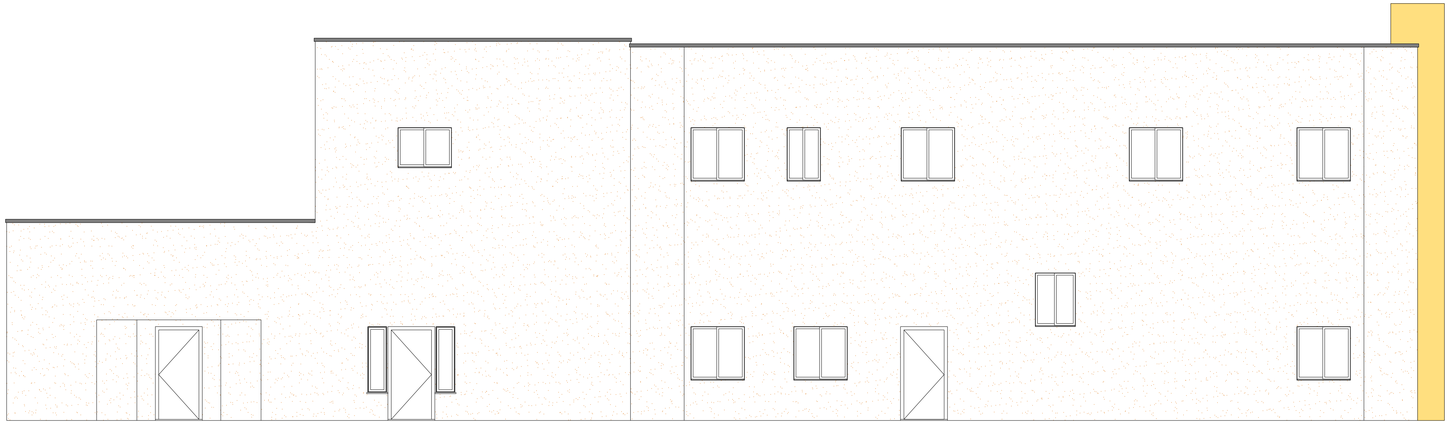
REVISIONS:

DATE:
1/11/26

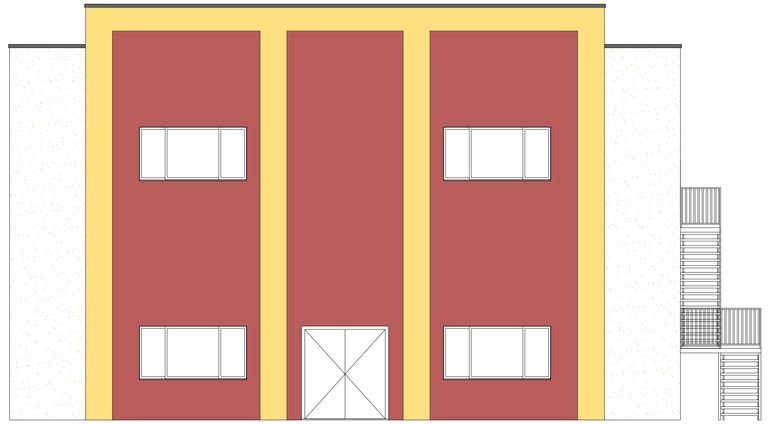
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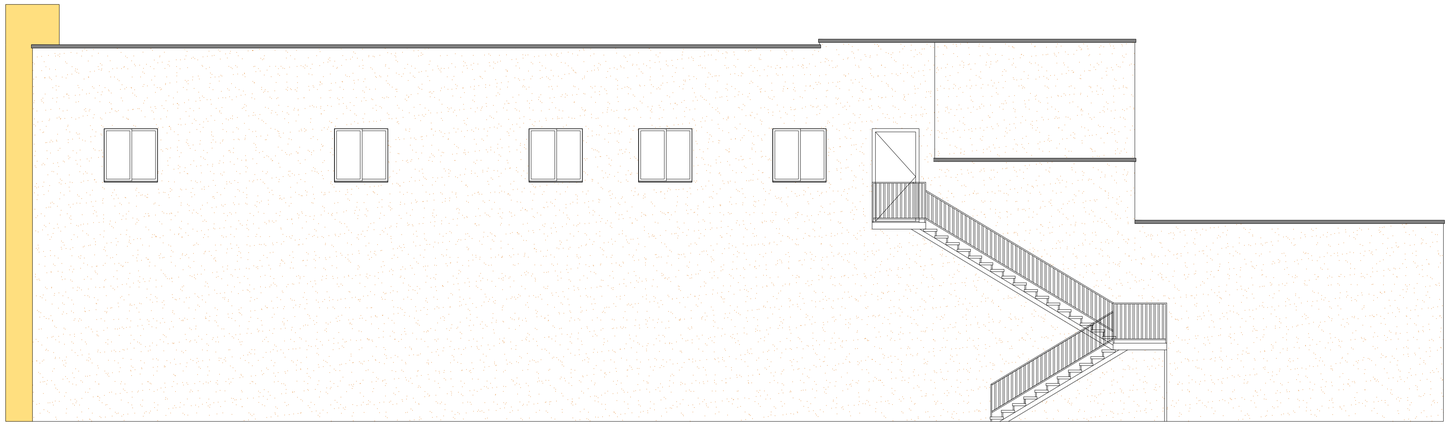
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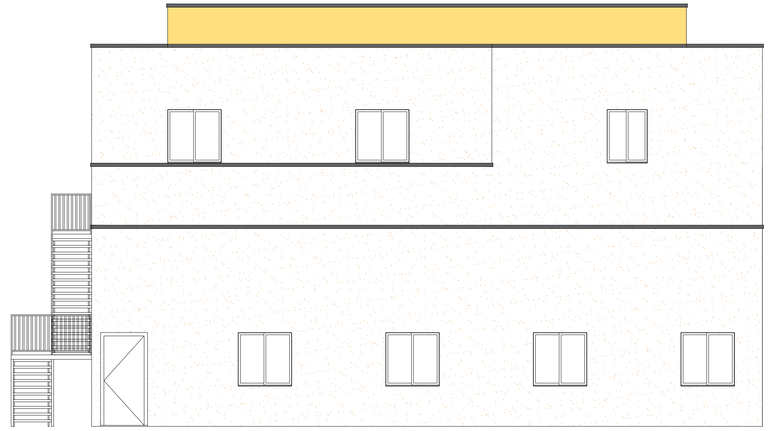
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

North-West COLLEGE

NWC

PROJECT NAME:
SOUTH GATE CAMPUS
8500 LONG BEACH BLVD.
SOUTH GATE, CA 90280

SHEET NAME:
FLOOR PLANS

REVISIONS:

DATE:
1/11/26

DRAWN BY:
CS

SCALE:
3/16" = 1'-0"

SHEET:
A-4.0

POPLAR PLACE

TRAFFIC LIGHT
STREET LIGHT
PEDESTRIAN LIGHT
STREET LIGHT
SIDEWALK
P/L 188'
GATE
LANDSCAPING
SIGN
TRAFFIC LIGHT
8500 LONG BEACH BLVD.
16
18
19
17
18'
20
21
P/L 50'
GATE
P/L 60'
LONG BEACH BLVD.
ELECTRICAL METER
P/L 154'
22
10
11
12
13
14
15
23
24
STREET LIGHT
P/L 61'
18'
GATE
P/L 50'
SIDEWALK
1
2
3
4
5
6
7
8
9
TRASH ENCLOSURE
LANDSCAPING
P/L 120'
2626 POPLAR PL.
8502 LONG BEACH BLVD.

North-West College
NWC

PROJECT NAME:
SOUTH GATE CAMPUS
8500 LONG BEACH BLVD.
SOUTH GATE, CA 90280

SHEET NAME:
PROPOSED SITE PLAN

REVISIONS:

DATE:
1/11/26

DRAWN BY:
CS

SCALE:
1/8" = 1'-0"

SHEET:
A-2.0

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***February 17, 2026***

Planning Manager: *John F. Signo, AICP*

SUBJECT:
PL No. 25-0060: Amendment No. 2 to Site Plan No. 99 and Amendment No. 1 to Variance No. 518 to replace two existing pylon signs and adopt a new sign theme for a shopping center located at **5710, 5720, and 5740 Imperial Highway**.

PROJECT PROPOSAL/REQUEST:
Request for approval of PL No. 25-0060 to replace two existing pylon signs with new pylon signs, and establish a sign theme (sign program) for the shopping center in compliance with previously issued conditions of approval.

The request also includes a determination that the project is exempt from the California Environmental Quality Act (CEQA). Specifically, the project qualifies for a categorical exemption under CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction), as it involves the replacement of sign structures and a new sign theme for an existing shopping center located in an urban area.

- **Project Location: 5710, 5720, and 5740 Imperial Highway**
- Assessor's Parcel Numbers: 6234-005-010, 6234-005-015
- Property Owners: Southgate Center Associates, LLC
- Applicant: Patrick Faranal, National Sign & Marketing
- Specific Plan: Hollydale Specific Plan
- Zoning: Hollydale Mixed Use – 3 (HMU3)
- District: N/A
- Lot Size: 1.67 acres (AC)

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 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction), and is thereby exempt from CEQA in that urban uses surround the project site, and the project meets all other requirements to qualify for a Class 1 and 2 exemption.

2. Adopt Resolution No. 2026-03 approving PL 25-0060 regarding Amendment No. 2 to Site Plan No. 99 and Amendment No. 1 to Variance No. 518 to replace two existing pylon signs and adopt a new sign theme for a shopping center located at 5710, 5720, and 5740 Imperial Highway.

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 1 and 2 Categorical Exemption pursuant to Section 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

BACKGROUND:

The subject property was first developed as a petroleum products service station in 1962. On December 19, 1978, Resolution No. 78-61 was adopted approving Conditional Use Permit (CUP) No. 198 to operate a self-service petroleum products service station with service bays to be used only for the storage of automobile products. Operation continued until 1984.

On November 6, 1984, the Planning Commission adopted Resolution No. 84-106 approving a conditional use permit (CUP) to allow the conversion of a self-service petroleum products service station to a self-service station with retail sales at 5730 Imperial Highway.

On July 8, 1986, the Planning Commission adopted Resolution No. 86-64 approving Site Plan No. 99 to develop 1.67 AC as a neighborhood shopping center, including an 18,000 SF commercial retail building and a 3,500 SF restaurant building. Approval included a pole sign along Imperial Highway next to the driveway. Condition No. 4 reads:

> "4. All signs to be subject to review and approval by the Planning Commission or its designee. No sign to exceed the roof height of the building. No flashing or rotating signs. A sign program for the total shopping complex shall be submitted for review and approval by the Planning Commission or its designee prior to issuance of a building permit."

On December 3, 1991, the Planning Commission adopted Resolution No. 91-84 approving Variance No. 518 to allow a second pole sign at 5720 Imperial Highway. The second pole sign was approved along Garfield Avenue at 22 feet high with a total sign area of 360 square feet (SF). Condition B reads: "That all future construction or additions to the property shall be subject to review and approval of the Planning Commission as determined appropriate by the Director of Community Development."

