SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

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

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

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
Fernando Rivera
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 October 15, 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 SEPTEMBER 15, 2026**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of September 15, 2026.

Documents:

PC Minutes 09.15.26.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.

A.
TENTATIVE PARCEL MAP NO. 84774, VARIANCE AND DESIGN REVIEW (PL No. 25-272)

A request for development of a 513,430 square-foot industrial park consisting of the subdivision of the existing parcel into three parcels for three industrial speculative buildings (Building 1 - 175,160 sf gross floor area, Building 2 – 165,210 sf gross floor area, Building 3 – 165,660 sf gross floor area) with ancillary offices on 26.81 acres at 5037 Patata Street, APN 6224-031-003, in the Heavy Manufacturing (M3) Zone. The variance request is to allow for a maximum perimeter wall height of 10 feet, where the development standards permit a maximum height of 6 feet. The project is designed to accommodate multiple tenants with corporate offices at each building. An addendum to the City's General Plan Environmental Impact Report will be considered. (Applicant: Michael Johnson)

Staff recommends that the Planning Commission:

1. Continue the public hearing to the regular Planning Commission meeting of Tuesday, December 1, 2026.

Documents:

AB_5037_Patata_St_102026.pdf

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. **PRESENTATION BY THE CALIFORNIA NATIVE PLANT SOCIETY**

A presentation will be made by Cris Sarabia and Brent Morgan of the South Coast Chapter of the California Native Plant Society (CNPS) on the protection of native plants and habitats. It is recommended the Planning Commission receive the presentation, ask questions of staff and the presenter, and RECEIVE and FILE this item.

Documents:

AB_California_Native_Plant_Society_102026.pdf
SC-Chapter-Planitng-Guide.pdf

B. **STUDY SESSION ON THE GENERAL PLAN**

Staff will give a presentation on the General Plan and its elements. It is recommended the Planning Commission receive the presentation, ask questions of staff, and RECEIVE and FILE this item.

Documents:

AB_General_Plan_102026.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, November 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, September 15, 2026

https://www.youtube.com/watch?v=VCfR-nsq-Lk

1. CALL TO ORDER — 6:33 p.m.

The Planning Commission of the City of South Gate met in-person and remotely on September 15, 2026. Chairperson Prieto called the meeting to order at 6:33 p.m. Chairperson Prieto welcomed newly appointed Commissioner Fernando Rivera to the Planning Commission.

2. PLEDGE OF ALLEGIANCE

Commissioner Ruiz led the Pledge of Allegiance.

3. ROLL CALL

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

4. CITY OFFICIALS

Staff Present:	John F. Signo, AICP, Planning Manager Joshua Valdez, Associate Planner Javier Barraza, Special Projects Coordinator Craig Hardwick, Assistant City Attorney

5. REPORT ON POSTING

Special Projects Coordinator Barraza certified that the meeting agenda was properly posted on September 10, 2026, seventy-two hours prior to the scheduled meeting, as required by law.

6. CONSENT CALENDAR

Approval of Meeting Minutes for the Regular Planning Commission meeting of September 1, 2026.

Discussion

None.

Public Comments

None.

Action: Approved, 3-0.

Motion by Commissioner Ruiz to approve the meeting minutes for September 1, 2026.

Seconded by Commissioner Rivera.

COMMISSIONER	VOTE
Ruiz	Yes
Rivera	Yes
Chairperson Prieto	Yes

7. PUBLIC HEARINGS

A. ZONING CODE AMENDMENT – TITLE 11, CHAPTER 11.43 (ACCESSORY DWELLING UNITS AND ACCESSORY STRUCTURES) OF THE SOUTH GATE MUNICIPAL CODE; FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Associate Planner Joshua Valdez gave a presentation on the proposed amendment to Chapter 11.43 (Accessory Dwelling Units and Accessory Structures) of the South Gate Municipal Code.

Staff Comments

- Associate Planner Valdez
- Planning Manager Signo
- Assistant City Attorney Hardwick

Public Comments

None.

Commissioner Comments

- Commissioner Ruiz
- Chairperson Prieto

Action: Adopted Resolution No. 2026-11, 3-0.

Motion by Commissioner Ruiz to accept the determination that the zoning code amendment is exempt from CEQA and adopt Resolution No. 2026-11 recommending that the City Council approve an ordinance amending Chapter 11.43 (Accessory Dwelling Units and Accessory Structures) of the South Gate Municipal Code.

