SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, August 18, 2026 at 6:30 p.m.

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

PARTICIPATE IN THE MEETING ONLINE VIA ZOOM:
HTTPS://US06WEB.ZOOM.US/J/89844402273
DIAL-IN NUMBER: 1 (213) 338-8477
MEETING ID: 898 4440 2273

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

1. **Call To Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **City Officials**

CHAIRPERSON
Daisy Prieto

VICE CHAIRPERSON
Margarita Valenzuela

COMMISSIONERS
Mayra Castaneda
Lizette Ruiz

If you would like to participate in this meeting, you can participate via the following options:

1. VIEW THE MEETING LIVE ONLINE VIA YOUTUBE: South Gate, CA - YouTube
Please allow up to 24 hours after the meeting for the archive to be available.

2. PARTICIPATE IN THE MEETING ONLINE VIA ZOOM:
https://us06web.zoom.us/j/89844402273 (Captions available via Wordly)
DIAL-IN NUMBER 1 (213) 338-8477 MEETING ID:898 4440 2273
To address the Planning Commission press *9 to raise your hand and *6 to unmute yourself when instructed.
3. PARTICIPATE BEFORE THE MEETING by emailing the City Clerk at: yglaze@sogate.org no later than 4:00 p.m. on the day of the meeting. Please write "Public Comment" in the subject line.
4. ATTEND THE MEETING IN PERSON
***The disruption in service of any alternative method does not preclude the Planning Commission or other legislative body from taking further action and moving forward on the agenda.**

Meeting Schedule

The regular meetings of the Planning Commission are held on the first and third Tuesday of each month, commencing at 6:30 p.m.

Brown Act

Agendas are drafted to accurately state what the governing body is being asked to consider. The governing body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

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 August 13, 2026, seventy-two hours prior to the scheduled meeting, as required by law.

6. 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 JULY 7, 2026**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of July 7, 2026.

Documents:

PC Minutes 07.07.26.pdf

B. **PLANNING COMMISSION MINUTES FOR JULY 13, 2026**
The Planning Commission will consider approval of the minutes for the Special Planning Commission meeting of July 13, 2026.

Documents:

PC Minutes 07.13.26.pdf

C. **PLANNING COMMISSION MINUTES FOR JULY 21, 2026**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of July 21, 2026.

Documents:

PC Minutes 07.21.26.pdf

7. 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.

8. 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.

City Finance Update

An update on the City's finances will be made. It is recommended that the Planning Commission RECEIVE and FILE the item.

Documents:

AB_City_Finance_Update_081326.pdf

B.

Community Development Department Update

A presentation on the Community Development Department will be made on what the various Divisions are working on. It is recommended that the Planning Commission RECEIVE and FILE the item.

Documents:

AB_CDD_Update_081326.pdf

9. 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

10. Adjournment

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact the 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, September 3, 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, July 7, 2026
https://www.youtube.com/watch?v=wZ2WvWsOINo

1. **CALL TO ORDER – 6:35 p.m.**
   The Planning Commission of the City of South Gate met in-person on July 7, 2026.

2. **PLEDGE OF ALLEGIANCE**
   Commissioner Ozaeta led the Pledge of Allegiance

3. **ROLL CALL**

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

4. **CITY OFFICIALS**

Staff Present:	Gabriel Perez, Director of Community Development
	John F. Signo, AICP, Planning Manager
	Joshua Valdez, Associate Planner
	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. **CONSENT CALENDAR**
   A. **Planning Commission Minutes for June 2, 2026**
      The Planning Commission considered approval of the minutes for the Regular Planning Commission meeting of June 2, 2026.

Motion by Vice-Chairperson to approve the minutes for June 2, 2026.
Seconded by Commissioner Ruiz
Action: Approved 4-0.