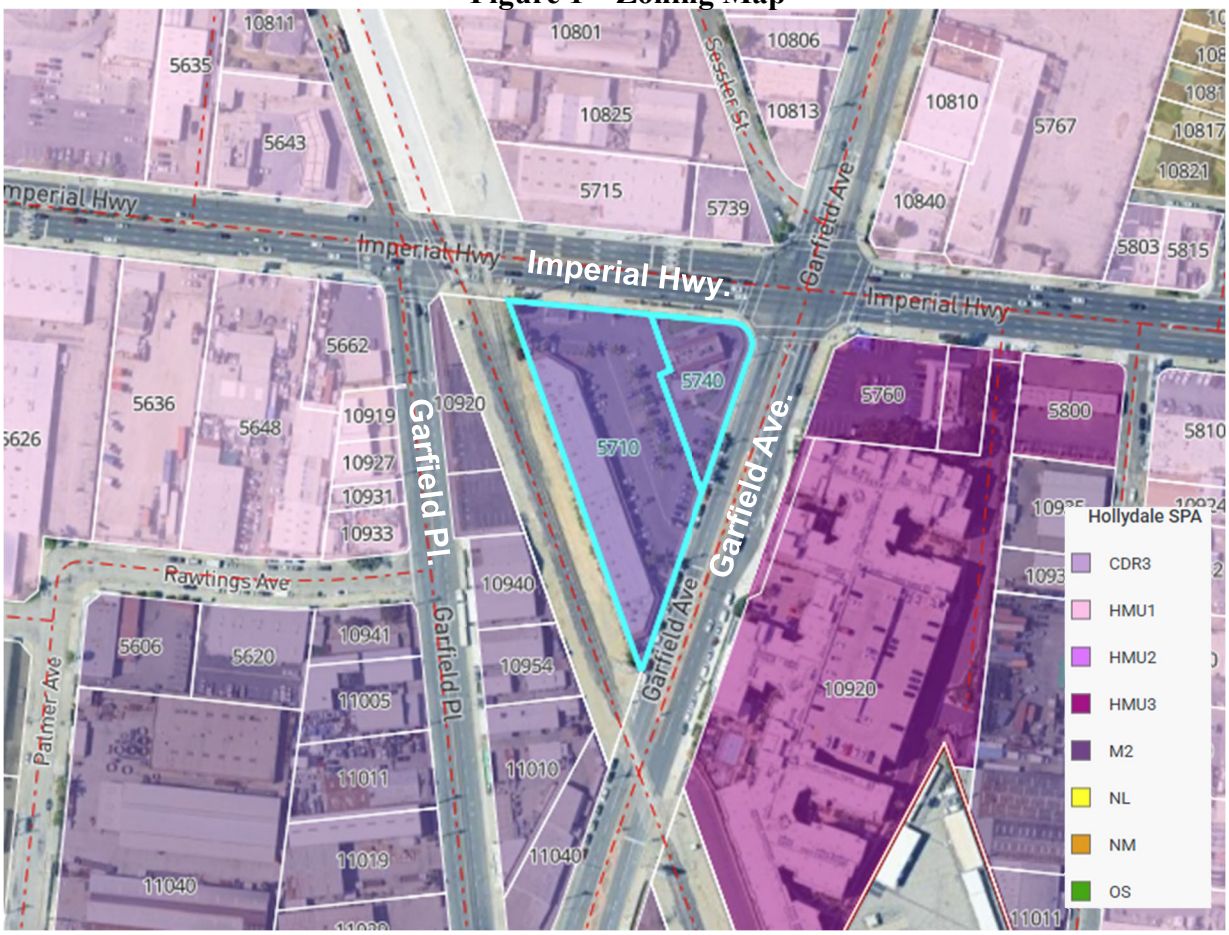
On May 2, 2000, the Planning Commission adopted Resolution No. 2000-13 approving Amendment No. 1 to Site Plan No. 99 for development of a 2,210 SF retail pad at 5720 Imperial Highway. The proposal modified the size of the restaurant building, as approved under Site Plan No. 99. Approval included a condition that any future signage conform to the City's Sign Ordinance.

Property Overview

- Site Characteristics: The subject site has a triangular shape and measures approximately 343 feet along Imperial Highway, 492.5 feet along Garfield Avenue, and 530 feet in length in the rear. The entire site is flat with paved sidewalks along Imperial Highway and Garfield Avenue. The total site measures 1.67 acres. The property is zoned HMU3 and is part of the Hollydale Village Specific Plan.

Table 1 – Property Data	
Imperial Hwy. street frontage	343'
Garfield Ave. street frontage	492.5'
Rear	530'
Lot Area	1.67 AC

Figure 1 – Zoning Map



ANALYSIS:
The proposed project is being presented to the Planning Commission as an amendment to previous Planning Commission decisions. According to Condition No. 4 of Resolution No. 86-64, a sign program (sign theme) for the total shopping center must be submitted for review and approval. Per Condition B of Resolution No. 1991-84, all future construction or additions shall be subject to review and approval of the Planning Commission as determined appropriate by the Director of Community Development. In essence, the sign program and the replacement of two existing pole (pylon) signs are being brought to the Planning Commission for review and consideration to comply with the required conditions of approval.

Sign Theme
A sign theme or sign program is a coordinated program of one or more signs for an individual commercial or industrial business center that can provide an alternative to the general sign regulations. It is intended to encourage maximum incentives and latitude in order to achieve variety and good design. Approval authority is given to the Planning Commission.

Sign area and height may not exceed the requirements of the Sign Ordinance unless a sign theme is approved by the Planning Commission. Pursuant to SGMC Section 11.36.110.3.b(iii), in reviewing a proposed sign theme, the Planning Commission may consider, but is not restricted to, the following criteria:

1. Are the signs in proportion to the building they serve, i.e., do the height and size of the sign relate to the height and size of the building or are the two incompatible?

2. The location of the sign on the premises. Is the location of the sign proper, i.e., does a sign or signs on surrounding parcels block the view of this sign; does a building or structure interfere with the viewing of this sign; do utility poles or lighting poles block the sign; does the location of the sign interfere or confuse the readability of traffic control devices (signals)?

3. Supportive units to signs shall present an uncluttered appearance.

4. Any decision rendered by the city Planning Commission may be appealed to the City Council. Such appeal must be submitted in writing to the city clerk no later than ten calendar days after the decision was rendered. The City Clerk shall set the matter for hearing, as prescribed by Section 11.50.040, Appeals, by the City Council on the earliest convenient date and notify the appellant in writing of said date.

5. The applicant or his authorized representative should appear in person at the City Council hearing. If no such appearance is made by the appellant or his authorized representative, and no continuance of said hearing has been requested, the appeal may be denied.

The proposed sign program provides standards so there is consistency in the appearance of all signs at the shopping center. Signs must first be approved by the manager of the shopping center before they are presented to the City. The sign program provides direction to new tenants in designing their signs, and makes it easier for staff to approve signs based on the standards in the sign program. Consistent signs that follow a specific theme have a better appearance and prevent clutter and inconsistencies.

Pole Signs (Pylon Signs)

A pole sign is defined as "any sign supported by a structural member(s) with air space between the grade level and the sign face." A pylon sign is not defined in the Sign Ordinance, but is similar to a pole sign in terms of size and height. However, pylon signs often have a wider base, are more decorative, and are more visually appealing. Most cities prohibit pole signs in favor of more aesthetically appealing pylon signs.

The pole sign along Imperial Highway was approved in 1986 as part of Site Plan No. 99, which established the entire shopping center. The second pole sign on Garfield Avenue was approved in 1991 as part of Variance No. 518. Both signs are similar in size, height, and design.

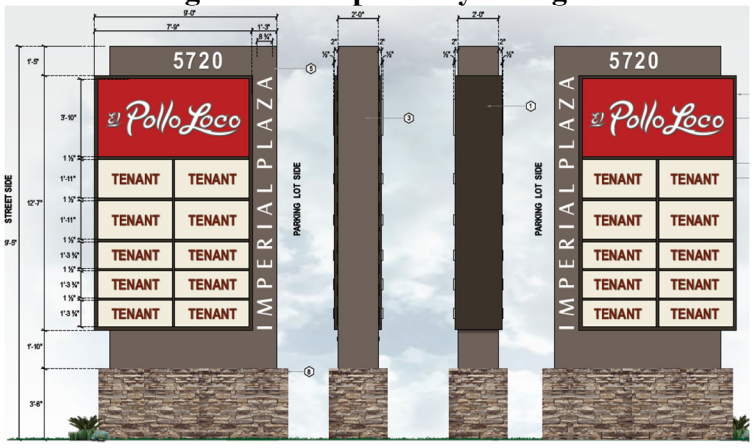
Table 1 – Existing vs. Proposed Pylon Signs

	Along Imperial Hwy.		Along Garfield Ave.	
	Existing	**Proposed**	**Existing**	**Proposed**
Height	22'-4"	19'-5"	22'-1"	19'-5"
Width	9'-5"	9'-0"	9'-0"	9'-0"
Sign Area (2 sides)	~310 SF	226.5 SF	~326 SF	226.5 SF

Figure 1 – Existing Pylon Signs



Figure 2 – Proposed Pylon Signs



It is staff's opinion that the proposed double-faced pylon signs are an improvement over older pole signs. The newer pylon signs advertise the pad tenant, El Pollo Loco, and up to 10 inline tenants, whereas the existing pole signs advertise up to 18 tenants, which is extremely cluttered and hard to read. The proposed pylon signs also provide a decorative base and internally illuminated letters.

Issues of Concern

Line of Sight
The new pylon signs will be located at the same location as the existing pole signs. According to Public Works, the sign along Garfield Avenue should be placed farther from the street for a better line of sight for drivers exiting the shopping center. The plan has been revised so the sign is a minimum of two feet from the street. The new sign will still be in an existing landscape area.

Landscaping
A condition has been added to replace existing landscaping at the base of the pylon signs.

Menu Board Sign for Restaurant Drive-Through
El Pollo Loco presented plans to replace two existing menu boards with electronic menu boards. Those plans have either been cancelled or delayed. If, at some point, El Pollo Loco or a future tenant wishes to replace the menu boards, the applicant is requesting the two new signs up to 45 SF each and 6 feet 6 inches in height. The existing menu boards are only 28 SF. Comparable drive-through restaurants have menu boards that are 35 SF to 40 SF. The applicant claims the larger size would allow future tenants the flexibility to design their signs in the event El Pollo Loco leaves. Here is a comparison of comparable menu boards of drive-through restaurants:

Table 2 – Menu Board Comparisons

Restaurant	Size (SF)	Height
Farmer Boys	40	7'-9"
Taco Bell	36	6'-0"
Carl's Jr.	36	7'-0"
Jack in the Box	35	6'-0"
El Pollo Loco	**38**	**6'-1.5"**

The applicant suggests the following as part of the sign program:

> "Every business with a drive-thru facility may install a maximum of two (2) menu/order board signs, which may be either static or digital. Each sign must be positioned adjacent to the drive-thru aisle and placed so that it does not obstruct the visibility of drivers entering, exiting, or traveling through the drive-thru. No individual sign may exceed forty-five (45) square feet in area. The total height of each sign, including its pole or base, shall not exceed six feet and six inches (6'6") measured from grade to the top of the sign."

The Planning Commission has the discretion to limit the size and height or modify the language.

Conclusion
Based on the above analysis, staff has determined that the proposed project is acceptable subject to the recommended conditions of approval, and all required findings can be made.

ATTACHMENTS:

1. Resolution No. 2026-03
2. Resolution No. 1984-106
3. Resolution No. 1986-64
4. Resolution No. 1991-84
5. Resolution No. 2000-13
6. Proposed Sign Program

RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, APPROVING AMENDMENT NO. 2 TO SITE PLAN NO. 99 AND AMENDMENT NO. 1 TO VARIANCE NO. 518 TO REPLACE TWO EXISTING PYLON SIGNS AND ADOPT A SIGN THEME FOR A SHOPPING CENTER LOCATED AT 5710, 5720, AND 5740 IMPERIAL HIGHWAY, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PL NO. 25-0060).

