SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, October 21, 2025 at 6:30 p.m.

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

1. **Call To Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **City Officials**

CHAIRPERSON	**COMMISSIONERS**
Lizette Ruiz	Mayra Castaneda
	Jimmy Ozaeta
VICE CHAIRPERSON	Margarita Valenzuela
Daisy Prieto	

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 16, 2025, 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 OCTOBER 7, 2025**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of October 7, 2025.

Documents:

PC Minutes 10.07.25.pdf

8. Public Hearings

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

A. **CONDITIONAL USE PERMIT NO. 25-04 (CUP NO. 25-04) AND SITE PLAN REVIEW (PL NO. 25-0312) FOR "THE PLACE @ TWEEDY" LOCATED AT 3703 TWEEDY BOULEVARD**

The Planning Commission is conducting a Public Hearing to consider a r equest to develop an open-air food hall with a central outdoor plaza, 7,718 square feet of building area, eight restaurant vendor spaces, live entertainment, landscaping, signage, and other improvements for a property located at **3703 Tweedy Boulevard**. Two vendors will be selling alcohol under a Type 47 license ("On-Sale General Eating Place") issued by the California Department of Alcoholic Beverage Control (ABC). The requests includes a finding that under 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.

Documents:

AB_3703_Tweedy_Blvd_Food_Hall_PL25-0312_PC_102125_all.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. **UPDATE ON U.S. EPA 2023 COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT**
Staff will give a presentation on the Community-Wide Brownfields Assessment Grant.

It is recommended the Planning Commission RECEIVE the presentation, ASK questions of staff, OPEN the item for public comment, DISCUSS the item, PROVIDE direction to staff, and RECEIVE and FILE the item.

Documents:

AB_Brownfields_Assessment_Grant.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, November 6, 2025.

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, OCTOBER 7, 2025

1. CALL TO ORDER – 6:31 p.m.

The Planning Commission of the City of South Gate met in person on October 7, 2025, at 6:31 pm. Chair Ruiz presiding.

2. PLEDGE OF ALLEGIANCE

Vice Chair Prieto led the Pledge of Allegiance.

3. ROLL CALL

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

4. CITY OFFICIALS

Staff Present:	John F. Signo, AICP, Planning Manager Yesenia Hernandez, Assistant 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. MEETING COMPENSATION DISCLOSURE

Special Projects Coordinator Barraza disclosed the Commissioners' compensation.

7. CONSENT CALENDAR

A. Planning Commission Minutes for Sept 16, 2025.

Approval of the minutes for the regular Planning Commission meeting of September 16, 2025.

Action: Approved 4-0.
Motion by Vice Chairperson Prieto.
Seconded by Commissioner Ozaeta.

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

8. PUBLIC HEARING

A. Lot Line Adjustment No. 25-01

The Planning Commission conducted a Public Hearing to consider modifying a boundary line between two existing parcels located at 8600 Rheem Avenue, within the Industrial Flex (IF) zone, and considered a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15305 (Class 5 – Minor Alterations in Land Use Limitations) for a minor lot line adjustment.

Assistant Planner Hernandez gave a presentation on Lot Line Adjustment No. 25-01.

Chair Ruiz asked about EPA remediation happening at the properties. Planning Manager Signo and Assistant City Attorney Hardwick responded.

Surveyor Luke Corsbie spoke on behalf of the applicant about the lots and how they are being used.

Chair Ruiz asked for a motion.

Action: Approved 4 - 0.
Motion by Vice Chairperson Prieto.
Seconded by Commissioner Valenzuela.

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

9. OPEN SESSION ITEMS

No open session items.

10. COMMENTS

A. Public Comments:

Speaker: Roberto Sanchez thanked the City for the pickleball court and other upgrades done to the park.

B. City Staff Comments:

Planning Manager Signo commented on the required training for Planning Commissioners. He provided an update on current projects and activities, and notified the Commission about upcoming workshops.

C. Planning Commission Comments:

Commissioner Valenzuela asked about the training. Planning Manager Signo responded.

