



**PLANNING COMMISSION
PLANNING COMMISSION AGENDA**

Tuesday, March 7, 2023 at 7:00 p.m.

**SOUTH GATE COUNCIL CHAMBERS AND/OR
TELECONFERENCE
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280**

**DIAL-IN-NUMBER: 1(669) 900-6833
831 0633 5627
810558**

**[HTTPS://US02WEB.ZOOM.US/J/83106335627?](https://us02web.zoom.us/j/83106335627?pwd=VEFRZTVCAE9HTGSXAJRNR1NSVJLEQT09)
PWD=VEFRZTVCAE9HTGSXAJRNR1NSVJLEQT09**

Call To Order

Pledge of Allegiance

Roll Call

City Officials

CHAIRPERSON

Jose Delgado

COMMISSIONERS

Jovanna Laborin

Jimmy Ozaeta

Daisy Prieto

VICE CHAIRPERSON

Ivy Duarte

Report On Posting

I, Jose Montano, Acting Administrative Service Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on March 2, 2023, seventy-two hours prior to the scheduled meeting, as required by law.

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.

Open Session Items

Item No. 1

The Planning Commission will consider approving the minutes of the Planning Commission meeting of February 21, 2023.

Documents:

[Item No. 1.pdf](#)

Item No. 2

Study Session

Documents:

[Item No. 2.pdf](#)

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.

AUDIENCE COMMENTS

CITY STAFF COMMENTS

PLANNING COMMISSION COMMENTS

Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact Community Development Department.

Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility.

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 City Clerk's Office, 8650 California Avenue, South Gate, California 90280 (323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org.

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, FEBRUARY 21, 2023**

1. CALL TO ORDER

The Planning Commission of the City of South Gate met via teleconference and in-person on the above date at 6:04 PM, Commissioner Delgado presiding.

2. PLEDGE OF ALLEGIANCE – Commissioner Duarte**3. ROLL CALL**

Commissioners Present: Commissioners Delgado, Duarte, Laborin, Ozaeta, and Prieto

Commissioners Absent:

Staff Present: Meredith T. Elguira, Director of Community Development
Yalini Siva, Senior Planner
Norma Hernandez, Assistant Planner
Jose Montano, Recording Secretary
Craig Hardwick, City Attorney

4. REPORT ON POSTING AND MEETING COMPENSATION DISCLOSURE**5. MINUTES**

MOTION: Commissioner Prieto moved to approve the minutes and Commissioner Duarte seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES: Delgado, Duarte, Laborin, Ozaeta, and Prieto

NOES: None

ABSTAIN: None

6. REORGANIZATION OF THE PLANNING COMMISSION

MOTION: Commissioner Delgado was nominated as Chairperson by motion of Commissioner Duarte and Commissioner Laborin seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES: Delgado, Duarte, Laborin, Ozaeta, and Prieto

NOES: None

ABSTAIN: None

MOTION: Commissioner Duarte was nominated as Vice Chairperson by motion of Commissioner Laborin and Chairperson Delgado seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES: Delgado, Duarte, Laborin, Ozaeta, and Prieto
 NOES: None
 ABSTAIN: None

- 7. THE PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING TO CONSIDER A RECOMMENDATION FOR THE PLANNING COMMISSION TO AMEND THE CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. (“CUP”) 863 AND TO APPROVE A REQUEST FOR A DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 UNDER CLASS 3, WHICH CONSISTS OF THE CONSTRUCTION AND LOCATION OF LIMITED NUMBERS OF NEW, SMALL FACILITIES OR STRUCTURES; INSTALLATION OF SMALL NEW EQUIPMENT AND FACILITIES IN SMALL STRUCTURES, AND THE CONVERSION OF EXISTING SMALL STRUCTURES FROM ONE USE TO ANOTHER WHERE ONLY MINOR MODIFICATIONS ARE MADE IN THE EXTERIOR OF THE STRUCTURE.**

RECOMMENDATION:

- 1. ACCEPT THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 UNDER CLASS 3 AND**
- 2. ADOPT THE FINDINGS AS OUTLINED IN RESOLUTION NO.2023-01 (EXHIBIT A); AND**
- 3. APPROVE THE AMENDMENT TO THE CONDITIONAL USE PERMIT NO. 863, REVISING THE CONDITIONS OF APPROVAL, AS CONTAINED IN RESOLUTION NO. 2023-01**

Norma Hernandez, Assistant Planner presented a staff report to the Planning Commission and there was a range of discussions amongst the Planning Commissioners and staff regarding CUP No. 863.

Jose de La Paz – 10508 San Antonio Ave, South Gate CA 90280, came before the Planning Commission to speak in favor of item No. 3.

A break was taken at 6:34pm due to audio technical difficulties and resumed at 6:39pm.

Applicant Patrick Griffin – 12780 Newhope Street, Fountain Valley, CA 92780, spoke via Zoom to let the Commission know that the applicant is Dish Wireless and Patrick Griffin is the representative for Dish Wireless.

For the Amended Resolution, Condition of Approval Number 17, Chairperson Delgado recommended that language be modified from “six months” to 180 days from submittal of the facility closure.

Norma Hernandez informed the Commission of the modification that will be made on Exhibit A. On the first WHEREAS, “Applicant” will be replaced with “on behalf of Dish Wireless”.

MOTION: Vice chairperson Duarte motioned to accept the determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15303 under

Class 3 and adopt the findings as outlined in Resolution No. 2023-01 (Exhibit A); and approve the amendment to the Conditional Use Permit No. 863, revising the conditions of approval, as contained in Resolution No. 2023-01 and with all the suggested edits requested by Chairperson Delgado, and Commissioner Prieto seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES: Delgado, Duarte, Laborin, Ozaeta, and Prieto
 NOES: None
 ABSTAIN: None

8. AUDIENCE COMMENTS

None

9. CITY STAFF COMMENTS

Meredith T Elguira congratulated the new Chairperson and Vice Chairperson and mentioned that Staff will provide clear information and that packets will be sent via individual email addresses and as quickly as possible; and also the possibility of providing tablets for all Commissioners. Community Development will be having information study sessions for the Planning Commission in the upcoming months.

10. PLANNING COMMISSION COMMENTS

Commissioner Delgado expressed his appreciation for staff. Planning Commission will be held only when there are items that need to come before the Planning Commission.

11. ADJOURNMENT

The meeting was adjourned at 6:54 PM. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, March 7, 2023, beginning at 6:00 PM.

Respectfully,

Meredith T. Elguira, Director of Community Development

APPROVED:

Jose Delgado, Chairperson



Planning Division Memorandum

To: Planning Commission

From: Yalini Siva, Senior Planner

Date: March 7, 2023

Re: Study Session – Planning

The below outline will be presented at the Tuesday, March 7, 2023 Planning Commission meeting at City Hall and also on Zoom. This study session will prepare the Planning Commission (PC) and staff with immeasurable knowledge and advice to be able to assess projects that are brought before the PC for review, to make decisions and to make decisions.

- I. Planning 101
 - a. Key terms
 - b. Projects/Submittals: applications, reports, plans, etc.
 - c. Agenda Items: Agenda Bills, Resolutions, Ordinances, supporting documents, etc.
 - d. California Environmental Quality Act (CEQA)
- II. Planning in South Gate
 - i. General Plan, Zoning and Specific Plans
 - ii. Gateway Specific Plan, West Santa Ana Branch (WSAB)
 - iii. Complete Streets projects
- III. Developing in South Gate
 - a. Process: Decision-making bodies, application/project types, etc.
 - b. Upcoming projects:
 - i. Ordinance updates: Signage, Landscape
 - ii. Moratoria