WHEREAS, Patrick Faranal representing National Sign & Marketing ("Applicant"), on behalf of Southgate Center Associates, LLC ("Property Owner"), filed a complete application requesting the approval of a PL No. 26-0060 to replace two existing pylon signs with new pylon signs, and approval of a sign theme for a shopping center described herein ("Application"); and

WHEREAS, the Application pertains to a developed 1.67-acre (AC) site and includes Los Angeles County Assessor's Parcel Numbers 6234-005-010 and 6234-005-015, commonly known as 5710, 5720, and 5740 Imperial Highway, South Gate, California (the "Property"); and

WHEREAS, on July 8, 1986, the Planning Commission adopted Resolution No. 86-64 approving Site Plan No. 99 to develop 1.67 AC as a neighborhood shopping center, including a commercial retail building and a restaurant building. Approval included a pole sign along Imperial Highway next to the driveway. Condition No. 4 indicated that a sign program is subject to review and approval by the Planning Commission or its designee; and

WHEREAS, on December 3, 1991, the Planning Commission adopted Resolution No. 91-84 approving Variance No. 518 to allow a second pole sign at 5720 Imperial Highway. The second pole sign was approved along Garfield Avenue at 22 feet high with a total sign area of 360 square feet (SF). Condition B indicated that all future construction or additions to the property must be reviewed and approved by the Planning Commission, as determined appropriate by the Director of Community Development; and

WHEREAS, on May 2, 2000, the Planning Commission adopted Resolution No. 2000-13 approving Amendment No. 1 to Site Plan No. 99 for development of a 2,210 SF retail pad at 5720 Imperial Highway. The proposal modified the size of the restaurant building, as approved under Site Plan No. 99. Approval included a condition that any future signage conform to the City's Sign Ordinance; and

WHEREAS, the Applicant requests approval of PL No. 25-0060 to replace two existing pylon signs and establish a sign theme (sign program) for the shopping center in compliance with previous conditions imposed by the Planning Commission. The Property is located in the Hollydale Specific Plan and in the Hollydale Mixed Use – 3 (HMU3) zone; and

WHEREAS, Pursuant to SGMC Section 11.36.110.3.b(iii), the Planning Commission reviewed the sign program (sign theme), and considered the following criteria in the affirmative:

1. The sign standards in the sign program are in proportion to the buildings on the Property in terms of height and size, and are compatible with the design of the shopping center;

2. The location of the signs on the Property is appropriate and proper, will not block line of sight, and will not interfere with or confuse the readability of traffic control devices or signals;

3. The proposed sign program provides standards so there is consistency in the appearance of all signs at the shopping center. Consistent signs that follow a specific theme have a better appearance and prevent clutter and inconsistencies; and

WHEREAS, on February 17, 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 finds the Application in compliance with the sign requirements found in Chapter 11.36 of the South Gate Municipal Code.

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 1 and 2 Categorical Exemption pursuant to Section 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction), 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 site is already developed and the project will replace two existing pylon signs and establish a sign program for the existing shopping center.

SECTION 4. The Planning Commission hereby approves Amendment No. 2 to Site Plan No. 99 and Amendment No. 1 to Variance No. 518 (PL No. 25-0060), 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. 2026-03 was adopted by the Planning Commission at their Regular Meeting held on February 17, 2026, by the following vote:

AYES:

NOES:

APPROVED and ADOPTED this 17th day of February 2026.

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

Exhibit "A" - Resolution No. 2026-03

CONDITIONS OF APPROVAL (PL 25-0060) 5710, 5720, 5740 Imperial Hwy.

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, if necessary, 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. 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) powerwashing, 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. This condition shall apply to the private property, building, adjacent sidewalks, landscape planters, and parking lot.

9. Landscaping shall be provided at the base of the pylon signs to the satisfaction of the Community Development Department. Plant materials and irrigation design shall comply with the Model Water Efficient Landscape Ordinance referenced in SGMC Chapter 6.64 and Section 14.06.08.020.

10. 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.

11. Design, colors, and materials of any structure or sign shall be in substantial conformance with the plans on file at the Community Development Department.

12. The Community Development Director or his/her designee 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. Major modifications, as determined by the Community Development Director or his/her designee, shall be reviewed and approved by the Planning Commission.

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

Building & Safety

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

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

16. All exterior common areas shall be properly illuminated.

17. Trash enclosure area shall be kept clean and secured at all times.

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

19. Applicant shall obtain clearance and required permits from Public Works Department for any encroachment into the public right of way.

Code Enforcement

20. 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.

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

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

Public Works

23. Site visibility shall not be obstructed by the new sign. The pylon sign on Garfield Avenue shall be a minimum of two feet from the public right-of-way.

24. 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 form.

RESOLUTION NO. 84-106

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA, CONDITIONALLY APPROVING THE APPLICATION OF CALIFORNIA TARGET ENTERPRISES, APPLICANT, FOR CONDITIONAL USE PERMIT NO. 374

APPLICANT:	California Target Enterprises 12739 Lakewood Boulevard Downey, California 90242
OWNER:	W. T. McDonald 691 Irola Avenue, #1301 Los Angeles, California 90005
SITE LOCATION:	5730 East Imperial Highway South Gate, Calfiornia 90280
LEGAL DESCRIPTION:	Lot 2 of Tract 1205 as shown in Map Book 17, Page 176, in the Office of the County Recorder of the County of Los Angeles.

WHEREAS, an application was filed on July 23, 1984 with the City Planning Commission for a conditional use permit to allow the conversion of a self-service petroleum products service station to a self-service station with retail sales, in the M-2 Zone at 5730 Imperial Highway, as required by Section 11.30.180 of the South Gate Municipal Code; and

WHEREAS, the Planning Commission upon giving the required notice, did on the 6th day of November, 1984 conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations were made and a staff report submitted and recommendations were submitted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate does hereby resolve, determine and order as follows.

SECTION I. The Planning Commission determines that the facts of this matter are as follows:

The subject property was first developed as a petroleum products service station in 1962. It has since been operating as such. The most recent business license was issued to Gary Lazar and G. Pearson from April 12, 1977 through 1984 representing Target Enterprises. The subject property is currently under the authorization of Conditional Use Permit No. 198 (issued December 19, 1978) to operate as a self-service petroleum products service station with service bays to be used only for the storage of automobile products (Resolution No. 78-61).

The applicant proposes to convert a self-service petroleum products service station to a self-service petroleum products station with retail sales - open 24 hours. The application is due to the modification in Target Enterprises' establishment, the addition of retail sales.

The proposed area for retail sales is 407.75 square feet. According to the South Gate Municipal Code Section 11.30.180 (4)(b), the retail section is 192.25 square feet short of the minimum required area of 600 square feet.

WHEREAS, it has been determined that the proposed development has no significant environmental impact as set forth in Preliminary Environmental Assessment No. 609 and that a Negative Declaration has been prepared and a Notice of Determination will be filed pursuant to the California Environmental Quality Act with the County Clerk of the County of Los Angeles.

Staff recommends approval of Conditional Use Permit No. 374 for the following reasons:

1. The request is consistent with the intent of the Municipal Code.

2. The proposed use conforms to the Zoning Code and to the General Plan.

SECTION II. The Planning Commission hereby conditionally approves said Conditional Use Permit to allow the conversion of a self-service petroleum products service station into a self-service station with retail sales in the M-2 Zone at 5730 Imperial Highway subject to the following conditions:

1. The applicant complies with all requirements of Conditional Use Permit No. 198 and 374 and Sections 11.30.180(2) and (4) of the South Gate Municipal Code.

2. That the applicant comply with all requirements of the Building and Safety Department, the Public Works Department and the Los Angeles County Fire Department.

3. That all roof-mounted equipment be screened from street view.

4. No new sign to extend above the roof-line. All new signs to be subject to the review and approval by the Planning Commission or its designee. All existing portable signs not permanently affixed are to be removed from the premises.

5. That a refuse storage area shall be provided. This area shall be enclosed with a decorative masonry wall with a solid gate. The wall is to be no less than five (5) feet in height as stated in Section 11.30.180(2)(i).

6. That five(5) designated parking stalls shall be provided on the premises for the purpose of off-street parking in consistency with Section 11.30.180(3)(d). Standards are as follows:
   - one space for each full time day employee
   - one space for each service bay
   - one space for each 200 square feet of gross retail floor area

7. That the applicant shall provide a public restroom. The restrooms shall be screened from public view with a decorative block wall no less than five (5) feet in height, and be available for public use during all hours of operation. (Should the restroom open from the inside of the building, no screening would be required). Section 11.30.180(m).

8. That the public restrooms be well maintained in a clean and orderly manner at all times.

9. That water and compressed air be made readily available to the general public and maintained in operative condition.

Resolution No. 84-106 continued:

10. That the subject property be maintained in a neat and orderly manner at all times so as not to create a public nuisance.

11. That all conditions, unless otherwise specified be complied with within 90 days from the date of approval of Conditional Use Permit No. 374.

SECTION III. This resolution was adopted by the following vote at the Planning Commission meeting on November 6, 1984.

AYES:	Commissioner Bremer Commissioner Dunlap Commissioner Weiss Vice Chairman Benner Chairman Linton
NOES:	None
ABSENT:	None
NOT VOTING:	None

APPROVED and ADOPTED this 6th day of November, 1984.

Valdis V. Pavlovskis
Secretary
City Planning Commission

APPROVED:

John R. Linton
Chairman
City Planning Commission

RESOLUTION NO. 86-64

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA, CONDITIONALLY APPROVING THE APPLICATION OF J. MICHAEL NOLAN, INCORPORATED, APPLICANT FOR SITE PLAN NO. 99

APPLICANT:	J. Michael Nolan, Inc. 6860 Canby #108 Reseda, CA 91335
OWNER:	W. T. McDonald 691 Irola Street Los Angeles, CA 90025
SITE LOCATION:	Southwest corner of Imperial Highway and Garfield Avenue
LEGAL DESCRIPTION:	Parcel 1, That portion of Lot 2, Tract No. 1205, in the City of South Gate, County of Los Angeles, State of California, as shown on Map recorded in Book 17, Page 176, of Maps in the Office of the County Recorder of said County. Parcel 2, That portion of Lot 2, Tract No. 1205, in the City of South Gate, County of Los Angeles, State of California, as shown on Map recorded in Book 17, Page 176, of Maps, in the Office of the County Recorder of said County.

WHEREAS, an application was filed on April 30, 1986 with the City Planning Commission for a Site Plan to allow a commercial shopping center (retail sales and a restaurant), in the M-2 Zone at the southwest corner of Imperial Highway and Garfield Avenue as required by Section 11.41 of the South Gate Municipal Code; and

WHEREAS, the Planning Commission upon giving the required notice did on the 8th day of July, 1986, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations were made and a staff report submitted and recommendations were submitted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate does hereby resolve, determine, and order as follows.

SECTION I. The Planning Commission determines that the facts of this matter are as follows:

The proposed development is located on a 82,211 square foot site and will have a total building area of 21,500 square feet which includes a commercial retail sales structure (18,000 square feet) and a restaurant (3,500 square feet). The complex would require 147 off-street parking spaces. The plan shows 107 parking spaces, however, the Municipal Code (Section 11.34.070) allows for a 15% reduction for common facilities for parking. Therefore, given the 15% reduction the applicant would be required to have 125 off-street parking spaces. The 107 parking spaces represents approximately 85.6% of the required parking parking. The developer proposes 5.8% landscaping on the site which exceeds the zoning requirements of 4%.

The subject property consists of two separate lots. The first lot was developed in 1962 as a service station and has been used as a service station for the past 25 years. The second lot was developed in 1945 with a storage warehouse and a light manufacturing building. The Diversey Corporation (cleaning compounds) and Gordon Corporation Manufacturing (refrigeration) has occupied the structure for over the past thirty years.

This matter will not require City Council approval because the Site Plan does not contain a variation of more than 15% of the quantified development standards stated in Site Plan Ordinance No. 1599.

WHEREAS, it has been determined that the proposed development has no significant environmental impact as set forth in Preliminary Environmental Assessment No . 781 and that a Negative Declaration has been prepared and a Notice of Determination will be filed pursuant to the California Environmental Quality Act with the County Clerk of the County of Los Angeles.

Staff recommends the Planning Commission approve Site Plan No. 99 for the following reasons:

1. The proposed use conforms to the zoning code and to the General Plan.

2. The request is consistent with the intent of the Municipal Code Section 11.41.

SECTION II. The Planning Commission hereby conditionally approves said Conditional Use Permit to allow a commercial shopping center (retail sales and a restaurant) in the M-2 Zone at the southwest corner of Imperial Highway and Garfield Avenue, subject to the following conditions;

1. That unless construction on the project commences within one year from the date of approval, the Site Plan shall expire within one year from the date of approval.

2. The requirements of the Department of Building and Safety, the Police Department, the Department of Public Works and the Los Angeles County Fire Prevention Bureau be complied with.

3. All roof mounted equipment to be screened from street view with materials compatible with the design and materials of the building and in a manner approved by the Community Development Department.