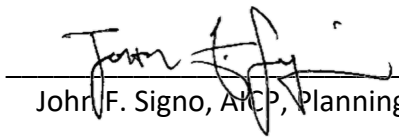
Commissioner Ozaeta asked about an electrical gate on Firestone and Rayo and expressed his concerns about barbed wire on the same property and asked if Code Enforcement could investigate.

Chairperson Ruiz thanked staff.

11. ADJOURNMENT

The meeting was adjourned at 6:58 PM.

Respectfully submitted by:



John F. Signo, AICP, Planning Manager

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Lizette Ruiz, Chairperson

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: ***October 21, 2025***

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

SUBJECT:
Conditional Use Permit No. 25-04 (CUP No. 25-04) and Site Plan Review (PL No. 25-0312) for "The Place @ Tweedy" located at 3703 Tweedy Boulevard

PROJECT PROPOSAL/REQUEST:
Request to develop an open-air food hall with a central outdoor plaza, 7,718 square feet of building area, eight restaurant vendor spaces, live entertainment, landscaping, signage, and other improvements. Two vendors will be selling alcohol under a Type 47 license ("On-Sale General Eating Place") issued by the California Department of Alcoholic Beverage Control (ABC). The requests includes a finding that under 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.

- **Project Location: 3703 Tweedy Boulevard**
- Assessor's Parcel Numbers: 6203-017-002, 6203-017-003, 6203-017-004
- Property Owners: The Ranch 33 Inc.; Andres Lugo and Silvestre Madrigal Jr.
- Applicant: Genesis Clara-Martinez
- Specific Plan: Tweedy Boulevard Specific Plan
- Zoning: Tweedy Mixed Use-2 (TMU-2)
- District: Active Retail Frontage
- Lot Size: 10,541 square feet (SF) or 0.24 acre (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. 2025-10 approving CUP No. 25-04 and PL No. 25-0312 for "The Place @ Tweedy."

PROJECT DESCRIPTION:
The project is being called "The Place @ Tweedy." It is envisioned as a vibrant, community-oriented food and entertainment destination designed to activate Tweedy Blvd throughout the day and evening. The project integrates diverse culinary offerings, family-friendly amenities, and curated live entertainment to create a cohesive and well-managed gathering space that contributes to the revitalization of the Tweedy corridor. The applicant has referenced BLVD MRKT, a curated food hall in Montebello, as an inspiration for this project in its ability to bring community together around unique food options. BLVD MRKT was once an empty storefront and now serves as a catalyst for new businesses along Whittier Boulevard.

Tenant Composition
The project includes four buildings, including a two-story building, a smaller building along Tweedy Boulevard intended as a coffee shop, and a building located in the center of the property along the eastern property line. There will be a total of eight (8) vendor spaces across two levels:

- **Upper Level** (1 Unit - 265 SQ.FT):
  - Terrace: The upper level will serve as an open-air terrace with a dedicated bar offering cocktails, beer, and wine. Guests seated on the terrace will enjoy a relaxed social atmosphere with shaded seating and views of the courtyard below.
    - Food for terrace patrons will be prepared by the ground-level vendors and delivered directly to their tables through an "in-seat service" model.
    - Guests will be able to browse menus and place orders via QR codes located at each table, allowing seamless coordination between the terrace and food vendors below.

- **Ground Level** (7 Units):
  - Six (6) Food Vendors:
    - Coffee Shop (265 SQ.FT)
    - Pizza Spot (365 SQ.FT)
    - Burger Spot (365 SQ.FT)
    - Taco Spot (365 SQ.FT)
    - Churro/Dessert Spot (265 SQ.FT)
    - Asian Fusion Spot (365 SQ.FT)

  - Bar (1 Unit - 265 SQ.FT):
    - A ground-floor bar situated adjacent to the live entertainment area, serving beer, wine, and select mixed beverages for on-site consumption.

In addition to the vendor spaces, the project includes a dedicated children's play area and an outdoor performance space for small-scale live music and community events.