COMMISSIONER	VOTE
Castaneda	Yes
Ozaeta	Yes
Ruiz	Yes
Valenzuela	Yes
Prieto	Yes

7. Public Hearing

A. RECLASIFYING AND AMENDING UNCLASSIFIED USE PERMIT (UUP) NO. 46 AS CONDITIONAL USE PERMIT (CUP) NO. 26-04 TO ALLOW MODIFICATIONS OF AN EXISTING MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY, INCLUDING THE REMOVAL, REPLACEMENT, AND RECONFIGURATION OF ANTENNAS, REMOTE RADIO HEADS, AND ASSOCIATED SUPPORT EQUIPMENT, LOCATED AT 9611 PINEHURST AVENUE (SOUTH GATE PARK), AND DETERMINE THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APPLICANT: EUKONGROUP)

Assistant Planner Valdez gave a presentation.

Public Comment/Questions

- John McDonald

Commission Comments/Questions

- Commissioner Ruiz

At 6:52pm, the meeting was paused due to technical difficulties with the Zoom connection.

At 7:16pm, Assistant City Attorney Craig Hardwick reconvened the Planning Commission meeting and explained that the meeting would not be able to continue because the meeting was not properly available on Zoom. He recommended continuing the meeting until Monday, July 13, 2026, at 6:30pm.

Chairperson Prieto continued the meeting until Monday, July 13, 2026 at 6:30pm.

11. ADJOURNMENT

The meeting was adjourned at 7:18pm.

Respectfully submitted by:

_____

John F. Signo, AICP, Planning Manager

_____

Lizette Ruiz, Chairperson

ACTION MINUTES OF THE SPECIAL MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
Monday, July 13, 2026

(Continued from July 7, 2026)

https://www.youtube.com/watch?v=p6eJFP0LIxE

1. CALL TO ORDER — 6:30 p.m.

The Planning Commission of the City of South Gate met in-person on July 13, 2026, as a continuation of the meeting held Tuesday, July 7, 2026.

2. PLEDGE OF ALLEGIANCE

Commissioner Ruiz led the Pledge of Allegiance.

3. ROLL CALL

Commissioner(s) Present:	Commissioner Mayra Castaneda Commissioner Jimmy Ozaeta Commissioner Lizette Ruiz Vice Chairperson Margarita Valenzuela Chairperson Daisy Prieto
Commissioner(s) Absent:	None

4. CITY OFFICIALS

Staff Present:	Gabriel Perez, Community Development Director John F. Signo, AICP, Planning Manager Joshua Valdez, Associate Planner 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 on July 9, 2026, seventy-two hours prior to the scheduled meeting, as required by law.

6. CONSENT CALENDAR

A. PLANNING COMMISSION MINUTES FOR JUNE 2, 2026

The Planning Commission considered approval of the minutes for the Regular Planning Commission meeting of June 2, 2026.

Action: Approved 5-0.
Motion by Commissioner Ruiz to approve the minutes for June 2, 2026.
Seconded by Commissioner Castaneda.

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

7. PUBLIC HEARINGS

A. RECLASSIFY AND AMEND UUP NO. 46 AS CUP NO. 26-04 — 9611 PINEHURST AVENUE (SOUTH GATE PARK)

The Planning Commission conducted a Public Hearing to consider reclassifying and amending Unclassified Use Permit No. 46 as Conditional Use Permit No. 26-04 to allow modifications of an existing monopine wireless telecommunications facility (antenna, remote radio head, and support equipment replacement/reconfiguration) at 9611 Pinehurst Avenue on behalf of AT&T, and finding the project Categorically Exempt from CEQA under Section 15301 (Class 1) "Existing Facilities."

Presented by Associate Planner Valdez

Staff Comments

- Associate Planner Valdez
- Assistant City Attorney Hardwick

Public Comments

- Mario Dominguez Jr. (written)

Commissioner Comments

- Commissioner Castaneda
- Commissioner Ozaeta
- Vice-Chairperson Valenzuela
- Chairperson Prieto

Action: Approved 5-0.
Motion by Chairperson Valenzuela to find the project Categorically Exempt from CEQA and adopt Resolution No. 2026-08 approving CUP No. 26-04.
Seconded by Commissioner Castaneda.