4. All signs to be subject to review and approval by the Planning Commission or its designee. No sign to exceed the roof height of the building. No flashing or rotating signs. A sign program for the total shopping complex shall be submitted for review and approval by the Planning Commission or its designee prior to issuance of a building permit.

5. A landscaping plan shall be subject to approval of the Planning Commission or its designee, prior to the issuance of building permits and all landscaping to have a permanent automatic irrigation system.

6. The premises to be kept in a neat and orderly manner at all times.

7. That the property is to be developed substantially in accordance with the approved plans date-stamped July 2, 1986.

8. That trash enclosure be provided to City standards.

9. That a minimum of five feet of landscaping be provided around the perimeter of the subject property.

SECTION III. This resolution was adopted by the following by the following at the Planning Commission on July 8, 1986.

AYES:	Commissioner Linton Commissioner Nunez Vice Chairman Benner Chairman Weiss
NOES:	None
ABSENT:	Commissioner Collins
NOT VOTING:	None

APPROVED and ADOPTED this 8th day of July, 1986.

Valdis V. Pavlovskis
Secretary
City Planning Commission

APPROVED:

Donald L. Weiss
Chairman
City Planning Commission

RESOLUTION NO. 91-84

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA, APPROVING THE APPLICATION OF CARLOS A. SOLARES, APPLICANT/OWNER, FOR VARIANCE NO. 518

APPLICANT/
OWNER: Carlos A. Solares, General Partner
Imperial Plaza Associates
5720 E. Imperial Highway, Suite I
South Gate, CA 90280

SITE
LOCATION: 5720 East Imperial Highway
South Gate, CA 90280

LEGAL
DESCRIPTION: Parcel 1, and Portion of Lot 2 Tract 1205 as per maps recorded in Book 17, Page 176 of Maps in the Office of the Recorder, Los Angeles County.

WHEREAS, an application was filed on October 1, 1991, with the City Planning Commission for a variance to allow a second pole sign at 5720 East Imperial Highway in the M-2 Zone as required by Section 11.31.090 (4) of the South Gate Municipal Code; and

WHEREAS, the Planning Commission upon giving the required notice, did on the third day of December, 1991, conduct a duly advertised public hearing as required by law; and

WHEREAS, it has been determined that the proposed development has no significant environmental impact as set forth in Preliminary Environmental Assessment No. 1354 and that a Negative Declaration has been prepared and a Notice of Determination will be filed pursuant to the California Environmental Quality Act with the County Clerk of the County of Los Angeles; and

WHEREAS, studies and investigations were made and a staff report submitted and recommendations submitted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate does hereby resolve, determine, and order as follows:

SECTION I. The Planning Commission determines that the facts of this matter are as follows:

On October 1, 1991, the Department of Community Development received an application from Carlos A. Solares, General Partner for Imperial Plaza Associates, for a second pole sign on the Garfield Avenue side of Imperial Plaza located at the southwest corner of Garfield Avenue and Imperial Highway in the M-3 Zone.

The subject property, a 1.67 acre neighborhood shopping center, was developed as Site Plan No. 99 in 1987. It is triangular in shape and the buildings are at an angle to both streets. The present pole sign is located in the center of the Imperial Highway frontage. It is as high as the roof line of the building and has a total face area of 240 sq.ft. The frontage on Imperial Highway is 343 ft.

The proposed poles sign is to be located at the north side of the driveway off Garfield Avenue. It is proposed to be twenty-two feet high and have a total face area of 360 sq.ft. The frontage along Garfield Avenue is 492.49 ft. The proposed sign is in compliance with the size requirements of the ordinance.

Section 11.31.090 states the signs allowed in commercial and manufacturing zones and the process for a variance from these standards.

Section 11.31.090(4) outlines the requirements governing pole signs in manufacturing and commercial zones.

The Planning Staff recommended approval of the variance for the following reasons:

1. The center is of such a shape that traffic travelling north on Garfield Avenue cannot see the businesses in the center. The existing pole sign is not visible to south bound traffic until they are at the intersection.

2. The proposed sign will allow the businesses in the center to be identified on Garfield Avenue.

3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located.

4. The granting of the variance will not adversely affect the comprehensive General Plan.

Notices of this public hearing were mailed to the surrounding property owners on November 21, 1991, and published in the South Gate Press on November 21, 1991.

SECTION II. The Planning Commission hereby conditionally approves said variance to allow a second pole sign in the M-2 Zone at 5720 East Imperial Highway subject to the following conditions:

I. **Conditions of Permit**

A. Code Compliance
That unless otherwise waived, the permittee shall comply with all applicable codes, laws, rules and regulations including the Health and Safety, Building, Public Works, and Zoning Codes of the City of South Gate and Fire Code of the County of Los Angeles.

B. Future Construction
That all future construction or additions to the property shall be subject to review and approval of the Planning Commission as determined appropriate by the Director of Community Development.

C. Property Maintenance
That the premises be kept in a neat and orderly manner at all times and comply with the property maintenance standards as set forth in Municipal Code.

D. **Signage**
That the signage meet the requirements of the Sign Ordinance except as allowed by this variance. The pole sign which is proposed for Garfield Avenue shall be no higher than the roof line of the building and shall be in the same style as the existing pole sign on Imperial Highway. The total face area shall be less than one square foot per lineal foot of frontage along Garfield Avenue. The sign shall be set back five (5) feet from the property line.

E. **Approved Plans**
That the property be developed substantially in accordance with the plans date-stamped October 1, 1991.

F. **Compliance with Conditions**
That unless noted otherwise, all conditions are to be complied with as of the effective date of the variance. All conditions of Site Plan No. 99 must be met before the building permit is issued for the second pole sign.

G. **Expiration of Variance**
That unless the variance is exercised within one year from the date of approval, the variance shall be considered null and void, pursuant to Municipal Code Section 11.46.030.

II. **Right of City to Impose Modifications**
Upon sixty (60) days prior notice, given in writing, in advance, to the Permittee at a hearing at which the permittee is given an opportunity to be heard, the City shall have the right to modify the terms of the permit to impose such further and reasonable conditions to the permit hear in granted that are reasonably related to crime prevention or crime protection, safety, health, surrounding land use compatibility, aesthetics and welfare at or in the immediate vicinity of the property which is the subject of this permit.

III. **CITATION**
Violation of the conditions imposed for this variance may result in a citation or fine as set by the Planning Commission after notice at which time the applicant may address the Planning Commission.

IV. **REVOCATION**
Violations of the conditions of this Planned Sign Design (variance) can result in the revocation or modification of this permit by the issuing body at a regularly scheduled meeting, notice of which will be given to the applicant by first class mail, postage prepaid, or by posting notice of said hearing at two prominent locations on the premises to which the permit refers.

SECTION III. The resolution was adopted by the following vote at the Planning Commission meeting of December 3, 1991.

AYES:	Commissioner Busch Commissioner Finochio Commissioner Frilot Vice Chairman Byllesby Chairman Tanner
NOES:	None
ABSENT:	None
NOT VOTING:	None

APPROVED and ADOPTED this third day of December, 1991.

Valdis V. Pavlovskis
Secretary
City Planning Commission

APPROVED:

Ronald F. Busch
Chairman
City Planning Commission

RESOLUTION NO. 2000-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, CALIFORNIA, APPROVING SITE PLAN NO. 99 AMENDMENT NO. 1

WHEREAS, on November 8, 1999, the Community Development Department received an application for a site plan amendment which proposes the development of a two thousand two hundred ten(2,210) square foot retail pad in an existing commercial shopping center. The subject property is located at 5720 Imperial Highway in the M-2 (Light Manufacturing) Zone; and

WHEREAS, the Planning Commission upon giving the required notice, did on the eighteenth day of January, the first day of February and the second day of May, 2000, conducted duly advertised public hearings as required by law to consider said site plan amendment; and

WHEREAS, the Planning Commission determined that the proposed variance could not have a sufficient effect on the environment as set fourth in Preliminary Environmental Assessment No. 1561 of the California Environmental Quality Act, and that a Negative Declaration has been prepared; and, the Secretary of the Planning Commission is hereby directed to file a Negative Declaration which identifies the approval of a Negative Declaration with the County Clerk of the County of Los Angeles, pursuant to the California Environmental Quality Act; and

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

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

1. At its regularly scheduled meeting of January 18, 2000, the Planning Commission continued the public hearing to allow staff the opportunity to provide additional environmental information to the Commission regarding Preliminary Environment Assessment No. 1561.

2. On February 1, 2000, the Planning Commission denied the proposed site plan amendment which proposed the development of a one thousand one hundred sixteen(1,116) square foot retail pad in an existing commercial shopping center. The subject property is located at 5720 Imperial Highway in the M-2 (Light Manufacturing) Zone.

2. On March 14, 2000, the City Council held a public hearing to review the application for a site plan amendment which proposes the development of a one thousand one hundred sixteen(1,116) square foot retail pad in an existing commercial shopping center. The subject property is located at 5720 Imperial Highway in the M-2 (Light Manufacturing) Zone.

3. At that time the Council was presented with information by the applicant regarding additional parking spaces that may be provided for employees in an auxiliary off-street parking lot. The parking lot will be located to the west of the subject property near Garfield Place. The applicant is proposing to provide 27 off-street parking spaces.

4. At its regularly scheduled meeting of July 8, 1986, the Planning Commission approved Site Plan No. 99/Resolution No. 86-64, approving the development of a neighborhood retail shopping center at the southwest corner of Garfield Avenue and imperial Highway. The total building area of 17, 1988 square feet which included a commercial retail structure (18,000 sq.ft.) and a restaurant (2,000 sq.ft.).

5. Pursuant to Section No. 11.41.010 (Site Plan Intent) all parcels of land 15,000 sq.ft. or larger, are required to be developed only with an approved site plan.

6. The applicant has increased the size of the proposed retail pad from 1,116 sq.ft. to 2,210 sq.ft. total. The construction will consist of erecting a commercial pad. The proposed building will be either a restaurant or retail sales use. The proposed commercial addition is to be located in the center of the property adjacent to the Imperial Highway frontage. The proposed location of the commercial pad will remove 19 of the existing parking spaces. The applicant is proposing to add 27 additional off-street parking to the subject property. The additional off-street parking spaces allows the applicant to increase the size of the retail pad. The proposed structure has been increased by 1,094 sq.ft. The building will be a steel frame commercial building.

7. The proposal includes retail and restaurant uses. With all figures calculated the proposal meets the minimum amount of off-street parking spaces required. The following depicts the actual number of parking required pursuant to the City's standards:

REQUIRED PARKING

• Retail	200/(150)/17,888(13,000)	=25+87	Parking Spaces
• Restaurant	100/2,000 =	20	Parking Spaces
Parking Spaces =		**132**	**Parking Spaces**
15% Reduction =		**20**	**Parking Spaces**
Total Parking Spaces =		**112**	**Parking Spaces**
Parking Spaces Provided =		***112***	***Parking Spaces***

8.

9. The Site Plan Review Process (Section 11.41.070) grants the Planning Commission authority to grant one variance within the context of the site plan review process. Allowing a 15% variation from the quantified standard is within the Planning Commission authority. Resolution No.86-64 provided a total of 107 off-street parking spaces (75% of required parking). The applicant is providing 112 total off-street parking spaces. Taking into account the number of off-street parking spaces that will be provided at the subject property after the proposed construction. The shopping center proposes an additional decrease of 19 off-street parking spaces, which equates to 112 parking spaces or 85% of the total number (132) required.

10. The applicant is not proposing any signage at this time. However, any future signage must conform to the City's Sign Ordinance.

11. The Building and Safety Department has reviewed the project and has no conditions at this time.

12. The Public Works Department has reviewed the project and has no comments at this time.

13. The project has been submitted to the Los Angeles County Fire Department for their review, however, comments and requirements have not been yet received.