Seconded by Commissioner Rivera.

COMMISSIONER	VOTE
Ruiz	Yes
Rivera	Yes
Chairperson Prieto	Yes

8. OPEN SESSION ITEMS

None.

9. COMMENTS

A. Audience Comments

- Mario Dominguez Jr. (written comment)

B. City Staff Comments

- Planning Manager Signo

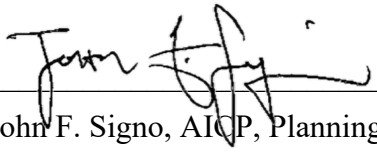
C. Planning Commission Comments

- Commissioner Ruiz
- Commissioner Rivera
- Chairperson Prieto

10. ADJOURNMENT

The meeting was adjourned at 7:06 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: ***October 20, 2026***

Planning Manager: _____
John F. Signo, AICP

SUBJECT:
Tentative Parcel Map No. 84774, Variance and Design Review (PL No. 25-272)

PROJECT PROPOSAL/REQUEST:
A request for development of a 513,430 square-foot industrial park consisting of the subdivision of the existing parcel into three parcels for three industrial speculative buildings (Building 1 - 175,160 sf gross floor area, Building 2 – 165,210 sf gross floor area, Building 3 – 165,660 sf gross floor area) with ancillary offices on 26.81 acres at 5037 Patata Street, APN 6224-031-003, in the Heavy Manufacturing (M3) Zone. The variance request is to allow for a maximum perimeter wall height of 10 feet, where the development standards permit a maximum height of 6 feet. The project is designed to accommodate multiple tenants with corporate offices at each building. An addendum to the City's General Plan Environmental Impact Report will be considered. (Applicant: Michael Johnson)

RECOMMENDATION:
Continue the public hearing to the regular Planning Commission meeting of Tuesday, December 1, 2026.

City of South Gate

PLANNING COMMISSION

AGENDA BILL

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

Planning Manager: _____
John F. Signo, AICP

SUBJECT:
Presentation by the California Native Plant Society

PROJECT PROPOSAL/REQUEST:
A presentation will be made by Cris Sarabia and Brent Morgan of the South Coast Chapter of the California Native Plant Society (CNPS) on the protection of native plants and habitats.

BACKGROUND:
CNPS is composed of scientists, gardeners, artists, neighbors, advocates, and educators working to protect the native plants and habitats that make California home. Founded in 1965, CNPS is a statewide, tax-exempt 501(c)3 non-profit organization comprised of a 35-chapter volunteer network and staff across California. CNPS is dedicated to celebrating California's native plant heritage and preserving it for future generations.

The mission is to protect California's native plants and their natural habitats, today and into the future, through science, education, stewardship, gardening, and advocacy. The vision is a California in which native plant diversity flourishes, where all people have access to native plants in both the built environment and the wild, and where people of all backgrounds play a vital role in the conservation of our native plant heritage.

RECOMMENDATION:
It is recommended the Planning Commission receive the presentation, ask questions of staff and the presenter, and RECEIVE and FILE this item.

Attachment: CNPS Native Landscape Planting Guide

California Native Plant Society
South Coast Chapter
South Los Angeles County and South Channel Islands

Native Landscape Planting Guide

Starting a native plant garden doesn't have to be complicated. This easy guide takes the guesswork out of which plants to use where. Simply choose one of the garden vignettes below and select from recommended native plants listed on the inside of your guide.

✓ Low Water Use ✓ Pollinator Friendly ✓ Locally Native

CHOOSE YOUR DESIGN

Five Easy Project Ideas for your Garden



Homey Habitat

Featuring a bench and bird bath, you can take a seat in this habitat and enjoy all of the bustling activity in your yard!
Features: bench, bird bath, boulders.



Colorful Entry

Make a statement in your entryway! Be sure to choose plants with a variety of colors.
Features: large pot, decorative round stones.



Wildlife Walkway

Take a stroll through your landscape. Use permeable materials for your pathway, such as stepping stones or decomposed granite.
Features: permeable walkway, large boulders.



Pollinator Park

Add excitement to the parkway strip along your driveway by adding plants that butterflies and other pollinators love.
Features: stepping stones and contrasting colors.