Hours of Operation
The collective hours of operation for the project are as follows:

- General Hours: 10:00 AM – 11:00 PM, seven days a week
- Coffee Shop: 7:00 AM – 4:00 PM
- Expected peak hours:
    - Lunch: 11:00 AM – 2:00 PM
    - Dinner: 6:00 PM – 9:00 PM

These hours were selected to ensure a balanced flow of visitors throughout the day, encouraging staggered parking demand and manageable peak-hour activity.

Alcohol Sales
Alcohol sales will occur in two dedicated bar areas—one located on the upper lounge level and one on the ground floor near the entertainment area. Both will operate under the appropriate ABC on-site consumption licenses. Alcohol will be served and consumed only within designated areas, and no off-site alcohol consumption will be permitted. The project management team will oversee responsible beverage service and compliance with all state and city regulations.

Live Entertainment
Live entertainment will be limited to musical performances of no more than four (4) performers at a time. Performances will take place in the outdoor stage area adjacent to the ground-floor bar.

Schedule of Entertainment:

- Days: Friday, Saturday, and Sunday
- Times: 12:00 PM – 10:00 PM

Entertainment will be oriented inward toward the courtyard to minimize sound transmission to surrounding properties. All performances will comply with city noise standards and operational conditions.

Sound System
A low-intensity distributed speaker system will be installed throughout the outdoor courtyard and interior lounge areas to provide background music and limited sound reinforcement for live entertainment. Speakers will be wall-mounted and directed inward to control sound projection.

Family and Community Amenities
The project includes a dedicated children's play area designed as a safe and engaging environment for families, encouraging broader community use. The project promotes inclusivity by combining family-friendly programming with diverse dining options and social spaces.

Parking Management
Parking demand will be distributed across tenants based on operating hours and turnover rates. The early closure of the coffee shop will allow for parking turnover in the afternoon and evening when other food vendors experience higher traffic.

If necessary, the applicant is willing to coordinate with the City to designate 15-minute on-street parking spaces during morning hours (7:00 AM–4:00 PM) to accommodate coffee shop customers.

Additionally, the applicant is exploring shared parking opportunities with neighboring properties to further accommodate peak demand.

Operations and Management
The project will maintain a unified management team responsible for:

- Overseeing daily operations, maintenance, and cleanliness of shared areas.
- Coordinating deliveries during non-peak hours.
- Enforcing vendor compliance with City-approved operational and noise regulations.
- Managing trash collection schedules to minimize impact on adjacent uses.

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:

Site History and Environmental Setting
The project site consists of three lots: one developed lot and two vacant lots. The developed lot (3703 Tweedy Boulevard) at the northeastern corner of Tweedy Boulevard and San Carlos Avenue has a one-story, 2,392 SF commercial building constructed in the 1950s. It was formerly used as a dental/medical office, but the building is now vacant. Based on aerial photographs, the two vacant lots located east of the commercial building have been vacant for over 30 years. There are no building permits on file showing that the lots were ever developed.

The entire site is flat with paved sidewalks, stable valley soils, and surrounded by low-rise commercial storefronts and nearby residences. Vegetation is minimal, limited to a few street trees along the public sidewalks and ornamental plants onsite. There are no sensitive habitats or protected species in the area. Wildlife consists of common urban birds and small mammals. There are no known historical, cultural, or scenic designations on the property.

The property is part of the Tweedy Mile corridor and is required to have an active retail frontage that encourages pedestrian activity. Properties along Tweedy Boulevard adjacent to the subject site are developed with commercial uses. Residential uses are located to the north along San Carlos Avenue.

Project Overview

- Site Characteristics: The subject site measures approximately 125.5 feet deep by 84 feet wide and is 10,541 square feet (SF) or 0.24 acre (AC). It is a rectangular-shaped lot with street frontage on Tweedy Boulevard to the south and San Carlos Avenue to the west. There is an alley and public parking to the north. Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel, and Table 2 provides the zoning and surrounding land uses.

Table 1 – Property Data	
Lot Depth	125.5'
Lot Width	84'
Lot Area	0.24 AC

- Surroundings: Surrounding properties include commercial uses along Tweedy Boulevard and residential uses to the north along San Carlos Avenue. To the south across Tweedy Boulevard is a shopping center anchored by CVS Pharmacy. Table 2 provides a summary of the neighboring land uses and zones. Figure 1 shows an aerial photo of the area, and Figure 2 shows the zoning.