WHEREAS, the Planning Commission made the following findings:

1. The subject property will provide sufficient off-street parking for those patronizing the shopping center.

2. The proposed use will not increase automobile congestion at the subject property.

3. The proposed use does conform to Section 11.34.030 of the South Gate Municipal Code (Off-street Parking).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate for the reasons presented at said public hearing, does hereby **APPROVED Site** Plan No. 99 Amendment No. 1 to allow the development of a two thousand two hundred ten(2,210) square foot retail pad in an existing commercial shopping center, at 5720 Imperial Highway, subject the following terms and conditions:

1. **CODE COMPLIANCE**
Unless otherwise waived, the permittee shall comply with all applicable codes, laws, rules and regulations including the Building and Safety, Public Works, and Zoning Codes of the City of South Gate and the Health and Fire Codes of the County of Los Angeles.

2. **FUTURE CONSTRUCTION**
All future construction or additions to the property shall be subject to review and approval of the Planning Commission, as determined appropriate by the Director of Community Development.

3. **PROPERTY MAINTENANCE**
The premises including the landscaped areas and signage be kept in a neat and orderly manner at all times in compliance with the Municipal Code related to Property Maintenance. All graffiti on the property will be immediately removed or painted over.

4. **APPROVED PLANS**
The property shall be developed in substantial conformance with the plot plan date-stamped April 25, 2000. Any modifications shall be subject to review and approval by the Planning Commission as determined appropriate by the Director of Community Development.

5. **SIGNAGE**
All signage shall be in substantial compliance with the South Gate Sign Ordinance.

6. **ROOF-MOUNTED EQUIPMENT**
All roof-mounted equipment including a satellite dish shall be screened from street-view with materials compatible with the design and materials of the building and in a manner approved by the Director of Community Development or his designee.

7. **PARKING**
The parking lot area will be constructed and maintained in accordance with Section 11.34.095 of the South Gate Municipal Code.

8. **LANDSCAPING**
The landscaping of the property shall be developed in conformance with the planting plan approved by the Director of Community Development.

9. **TRASH STORAGE**
That a trash and recycling enclosure be constructed and maintained in accordance with Section 11. 30.210(d) of the South Gate Municipal Code. All trash shall be stored in an assigned trash and recycling bin enclosure at all times.

10. **UNDERGROUND OF UTILITIES**
In accordance with Section 11.30.025(1), all lines for telephone, electricity, cable television or public telephone service shall be under-grounded.

11. **COMPLIANCE WITH CONDITIONS**
Unless otherwise noted, all conditions are to be complied with, as of the effective date of this site plan amendment review.

12. **RIGHT OF THE CITY TO IMPOSE MODIFICATIONS**
Upon sixty(60) days prior notice given in writing, in advance, to the Permittee at a hearing at which the Permittee is given an opportunity to be heard, the City shall have the right to modify the terms of this site plan review to impose such further and additional conditions to the site plan amendment herein granted that are reasonably related to crime prevention or crime protection, parking, traffic, circulation, safety, health, surrounding land use compatibility, vandalism, poor maintenance of property, aesthetics and welfare at or in the immediate vicinity of the property which is the subject of this site plan review.

13. **FISH AND GAME FEE**
If the Department of Fish and Game determines that this project is not exempt from the filing fees imposed pursuant to Fish and Game Code Section 711.4, approval of this project shall be conditioned on the project applicant paying to the Department of Fish and Game such fee and any fine which the Department of Fish and Game determines to be owed.

14. **CITATION**
Any violation of the code requirements and/or conditions of approval may be subject to the issuance of a citation that could result in a fine as set by the Planning Commission, after notice, at which time the applicant may address the Planning Commission.

15. **REVOCATION**
Violations of the conditions of this site plan review can result in the revocation or modification of this permit by the issuing body at a regularly scheduled meeting, notice of which will be given to the applicant by first class mail, postage prepaid, or by posting notice of said hearing at two prominent locations on the premises to which the permit refers.

16. **REIMBURSEMENT**
The City Planning Commission may impose, as a condition of continuation, reinstatement or reissuance of any 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 City Planning Commission, and upon appeal, to the City Council.

17. **EXPIRATION OF SITE PLAN AMENDMENT**
Unless the site plan amendment is exercised within one year from the date of approval, the site plan review amendment shall be directed to the Planning Commission for due process to determine reasonability for possible extension.

BE IT FURTHER RESOLVED, that this resolution was adopted by the following vote at the Planning Commission meeting of May 2, 2000.

AYES: Chairperson De La Rosa, Commissioners Real, Echols and Galanakis
NOES: None
ABSENT: Vice Chairperson Montalvo
NOT VOTING: None

APPROVED and ADOPTED this second day of May, 2000.

Ruben M. Lopez
Secretary, City Planning Commission

APPROVED:

Eva De La Rosa
Chairperson, City Planning Commission

IMPERIAL PLAZA

Shopping Center

LATEST UPDATE:
February 12, 2026

SIGN CRITERIA

Drawing #31478R5

Prepared by

National Sign & Marketing Corporation

VISCO ELECTRONIC SIGNS

Imperial Plaza Shopping Center

5720 Imperial Hwy., South Gate, CA. 90280

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APN: 6234-005-010

Applicant: Patrick Faranal
c/o National Sign and Marketing
13580 5th St.
Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
Lic# 745030 - Exp. 01/31/24

Exhibit Preparer: Tracie Behrman / Patrick Faranal
C/O National Sign and Marketing
13580 5th St.
Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
Lic# 745030 - Exp. 01/31/26

Land Owner: Southgate Center Associates, LLC
C/O Kape Property Management, Inc
6300 Wilshire Blvd., Ste 1590
Los Angeles, CA 9004-5228

PROJECT DIRECTORY

Developer: Kape Property Management
5720 Imperial Hwy.
South Gate, CA. 90280

Signage Consultant: National Sign & Marketing
13580 Fifth Street
Chino, CA 91710

City Planning: South Gate, CA.
Planning Department
8650 California Ave.
South Gate, CA. 90280
(323) 563-9500

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Overview

1. These guidelines are designed to complement architectural elements or themes expressed by the architecture of the buildings within the development. The resulting signage will, by placement, dimensions, and materials, create a common and attractive sign presence within the Imperial Plaza Shopping Center plan area. The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified and attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all occupants, deviations from the criteria will not generally be approved.

2. To secure Landlord's approval, the Tenant agrees to conform to the following:
   a. Provide three (3) copies of the detailed sign design. One to be in full color of the proposed sign(s), submitted to Landlord prior to submitting the designs to the City of South Gate, CA.
   b. The detailed sign design shall be submitted on sheets no larger than 11" x 17".
   c. Submit copies to:
      Kape Property Management
      6300 Wilshire Blvd., Ste 1590
      Los Angeles, CA 9004-5228
      Attn: Rohan Gupta

3. Prior to sign fabrication, the Tenant shall submit drawings of the proposed sign or signs to the City of South Gate, CA. per the city requirements. Upon approval, tenant shall provide a copy of the permitted plans to Landlord.

4. The Tenant or the Tenant's sign contractor shall secure a sign permit from the City of South Gate, CA. by submitting three (3) copies of fully dimensioned scaled drawings as follows:
   a. A site plan showing the location of the occupant space on the site.
   b. A detailed elevation of the Tenant's lease space drawn to scale and showing sign(s) placement and Tenant's space width, showing all colors, materials, dimensions and copy.
   c. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications.
   d. Any other drawings, details and information as required by the City of South Gate, CA.
5. All permits for signs and the installation thereof shall be obtained by the Tenant's sign contractor and paid for by the Tenant.

6. All signs and the installation thereof shall comply with all current local zoning, building, and electrical codes.

7. A copy of the signed off permit job card shall be provided to the landlord.

Submittals and Approval

There is a formal process for the creation, review, and approval of the Tenant's signs at Imperial Plaza Shopping Center. All of the Tenant's signage is subject to the Landlord's or their managing agent's written approval. Approval will be granted based on the following:

1. Design, fabrication, and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Imperial Plaza Shopping Center.

A. Submittal to Owner:

1. Tenant shall submit three (3) color copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication.
2. Submit copies to Southgate Center Associates, c/o Kape Property Management, either via the email address or mail to 6300 Wilshire Blvd., Ste 1590 Los Angeles, CA 9004-5228.

Submittals shall include the following:

1. Scaled elevation of Tenant's storefront depicting the proposed sign design and all dimensions as they relate to the Tenant's storefront.
2. Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all others details of construction. Section through letter and/or sign panel showing dimensioned projection of the face of the letter of the sign panel and the illumination.

f the shop drawings are denied, the Tenant must revise and resubmit plans until the Landlord grants approval. Requests to implement signage that deviates from the provisions of this sign program must be submitted to the Landlord for review and may only be forwarded to the City of South Gate, CA for approval if the Landlord provides written consent. The Landlord may consider approving deviations from the sign program only in cases of demonstrated hardship or special circumstances, and solely when such deviations:

a. Promote exceptional design quality;
b. Reflect imaginative, unique, and tasteful signage that aligns with the overall spirit and intent of the sign program; or
c. Address practical challenges in applying the sign program's requirements.

B. Submittal to City:

1. The Tenant or their Sign Contractor must submit to the City of South Gate, CA. Planning and Building Department, and will be responsible for all necessary applications, due diligence, and permit fees as required in order to attain permits.
2. The Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:
   a. A copy of stamped or signed set of final drawings and a permit reflecting the Landlord's and the City of South Gate, CA. approval shall be on file in the Landlord's office.
   b. All sign contractors must be fully insured and approved by the Landlord prior to installation. Landlord must receive the sign contractor's certificate of insurance naming the Landlord as additionally insured prior to commencement of any work. Coverage to be a minimum of three million dollars ($3,000,000) general aggregate of insurance.
   c. The Landlord must be notified 48 hours in advance prior to the installation of the signs.

C. Installation:

1. The Tenant's sign contractor shall install permitted signage within 180 days after approval of shop drawings from the Landlord. If the sign(s) are not in place by that date, The Landlord may order sign fabrication and installation on the Tenant's behalf and at the Tenant's expense.

D. The Tenant's Responsibility:

1. The Landlord may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program
2. If the Tenant chooses to change their exterior sign at anytime during the term of their lease, the Tenant must comply with the requirements set forth herein for any future modifications, revisions, or changes which have been made to sign program for this center after the execution of their lease agreement.
3. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, include those of the Landlord, City, UL, and the Uniform Electrical Code.
4. Tenant shall be responsible for all expenses relating to any signage for their store, including but not limited to:
   a. Design consultant fees (if applicable)
   b. 100% of the permit processing cost and application fees.
   c. 100% of the costs for sign fabrication and installation including review of shop drawings and patterns.
   d. All costs relating to sign removal, including repair of any damage to the building.

Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company in accordance with U.L. specifications and bear the U.L. label.
3. The sign contractor is to be fully licensed with the City of South Gate, CA. and shall carry full Workman's Compensation and General Liability insurance.
4. All penetrations of the building exterior surfaces are to be sealed and waterproofed in a color and finish to match existing exterior.
5. Internal illumination to be L.E.D. installed and labeled in accordance with the "National Electrical Code".
6. All painted surfaces are to have glossy or satin finish. Only paint containing acrylic or polyurethane products may be used.
7. All Logo and letter heights shall be specified and shall be determined by measuring the normal capital letter of a type font.
8. All sign fabrication shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standards.
9. All lighting must match the exact specifications of the Landlord approved working drawings. No exposed conduit or raceways will be allowed.
10. All signs must be made of a durable rust-inhibiting material that is appropriate and complimentary to the building.
11. Color coating shall match the colors specified on the approved plans exactly.
12. Joining materials (e.g., seams) shall be finished in a way as to be unnoticeable to the public eye. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning or warping. All sign finishes shall be free from dust, orange peeling, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
15. Exposed raceways are not permitted.
16. Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.
17. Premises identification signs (address numerals) are subject to the approval of the City Engineering and Fire Department.
18. Construction hours shall be limited to Monday through Saturday, 8:00 am to 5:00 pm, no construction may occur on Sundays or legal holidays, as per the Imperial Plaza Shopping Center Project/Code Requirements.