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

B. CONDITIONAL USE PERMIT NO. 26-05 — 3705 FIRESTONE BOULEVARD

The Planning Commission conducted a Public Hearing to consider Conditional Use Permit No. 26-05 to establish a rental car business (Enterprise Rent-A-Car) with ancillary car wash services for its rental fleet within an existing commercial building at 3705 Firestone Boulevard, applicant RGN Design Solutions, Inc., and finding the project Categorically Exempt from CEQA under Section 15301 (Class 1) "Existing Facilities."

Presented by Associate Planner Valdez.

Staff Comments

- Associate Planner Valdez
- Planning Manager Signo

Public Comments

- Robert Nava (Applicant representative)
- Mario Dominguez Jr. (written)

Commissioner Comments

- Commissioner Castaneda
- Commissioner Ozaeta
- Vice-Chairperson Valenzuela
- Chairperson Prieto

Action: Approved 5-0.
Motion by Commissioner Ozaeta to find the project Categorically Exempt from CEQA and adopt Resolution No. 2026-09 approving CUP No. 26-05.
Seconded by Commissioner Castaneda.

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

8. OPEN SESSION ITEMS

None.

9. COMMENTS

A. Audience Comments

- Mario Dominguez Jr. (written)

B. City Staff Comments

- Planning Manager Signo
- Community Development Director Perez
- Assistant City Attorney Hardwick

C. Planning Commission Comments

- Commissioner Ozaeta
- Commissioner Ruiz
- Chairperson Prieto

10. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully submitted by:

_____
John F. Signo, AICP, Planning Manager

_____
Daisy Prieto, Chairperson

ACTION MINUTES OF THE REGULAR MEETING OF THE SOUTH GATE CITY PLANNING COMMISSION

Tuesday, July 21, 2026

https://www.youtube.com/watch?v=kiYWja8WOMU

1. CALL TO ORDER — 6:30 p.m.

The Planning Commission of the City of South Gate met in-person and remotely on July 21, 2026.

2. PLEDGE OF ALLEGIANCE

Commissioner Ozaeta led the Pledge of Allegiance.

3. ROLL CALL

Commissioner(s) Present:	Commissioner Mayra Castaneda Commissioner Jimmy Ozaeta Commissioner Lizette Ruiz Vice Chairperson Margarita Valenzuela Chairperson Daisy Prieto
Commissioner(s) Absent:	None.

4. CITY OFFICIALS

Staff Present:	Gabriel Perez, Community Development Director John F. Signo, AICP, Planning Manager Joshua Valdez, Associate Planner Javier Barraza, Special Projects Coordinator Carol Averell, Housing Manager Craig Hardwick, Assistant City Attorney Christine Abraham, CEQA Consultant (De Novo Planning Group)

5. REPORT ON POSTING

Special Projects Coordinator Barraza certified that the meeting agenda was properly posted on July 16, 2026, seventy-two hours prior to the scheduled meeting, as required by law.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARINGS

A. TENTATIVE TRACT MAP NO. 84210 AND MAJOR ADMINISTRATIVE MODIFICATIONS (PL NO. 26-0191) — 9001–9019 LONG BEACH BOULEVARD

The Planning Commission conducted a Public Hearing to consider Tentative Tract Map No. 84210 and four Major Administrative Modifications (PL No. 26-0191) to allow subdivision of three parcels into a 14-unit affordable residential condominium townhouse development at 9001–9019 Long Beach Boulevard, applicant Habitat for Humanity of Greater Los Angeles, and to consider adoption of a Mitigated Negative Declaration under CEQA.

Presented by Associate Planner Valdez.