Table 2 – Surrounding Land Uses		
	Zone	**Land Use**
North	TMU2/NM	Parking lot and residences
East	TMU2	Commercial
South	TMU2	Commercial
West	TMU1	Commercial

Figure 1 – Aerial Photograph

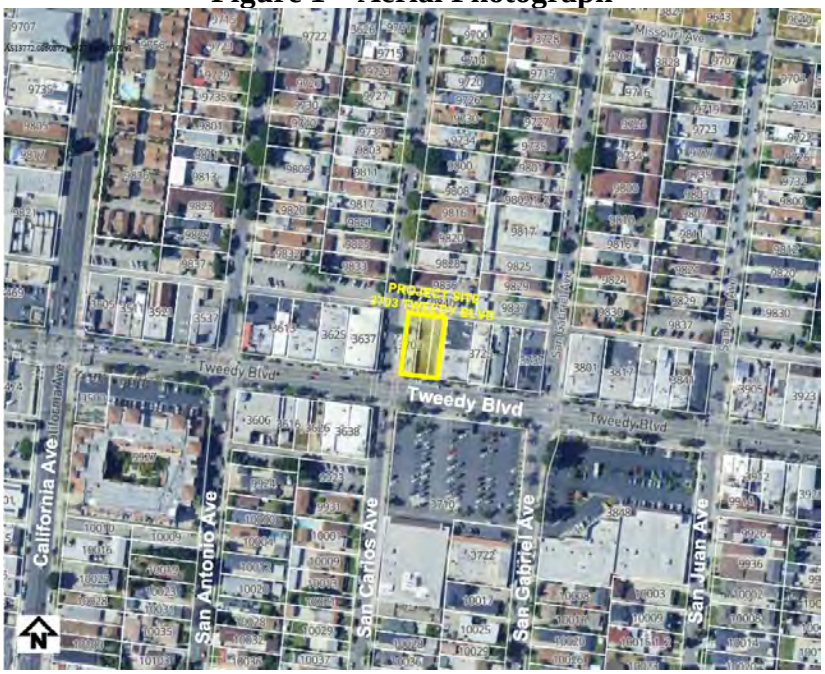


Figure 2 – Zoning Map



History of Land Use and Zoning of Subject Property
In 1950, the property at 3703 Tweedy Boulevard was developed as a medical building. A 14-foot by 28-foot carport was built in the rear of the building. There are no permits for the two vacant lots to the east; however, a history of code violations has occurred over the decades, including overgrown vegetation, weeds, trash, debris, and parking on an unimproved area. Violations of graffiti have also been reported on the existing building.

In 2019, the City adopted the Tweedy Boulevard Specific Plan. The zoning for the subject property and adjacent properties along Tweedy Boulevard was changed from Restricted Commercial (C-2) to Tweedy Mixed Use-2 (TMU2). Properties to the west across San Carlos Avenue were changed to Tweedy Mixed Use-1 (TMU1). An "Active Retail Frontage" corridor was established from Elizabeth Avenue to the west to Bowman Avenue to the east, which includes the subject property.

ANALYSIS:

Tweedy Boulevard Specific Plan (TBSP) Requirements for a CUP: Pursuant to TBSP Table 4-2, "alcohol sales, as part of a restaurant" requires a Conditional Use Permit (CUP) subject to South Gate Municipal Code (SGMC) Chapter 11.42, with the exemption to Section 11.42.060. For properties in the TBSP zoned TMU2, there is no required separation from a residential zone. CUPs are subject to the procedures in SGMC Section 11.51.030 (Permits and Procedures, Review Types and Responsibilities) and Chapter 11.52 (Conditional Use Permit).

It should be noted that a CUP is also required for live entertainment, which is subject to review and approval by the City Council. The City Council will consider the proposed live entertainment at its regularly scheduled meeting on October 28, 2025.

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.

Municipal Code Conditions of Approval for Alcoholic Beverage Sales: Pursuant to SGMC Section 11.42.070, any CUP for alcoholic beverage sales shall include minimum mandatory conditions which are included in the proposed Resolution.