All Companies Bidding to Manufacture

1. All companies bidding to manufacture and install any of the Tenant's signs are advised that no substitutes will be accepted by the Landlord whatsoever, unless so indicated in the specifications which are approved in writing by the Landlord. Signs that deviate from these criteria without such approval must be removed at the Tenant's expense.
2. The Tenant's sign fabrication and installation company shall carry Worker's Compensation and General Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of three million dollars ($3,000,000) general aggregate of insurance.
3. The Tenant's sign contractor shall completely erect and connect (including all wiring) the Tenant's sign in accordance with these criteria and all local zoning, building and electrical codes.

Sign Types

Creative and imaginative signage is strongly encouraged and will be subject to Landlords review and approval of all sign design submittals.
There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.
Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign, and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed in this document. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles may include:

1. 5” deep face and halo illuminated channel letters.
2. 3” deep halo illuminated letters.
3. 3” deep open face channel letters with exposed neon (at Landlord’s discretion).
4. 3” deep face illuminated channel letters.
5. Mixed media 3 dimensional signs using images, icons, logos, etc.
6. Neon accents will be approved at the sole discretion of the Landlord and should be proposed only if it is a part of the overall Tenant design concept.
7. Sand blasted, textured and/or burnished metal-leaf faced dimensional letters, pin mounted from facade.
8. Signs mounted to hard canopies, eyebrows, or other projecting architectural elements.
9. Screens, grids, or mesh; Etched, polished, patina or abraded materials.

For Example:

a. Prismatic face letter forms with full facet strokes.
b. Rounded face letter forms with radius faces and eased edges.
c. Layered letter forms with face and liner. Letter face must be at least one (1) inch thick and the liner must be a minimum of 1/2” inch thick.

Notes:
Mixed media signs are signs employing two or more illumination and fabrication methods (for example, halo lit reverse channel letters with exposed neon accents).
Although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of several elements. Sculpted, contoured or Irregular cabinets are strongly encouraged. However, the cabinet sign should not exceed 50% of the total sign area.
Miscellaneous Restrictions

1. Hours of Business and Telephone Numbers (not permitted on wall signs): Limited to no more than three (3) square feet or less than 10% of window area, whichever is less, for each business frontage with a customer entrance

Miscellaneous Restrictions

1. Hours of Business and Telephone Numbers (not permitted on wall signs): Limited to no more than three (3) square feet or less than 10% of window area, whichever is less, for each business frontage with a customer entrance
2. Animated, flashing or audible signs will not be permitted
3. Lettering painted directly on the building surface, including windows will not be permitted.
4. Projections above or below designated sign area will not be permitted.
5. Temporary signs shall be subject to Landlord review and approval and comply with city code requirements.
6. Sign cabinets (except logo elements) are not allowed.
7. Any item not addressed in this sign criteria shall be governed by the municipal, state or federal laws, and must be approved in writing by the Landlord.

Drive Thru Tenant Wall Signs

1. Approval Required:
   a. All signs shall be attached to the building only at a location approved by the Landlord and the City of South Gate, CA.
2. Main Building ID Sign:
   a. The main business identification (primary wall) sign shall be located on the building fascia facing a street at a location approved by the Landlord and the and City of South Gate, CA.
3. Window Sign:
   a. The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
4. Suite Number Sign:
   a. The suite number or address of the lease space shall be centered above the door 8” high with white vinyl film.
5. Sign type:
   a. Tenant signs shall be composed of channel letters.
   b. Sandblasted or painted signs are not permitted.
6. Primary Wall Signs:
   a. The maximum sign area allowed for the primary wall sign is Two (2) square foot for each lineal foot of street building frontage.
   b. The maximum size for primary wall sign(s) shall not exceed 15% total elevation area (1) Line 48" / (2) lines 72" / (3) lines 96". The wall sign may consist of individual letters, logos, and/or icons.
   c. The maximum size for secondary wall sign(s) shall not exceed 24" height and max length shall be 33% of the facade. The wall sign may consist of individual letters, logos, or icons.
   d. Landlord shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building. Signs are to be located only within the space and surface specifically provided for on the building.
   e. Every business with a drive thru facility is permitted a maximum of two (2) menu/order board signs. The sign shall be adjacent to the drive thru aisle. The sign shall not be located as to impair the vision of the driver of a vehicle traveling either into, out of, or through the drive thru aisle. The area of each sign shall not exceed forty-five (45) square feet. The height of the sign including the pole or base shall not exceed six feet and six inches (6'6”) feet from grade to the top of the sign.
   f. Exit and Enter signs shall be placed as needed to ensure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs must be approved by the Landlord and City of South Gate.
   g. The overall width of any sign shall not exceed 80% of any uninterrupted architectural treatment, or leased frontage whichever is smaller.
   h. The sign area is measured within a perimeter of up to eight straight lines to calculate the enclosed area.
7. Materials:
   a. Bright or fluorescent colors are prohibited. Sign Face shall be Acrylic or painted aluminum;. Landlord must approve colors prior to sign permit submittal.
   b. Letter return material shall be aluminum, painted to match building colors or Landlord approved colors.
   c. Letter return depth shall not exceed 7” from the face of the building, minimum of 3" depth.
   d. Trim cap size shall be 1” for letters and logo elements
8. Lighting:
   a. All signs shall be internal LED illuminated with no exposed lighting.
   b. All signs shall be U.L. listed.

Inline Tenant Wall Signs

1. Approval Required:
    a. All signs shall be attached to the building only at a location approved by the Landlord and the City of South Gate, CA.
2. Primary Wall Sign:
    a. The primary business wall sign shall be located on the building fascia at a location approved by the Landlord and the City of South Gate, CA.
3. Window Sign:
    a. The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
    b. Any other window sign must meet Municipal Code requirements: No more than 25% of window area.
4. Suite Number Sign:
    a. The suite number or address of the lease space shall be centered above the door 8” high with white vinyl film.
5. Sign type:
    a. Tenants signs shall be composed of channel letters and internally illuminated. Signs legally installed prior to 08/31/25 shall be Grand-fathered in and allowed to remain as long as they are kept in good repair. Any new sign must be channel letters.
    b. Sandblasted or painted signs are not permitted.
6. Tenant Identification Signs:
    a. The maximum sign area allowed for the primary wall sign is as follows: One (1) square foot for each lineal foot of lease frontage.
    b. The maximum size for the primary wall sign shall not exceed 150 square feet with a maximum height of 30 inches. The wall sign can consist of channel letters, logos or icons. Secondary signs shall not exceed 18 inches in height.
    c. Tenant with elevations that face a street or parking lot shall be permitted signage on that elevation with a total of three (3) signs: Two (2) primary (business), and One (1) secondary. Signs shall not exceed one (1) square foot of signage per one (1) foot of lease frontage.
    d. Landlord shall reasonably approve location of the Tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface indicated on the elevations.
    e. Maximum length shall not exceed 80 percent of any street or parking lot frontage.
7. Materials:
    a. Bright or fluorescent colors are prohibited. Sign Face shall be Acrylic. Landlord must approve colors prior to sign permit submittal.
    b. Letter return material shall be aluminum, painted to match building colors or Landlord approved colors.
    c. Letter return depth shall not exceed 7” from the face of the building. Minimum of 3 inches depth.
    d. Trim cap size shall be 1” for letters and logo elements.
8. Lighting:
    a. All signs shall be internal LED illumination



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Accessory Structure Wall Signs

1. Approval Required:
    a. All signs shall be attached to the building only at a location approved by the Landlord and the City of South Gate, CA.
2. Primary Wall Sign:
    a. The primary wall sign shall be located on the building fascia at a location approved by the Landlord and the City of South Gate, CA.
3. Window Sign:
    a. The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
    b. Any other window sign must meet Municipal Code requirements: No more than 25% of window area.
4. Suite Number Sign:
    a. The suite number or address of the lease space shall be centered above the door 8” high with white vinyl film.
5. Sign type:
    a. Tenants signs shall be composed of channel letters and internally illuminated. Signs legally installed prior to 08/31/25 shall be Grand-fathered in and allowed to remain as long as they are kept in good repair. Any new sign must be channel letters.
    b. Sandblasted or painted signs are not permitted.
6. Tenant Identification Signs:
    a. The maximum sign area allowed for the primary wall sign is as follows: One (1) square foot for each lineal foot of lease frontage.
    b. The maximum size for the primary wall sign shall not exceed 150 square feet with a maximum height of 30 inches. The wall sign can consist of channel letters, logos or icons. Secondary signs shall not exceed 18 inches in height.
    c. Tenant with elevations that face a street or parking lot shall be permitted signage on that elevation with a total of three (3) signs for the entire building: Two (2) primary (business), and One (1) secondary. Signs shall not exceed one (1) square foot of signage per one (1) foot of lease frontage.
    d. Landlord shall reasonably approve location of the Tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface indicated on the elevations.
    e. Maximum length shall not exceed 70 percent of any street or parking lot frontage.
7. Materials:
    a. Bright or fluorescent colors are prohibited. Sign Face shall be Acrylic. Landlord must approve colors prior to sign permit submittal.
    b. Letter return material shall be aluminum, painted to match building colors or Landlord approved colors.
    c. Letter return depth shall not exceed 7” from the face of the building. Minimum of 3 inches depth.
    d. Trim cap size shall be 1” for letters and logo elements.
8. Lighting:
    a. All signs shall be internal LED illumination.



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Permanent window and door signage is limited to the following:

Tenant Entry Information

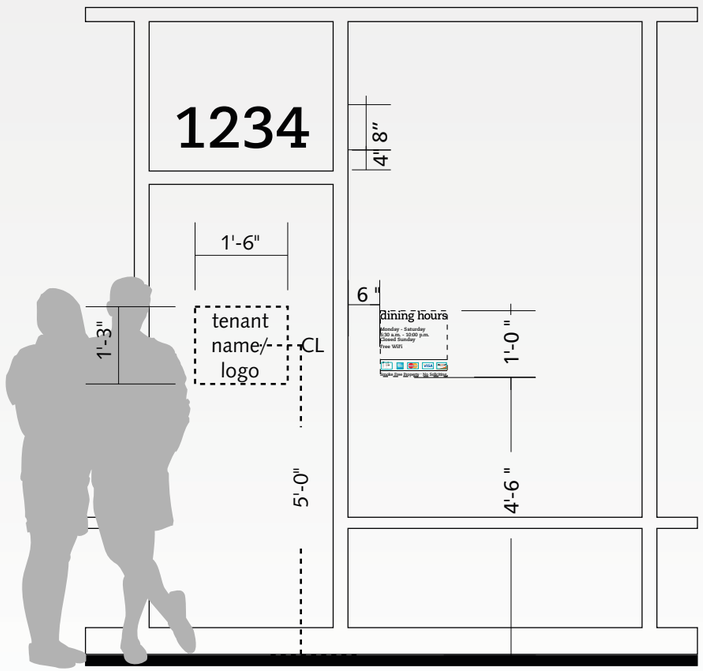
Materials: Matte white vinyl letters on entry glass.

Copy: 8" overall height of suite letter or address numerals
Tenant entry / Hours of operation information 12" x 12"
Credit card and social media information.

Sign Area: 3.0 square foot maximum sign area.

Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface.

Location: Address or suite number centered over the main entry door(s). Tenant and/or hours of operation on entry glass panel on the same side as door handle or right side, as applicable.



Typical Elevation

Rear Entry I.D.

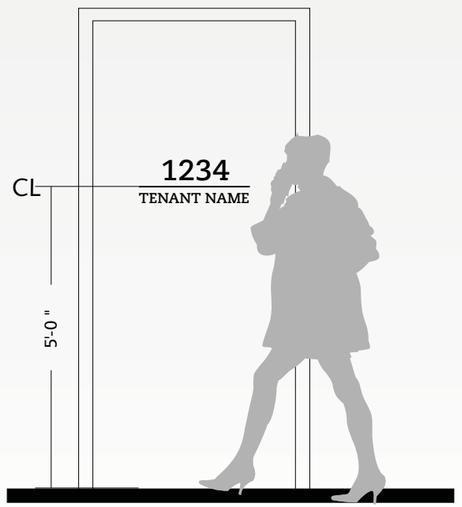
Materials: Vinyl letters on door in contrasting color.