Living Wall

Designing your space vertically can add life to your yard. Use bold colors, and interesting shapes to make a flat area stand out.
Features: rain chain, swale, trellis.

BRING YOUR DESIGN TO LIFE

Living Soil

Grass Removal – Still need to get rid of your lawn? Try sheet mulching!

- Layers of cardboard and mulch deprive grass of light.
- Layers decompose into nutrients for your new plants.
- Visit **CNPS.org/gardening** for more information!

Soil Amendment – Many native plants thrive in what we consider poor soil conditions!

- Add organic compost or worm castings to promote healthy soil.
- AVOID chemical fertilizers and other amendments.

Mulch – Retain moisture, feed your soils, and insulate your plants from heat and cold.

- Use organic, weed free, well-composted mulch with a fine to medium texture.
- Apply after planting, and in late spring and early fall.
- AVOID wood chips, large pieces of bark mulch, and synthetic materials. They deprive your soil and plants of nutrients.
- AVOID weed cloths, plastic, and other weed barriers. They prevent the natural cycle of nutrients through the soils, can kill the living biology in your soil, and are often ineffective at preventing weeds.

Hardscape – Use permeable surfaces wherever possible to allow water to soak in to the soil below.

- Stepping stones
- Permeable paving (at least 1/4" between pavers)
- Gravel
- Decomposed granite (DG)

Planting and Watering

Give your new CA native landscape a healthy start by following our online planting and watering guides.

Visit CNPS.org/gardening to learn more!

Create a Habitat

Water Feature – Pollinators, birds, and wildlife need water too!

- Add a bird bath, fountain or other water feature.

Bare Soil for Bees – Our ground dwelling, native bees need habitat! These bees are not aggressive, and will help keep your landscape flowering!

- Leave a few sunny areas of your landscape mulch free.

Garden Décor – Most importantly, have fun with your garden! Add a personal touch with your favorite décor.

- Boulders
- Bird Feeders
- Rain Chain
- Bench
- Decorative Pots
- Patio Table

The California Native Plant Society is a statewide non-profit organization with 35 local chapters dedicated to the conservation and enjoyment of California's native plants and places.



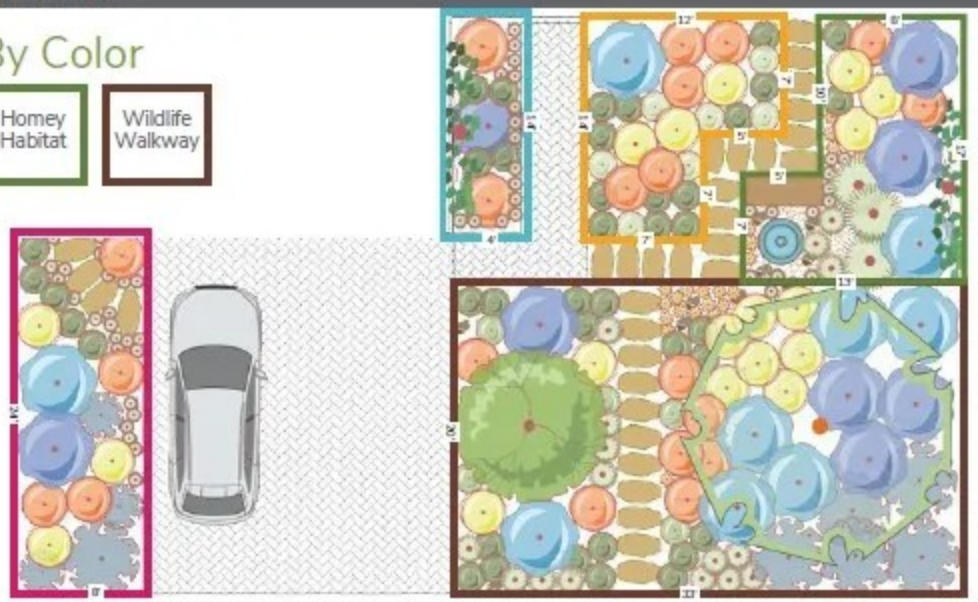
Garden plans and watercolor courtesy of Kathleen Catton, Feochadan Land Design.
Graphic illustrations by Randi Gunder, Goldenscape Designs.