Staff Comments

- Associate Planner Valdez
- Housing Manager Averell
- Community Development Director Perez
- CEQA Consultant Christine Abraham

Public Comments

- Noah (Habitat for Humanity representative)
- Robert Montalvo (Zoom)
- Mario Dominguez Jr. (written)
- Marc Beherec (written)
- LA County Sanitation Districts (written)

Commissioner Comments

- Vice-Chairperson Valenzuela
- Commissioner Ruiz
- Commissioner Ozaeta
- Commissioner Castaneda
- Chairperson Prieto

Action: Approved 5-0.
Motion by Commissioner Ruiz to adopt the Mitigated Negative Declaration, approve TTM No. 84210 and PL No. 26-0191 with conditions, and adopt Resolution No. 2026-07.
Seconded by Commissioner Castaneda.

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

B. CONDITIONAL USE PERMIT NO. 26-06/PL NO. 25-0053 — HOPS AND BARLEY ALEHOUSE, 3905 TWEEDY BOULEVARD

The Planning Commission conducted a Public Hearing to consider Conditional Use Permit No. 26-06/PL No. 25-0053 for Hops and Barley Alehouse to allow a permanent outdoor covered seating area, expanded alcohol sales, and related site improvements at 3905 Tweedy Boulevard, and to consider a Class 3 categorical exemption under CEQA.

Presented by Planning Manager Signo.

Staff Comments

- Planning Manager Signo
- Assistant City Attorney Hardwick

Public Comments

- Sergio Vasquez (applicant/owner)
- Katherine Vasquez (applicant/owner)
- Fernando Sandoval (project architect)
- Unnamed neighborhood resident (translated)
- Ernesto Jimenez
- Retired LAUSD teacher (in support)
- Claudia Silva
- Marta Nevaris
- Rosaba Barahas
- Alva Bisera
- Unnamed neighborhood resident (translated; opposed)
- Gracie Zepeda
- Elizabeth Ibarra
- Melanie Robles
- David Esparza
- Jesse Diaz
- Gloria Marin (translated; opposed)
- Robert Montalvo (Zoom)
- Mario Dominguez Jr. (Zoom; written)
- Cynthia Matthews (written)
- Aydé Bravo, retired 2nd-grade teacher (written)
- Ted Sanamar, former tenant/business operator at the site (written)
- Armando Gudino (written)

Commissioner Comments

- Commissioner Castaneda
- Commissioner Ozaeta
- Vice-Chairperson Valenzuela
- Commissioner Ruiz
- Chairperson Prieto

Action: Approved 4-1.
Motion by Commissioner Ruiz to approve CUP No. 26-06/PL No. 25-0053, striking proposed Condition No. 16 (enhanced architectural design requirement) and adding a condition requiring on-site security during any permitted live entertainment/music performances.
Seconded by Commissioner Castaneda.

COMMISSIONER	VOTE
Castaneda	Yes
Ozaeta	No
Ruiz	Yes
Vice-Chairperson Valenzuela	Yes
Chairperson Prieto	Yes

8. OPEN SESSION ITEMS

None.

9. COMMENTS

A. Audience Comments

- Mario Dominguez Jr. (Zoom, written)

B. City Staff Comments

- Community Development Director Perez: Amazon development update
- Planning Manager Signo: City Council study session on zoning code update on July 28, 2026

C. Planning Commission Comments

- Commissioner Ozaeta
- Commissioner Ruiz
- Chairperson Prieto

10. ADJOURNMENT

The meeting was adjourned at 10:01 p.m.

Respectfully submitted by:

_____
John F. Signo, AICP, Planning Manager

_____
Daisy Prieto, Chairperson

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: ***August 18, 2026***

Planning Manager: _____
John F. Signo, AICP

SUBJECT:
City Finance Update

PROJECT PROPOSAL/REQUEST:
An update on the City's finances will be made. A similar presentation was given to the Planning Commission on December 2, 2025.

RECOMMENDATION:
Receive and file.

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: ***August 18, 2026***

Planning Manager: _____
John F. Signo, AICP

SUBJECT:
Community Development Department Update

PROJECT PROPOSAL/REQUEST:
A presentation on the Community Development Department will be made on what the various Divisions are working on. The Department includes five Divisions, including Housing, Building, Planning, Code Enforcement, and Economic Development.

RECOMMENDATION:
Receive and file.