Copy: 4" overall height of suite letter or address numerals
2" high Tenant Name.

Sign Area: 2.5 square foot maximum sign area.

Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface.



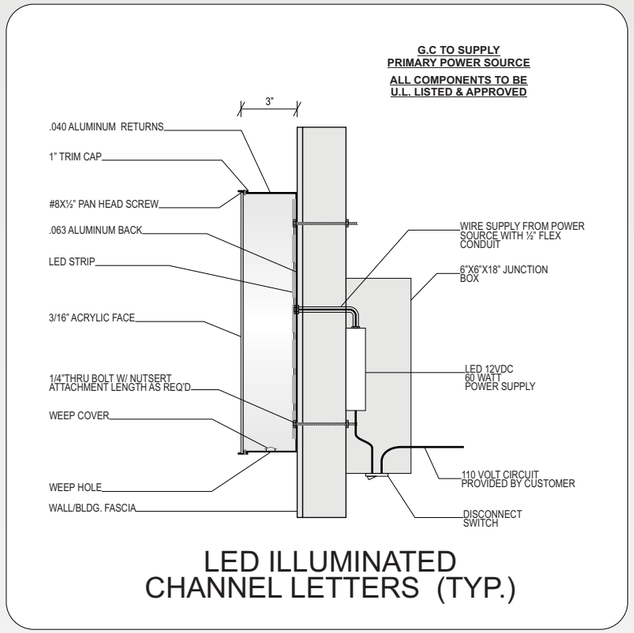


Typical Elevation

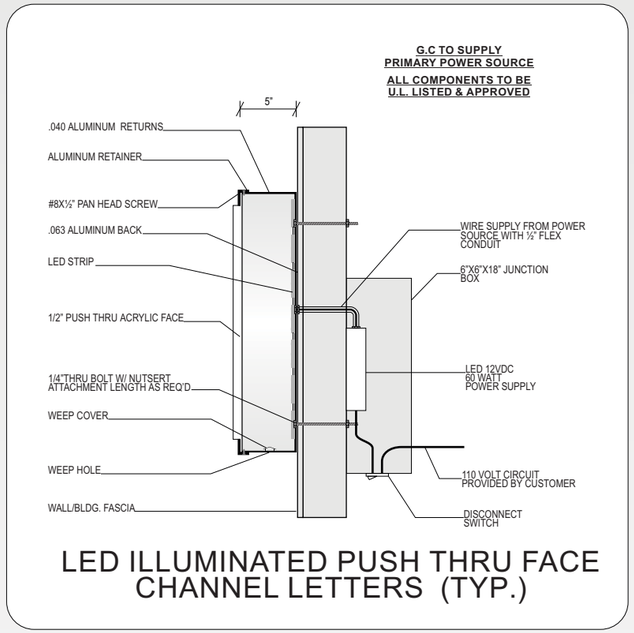
Imperial Plaza Shopping Center

Approved Signs

5720 Imperial Hwy., South Gate, CA. 90280

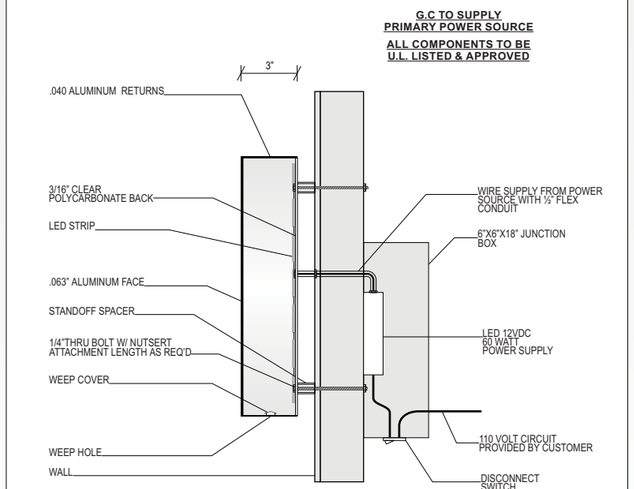


LED ILLUMINATED
CHANNEL LETTERS (TYP.)

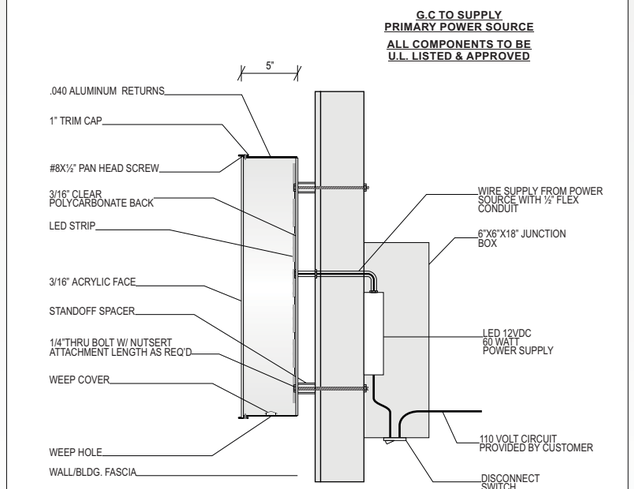


LED ILLUMINATED PUSH THRU FACE
CHANNEL LETTERS (TYP.)

Examples are provided for illustration purposes only. Other manufacturing methods may be allowed. All signage manufacturers shall provide project specific drawings with section views for approval by both landlord and the City of South Gate, CA.



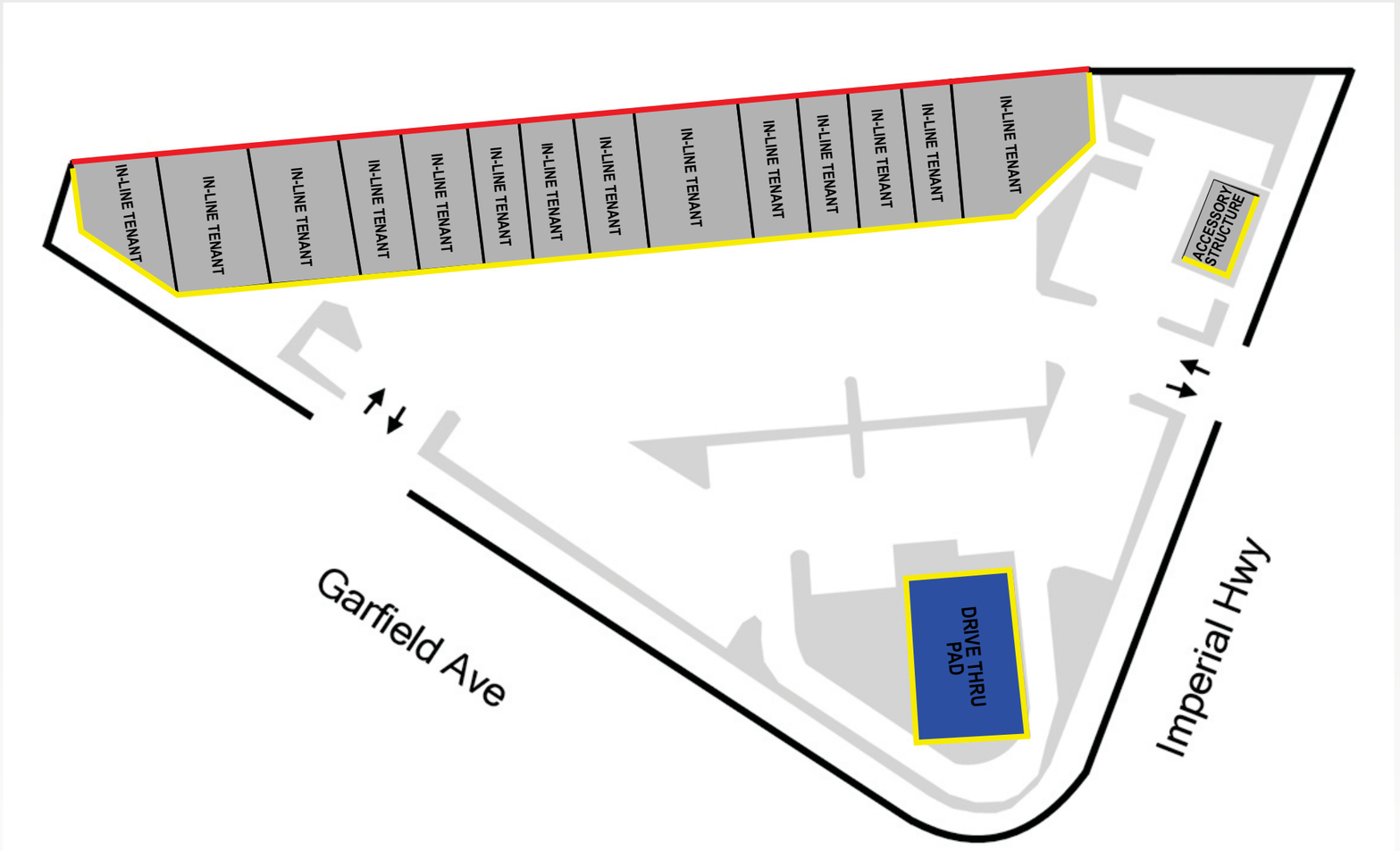
HALO LED ILLUMINATED
CHANNEL LETTERS (TYP.)



FACE & HALO LED ILLUMINATED
CHANNEL LETTERS (TYP.)

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MAP KEY

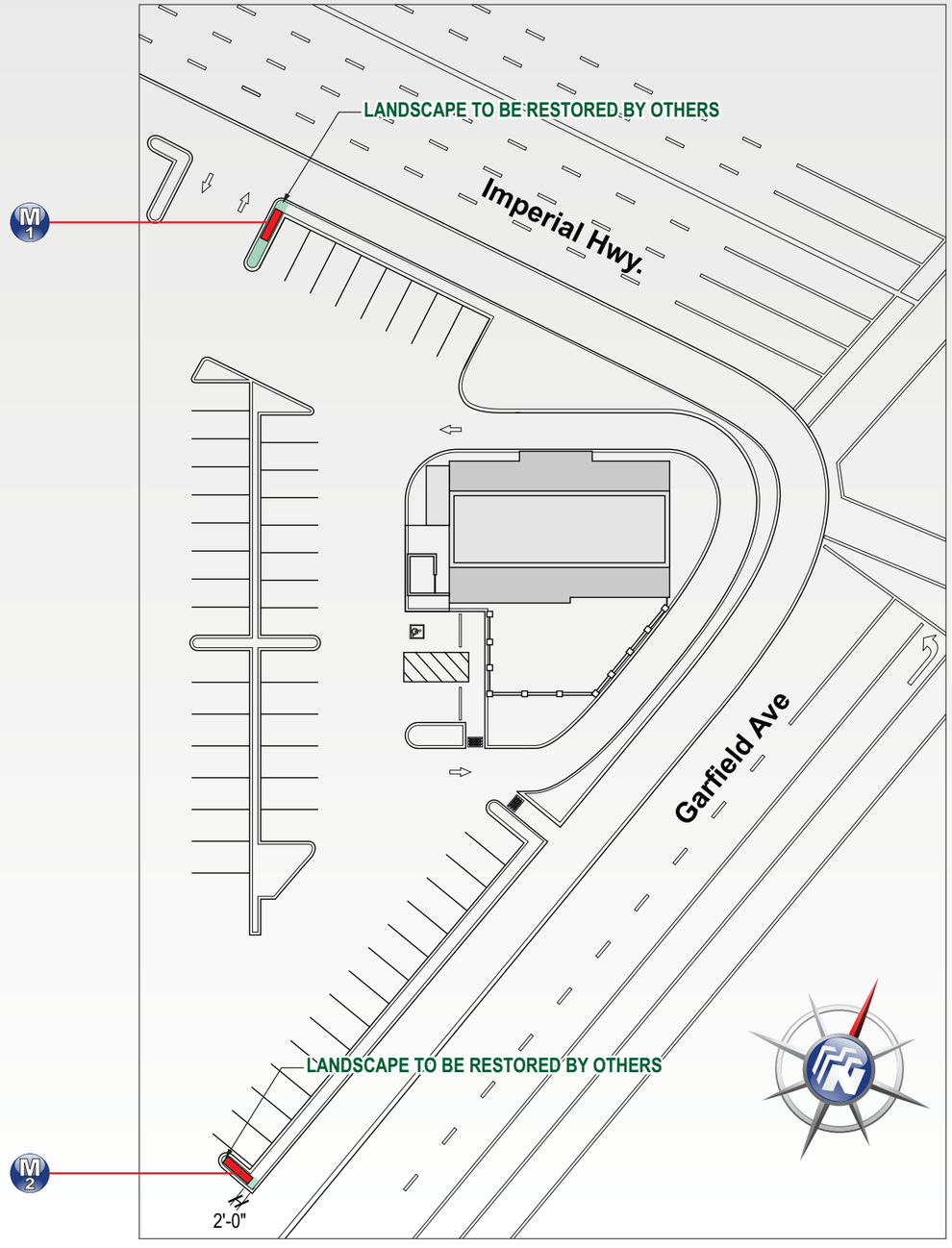
- POTENTIAL SIGN LOCATION
- NO SIGNS ALLOWED