CHOOSE YOUR PLANTS

Vignettes Outlined By Color

Pollinator Park | Living Wall | Colorful Entry | Homey Habitat | Wildlife Walkway

1. Choose the design vignette that best fits the shape and size of your site.
2. Match the symbols with those in the plant list.
3. Select plants based on your site's sun exposure.
4. Bonus points for choosing locally native plants!



California Native Plant List

South Coast Chapter
South Los Angeles County and South Channel Islands

SYMBOL	PLANT SPECIES	LOCAL	SUN	WATER	H / W		COLOR	WILDLIFE
TREES								
	Blue Elderberry / *Sambucus nigra*	Y			15'+	15'+		
	Island Manzanita / *Arctostapylos catalinae*	N			18'	12'+		
	Laurel Sumac / *Malosma laurina*	Y			15'	15'		
	Island Ironwood / *Lyonothamnus floribundus*	Y			20'	15'		
LARGE SHRUBS								
	Lemonadeberry / *Rhus integrifolia*	Y			12'	12'		
	Toyon / *Heteromeles arbutifolia*	Y			15'	15'		
	Coyote Bush / *Baccharis pilularis*	Y			6'-8'	6'		
	Bladderpod / *Peritoma arborea*	Y			6'	6'		
	Frosty Blue California Lilac / *Ceanothus 'Frosty Blue'*	N			6-10'	8'		
MEDIUM SHRUBS								
Evergreen	Purple Sage / *Salvia leucophylla*	Y			4' - 5'	5' - 6'		
	Black Sage / *Salvia mellifera*	Y			4' - 5'	4' - 5'		
	California Buckwheat / *Eriogonum fasciculatum*	Y			3'	4' - 6'		
	Ashyleaf Buckwheat / *Eriogonum cinereum*	Y			3'	5' - 6'		
	California Sagebrush / *Artemisia californica*	Y			4'	4' - 5'		
	Howard McMinn Manzanita / *Arctostaphylos 'Howard McMinn'*	N			6'	6'		
Deciduous	Bush Sunflower / *Encelia californica*	Y			3'	6'		
SMALL SHRUBS								
	Coastal Buckwheat / *Eriogonum parvifolium*	Y			2'	4'		
	Deer Weed / *Acmispon glaber*	Y			3'	3'		
	Sticky Monkeyflower / *Mimulus aurantiacus*	Y			2'	2'		
	Silver Lace / *Constancea nevinii*	N			3'	4'		
	Conejo Buckwheat / *Eriogonum crocatum*	N			2'	3'		
	Island Snapdragon / *Gambelia 'Firecracker'*	N			3'	3'		
	White Sage / *Salvia apiana*	N			3'	3'		
	Lilac Verbena / *Verbena lilacina*	N			3'	3'		

SUN
- Full Sun
- Part Sun
- Shade

WATER
- Very Low
- Low
- Medium

Plants on this list have been carefully selected by your local **South Coast Chapter.**

LOW SHRUBS							
Evergreen	Rattlepod / *Astragalus trichopodus*	Y		2'	2'		
	Horkelia / *Horkelia cuneata*	Y		1'	2'		
	Blue-Eyed Grass / *Sisyrinchium bellum*	N		1'	1'		
	Island Coral Bells / *Heuchera maxima*	N		1'	2'		
	Seaside Daisy / *Erigerson glaucus*	N		1'	3'		
Deciduous	Four - O' - Clock / *Mirabilis californica*	Y		1'	10'		
	Narrowleaf Milkweed / *Asclepias fascicularis*	Y		1' - 3'	1'		
SPREADING GROUNDCOVER							
	California Fuchsia / *Epilobium canum*	Y		1'	4'		
	Silver Carpet Aster / *Lessingia 'Silver Carpet'*	N		1'	4'+		
	Yarrow / *Achillea millefolium*	N		1'	2'+		
	Anchor Bay Ceanothus / *Ceanothus 'Anchor Bay'*	N		1'	6'+		
GRASSES							
	Deer Grass / *Muhlenbergia rigens*	N		3'	3'		
	Purple Needlegrass / *Stipa pulchra*	Y		1'	1'		
	Melic Grass / *Melica imperfecta*	Y		1'	1'		
	Canyon Prince Rye Grass / *Leymus 'Canyon Prince'*	N		3'	4'+	—	
SUCCULENTS							
	Bright Green Dudleya / *Dudleya virens*	Y		1'	3'		
	Prickly-Pear Cactus / *Opuntia littoralis*	Y		3'	6'		
	Lance Leaf Live-For-Ever / *Dudleya lanceolata*	Y		1'	1'		
	Shaw's Agave / *Agave shawii*	N		3'	5'+		
VINES							
	Morning Glory / *Calystegia macrostegia*	Y		10'+			
	Virgin's Bower / *Clematis ligusticifolia*	Y		15'+			
	Climbing Penstemon / *Keckiella cordifolia*	Y		10'+			

California Native Plant Society

Visit Calscape.org to find more plants native to your area.