Imperial Plaza Shopping Center

Site and Vicinity Maps

5720 Imperial Hwy., South Gate, CA. 90280

M1 M2 D/F INTERNALLY ILLUM. MONUMENT SIGN

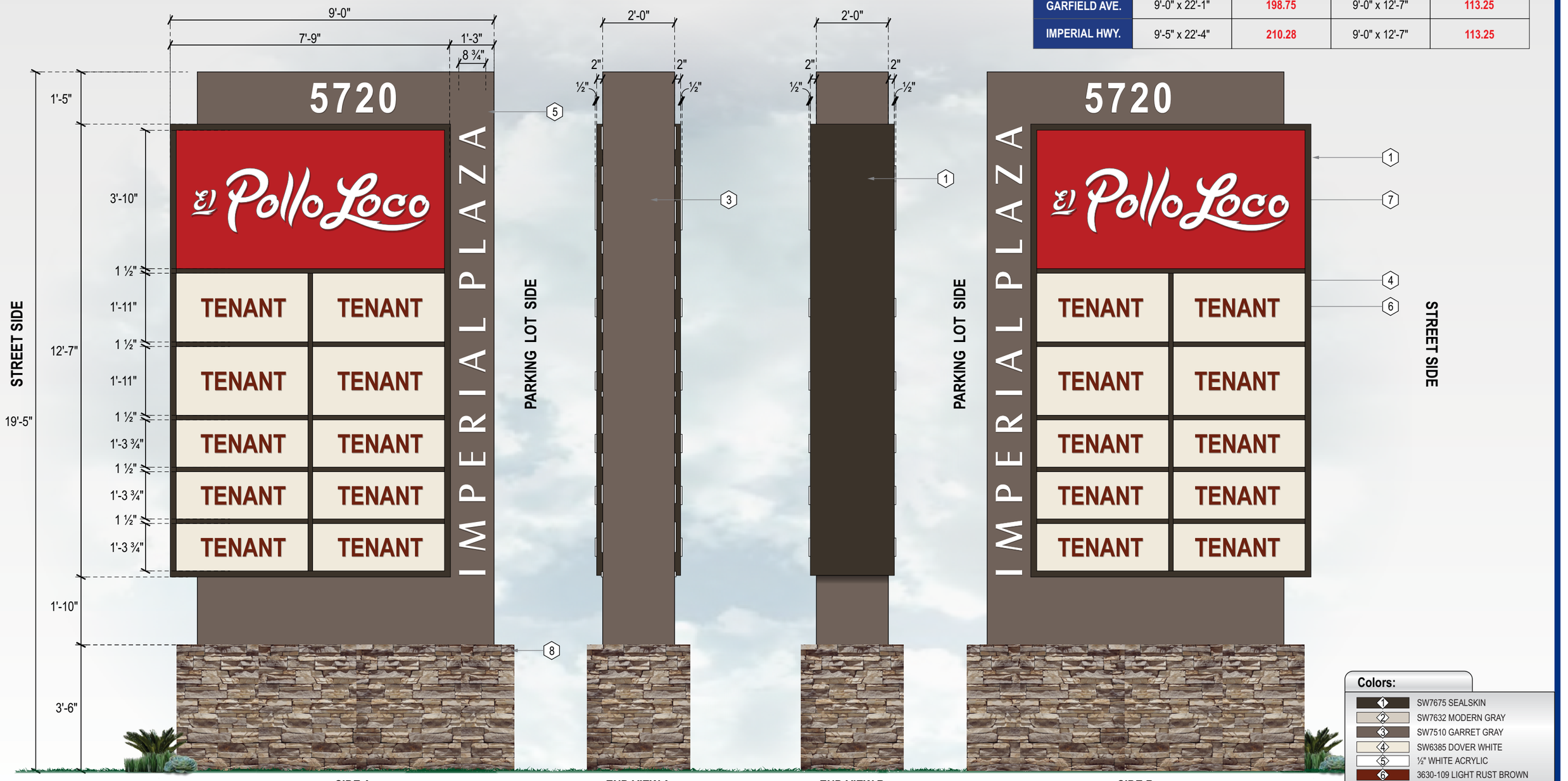


Imperial Plaza Shopping Center

Multi Tenant Panel Monument Sign

5720 Imperial Hwy., South Gate, CA. 90280

SIGNS	EXISTING	SQ. FOOTAGE	PROPOSED	SQ. FOOTAGE
GARFIELD AVE.	9'-0" x 22'-1"	198.75	9'-0" x 12'-7"	113.25
IMPERIAL HWY.	9'-5" x 22'-4"	210.28	9'-0" x 12'-7"	113.25



M1 M2 D/F INTERNALLY ILLUM. MONUMENT SIGN

Colors:

1	SW7675 SEALSKIN
2	SW7632 MODERN GRAY
3	SW7510 GARRET GRAY
4	SW6385 DOVER WHITE
5	½" WHITE ACRYLIC
6	3630-109 LIGHT RUST BROWN
7	REAL RED MP38972
8	STONE BASE TBD

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EXISTING SIGN OAH: 22'-4" (IMPERIAL HWY.) - 22'-1" (GARFIELD AVE.)



IMPERIAL HWY. PYLON

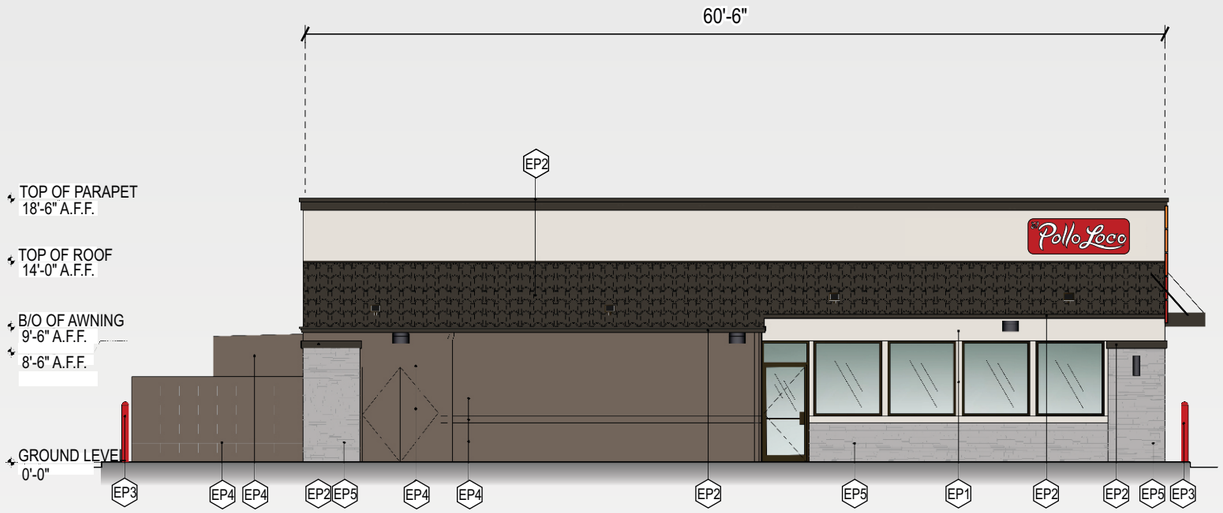


GARFIELD AVE. PYLON

Imperial Plaza Shopping Center

Pad Tenant Elevation

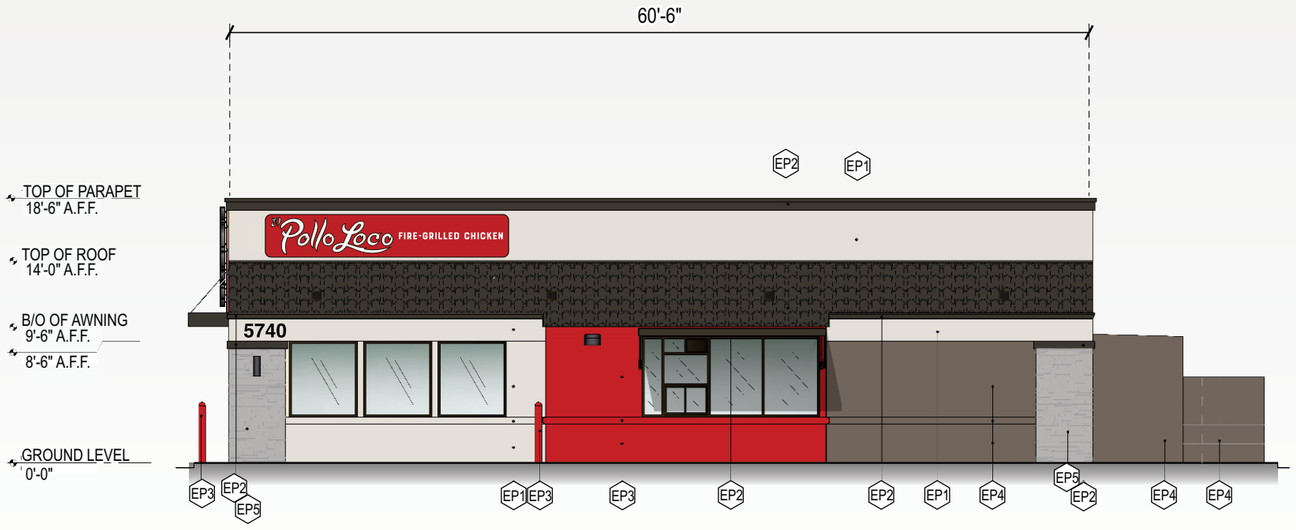
5720 Imperial Hwy., South Gate, CA. 90280



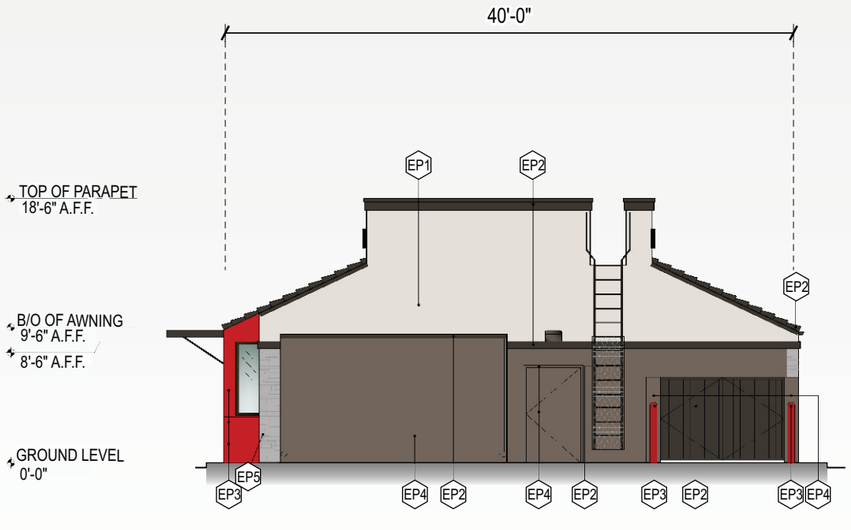
North Elevation



East Elevation



South Elevation



West Elevation