City of South Gate
PLANNING COMMISSION
AGENDA BILL

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

Planning Manager: _____
John F. Signo, AICP

SUBJECT:
Study Session on the General Plan

PROJECT PROPOSAL/REQUEST:
California law requires every city and county to adopt a comprehensive, long-term general plan to guide its physical development (Government Code Section 65300). The general plan is often called the community's "blueprint" or "constitution" for land use. It sets out the community's goals, policies, and programs for how land will be used, how people and goods will move, and how natural resources and public safety will be protected. The plan must cover all land within the city's boundaries and may also address land outside its boundaries that relates to the city's planning.

State-Mandated Elements
State law (Government Code Section 65302) requires each general plan to include the following elements:

- **Land Use**, which sets the general location and intensity of housing, business, industry, open space, public facilities, and other uses.
- **Circulation**, which addresses streets, transit, and other transportation and infrastructure.
- **Housing**, which plans for the community's share of regional housing needs at all income levels.
- **Conservation**, which addresses the protection and use of natural resources such as water, soils, and habitat.
- **Open Space**, which addresses parks, recreation, and the preservation of natural areas.
- **Noise**, which identifies noise sources and sets out ways to limit community exposure.
- **Safety**, which addresses hazards such as fire, flooding, and geologic risks, along with climate adaptation and evacuation planning.
- **Environmental Justice**, which is required for jurisdictions with disadvantaged communities and addresses pollution exposure, access to public facilities, and community engagement. Under Senate Bill 1000 (2016), this element is only required if a city has one or more "disadvantaged communities" and adopts or revises two or more elements at the same time, on or after January 1, 2018.

A city may also adopt optional elements on other topics important to the community, such as economic development or historic preservation. Optional elements carry the same legal weight as the required elements once adopted.

Internal Consistency, Adoption, and Reporting

The general plan must be internally consistent, which means its elements cannot conflict with one another. The City's zoning ordinance, subdivision approvals, specific plans, and many public works projects must also be consistent with the general plan. The plan is adopted and amended by the City Council after public hearings before both the Planning Commission and the City Council. In general, each mandatory element may be amended no more than four times per calendar year.

The Housing Element has additional requirements. It must be updated on a set cycle, generally every eight years, and reviewed by the California Department of Housing and Community Development. The City must also submit an annual progress report on the general plan and housing element implementation to the State by April 1 of each year.

City of South Gate General Plan 2035

The City of South Gate's current general plan is known as General Plan 2035. The City Council adopted General Plan 2035 on December 8, 2009, through Resolution No. 7345. General Plan 2035 is organized around the City's own priorities, so some state-required elements appear under different names. For example, the Community Design Element satisfies the state's land use element requirement, and the Mobility Element addresses how people and goods move around the city. See Table 1 for a comparison.

Table 1 – Comparison of State-Mandated Elements vs. South Gate Elements

State-Mandated Elements	South Gate Elements
Land Use	Community Design
Circulation	Mobility
Housing	Housing (6th Cycle, 2021–2029)
Conservation	Green City
Open Space	Green City
Noise	Noise
Safety	Safety
Environmental Justice (SB 1000, if applicable)	Healthy Community (partial)
— (optional)	Economic
— (optional)	Healthy Community
— (optional)	Public Facilities and Services

Since adoption, the City has updated individual elements as state law requires. In March 2018, the City Council adopted an updated Safety Element by Resolution No. 7800. The City has also updated its Housing Element for the 2021–2029 planning period. On February 28, 2024, the California Department of Housing and Community Development found the City's adopted Housing Element in substantial compliance with state law, after the City completed the rezoning required by the element.

RECOMMENDATION:

Staff will give a presentation on the General Plan and its elements. It is recommended the Planning Commission receive the presentation, ask questions of staff, and RECEIVE and FILE this item.