SGMC Section 11.42.060 includes separation requirements from sensitive land uses; however, Table 4-2 of the TBSP exempts the separation requirements for alcohol sales as part of a restaurant in the TMU2 zone. It should be noted that the project site is more than 700 feet from the nearest school (San Miguel Elementary school to the east). There are numerous restaurants and bars along Tweedy Boulevard that serve alcohol, with the closest being Brown Soul Brewing Inc., located approximately 240 feet west, and Hops and Barley located 600 feet to the east.

The application was forwarded to various departments for comments. None were received by Code Enforcement at the time. Police Department advised on securing the site, operating security cameras, and installing burglar alarms, which have been included as conditions of approval.

Development Standards
The proposed project is subject to the development and design standards of Section 4.4(C)(2) of the Tweedy Boulevard Specific Plan. The project meets the standards as summarized in Table 3.

Table 3 – Zoning Conformance (TBSP Table 4-4: TMU2 Development Standards)

Density

Requirement	Standard	Proposed
Minimum	n/a	n/a
Maximum	30 du/acre	n/a

Height		
Maximum	3 stories; 40 feet	2 stories, 26'
Floor Area Ratio (FAR)		
Maximum	1.5	0.73
Building and Parking Setbacks (ft.)		
Primary Frontage* Property Line	0 ft. to 10 ft. Note: 65% of the building shall include a 0 ft. setback and build to the property line, the remaining façade may be setback up to 10 ft. to create usable outdoor space.	0' proposed with some landscaping
Side Street Property Line	0 ft. to 10 ft. Note: 40% of the building shall include a 0 ft. setback and build to the property line, the remaining façade may be setback up to 10 ft. to create usable outdoor space.	0' proposed with some landscaping
Interior Property Line	0 ft; 15 ft. adjacent to existing single family residential with shared property line; 5 ft. with alley	0' proposed
Alley Property Line	3 ft.	3 ft.
Neighborhood Medium (NM) Zone Adjacent Property Line	0 ft; 15 ft. adjacent to existing single family residential	n/a
Frontage Types ***(See SGMC Section 11.23.080)***		
Gallery	Allowable	Façade incorporates buildings fronting sidewalk with landscaping near the entrance which leads to an interior courtyard
Shopfront	Allowable	
Forecourt	Allowable	
Terrace/Stoop	Prohibited	n/a
Porch	Prohibited	n/a
Front Yard	Prohibited	n/a

Issues of Concern

Parking

The project site is within the Active Retail Frontage district commonly known as "Tweedy Mile." Whereas the City's Zoning Code provides for parking requirements based on land use types, the TBSP embraces the concept of shared parking, where parking supplies are available to all users, rather than being limited to a single land use or building (TBSP Chapter 5 – Mobility and Parking). The overall parking strategy for Tweedy Mile is to provide sufficient parking to ensure economic viability and success of commercial uses. The listed parking strategies in the TBSP include the "Park Once" concept and program, which "is intended to consolidate parking resources, relieve individual properties of providing potentially duplicative parking, reduce individual vehicle trips, and group parking facilities in strategically dispersed locations to encourage walking between destinations."

Per SGMC Section 11.33.040, a food use with 7,718 square feet of building area would be required to provide 115 onsite parking spaces. This is based on a factor of 40 spaces for the first 4,000 square feet, plus 1 space for every 50 square feet over 4,000 square feet. However, per Assembly Bill 2097 (AB 2097) cities are prohibited from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. Tweedy Boulevard is a major commercial and mixed-use corridor with adequate public transit. Furthermore, the TBSP encourages a walkable environment where visitors can visit multiple destinations and "park once." This provides an opportunity for revised parking standards along Tweedy Mile. TBSP indicates there is a considerable amount of parking supply in the Specific Plan area, including 2,865 off-street parking spaces (78% privately owned; 22% owned by the City). Over 80% of the off-street supply, or 2,345 spaces, are located in Tweedy Mile where the project site is located. The off-street supply comprises 635 spaces in City-owned lots and 1,710 spaces in private lots.

In the Park Once Program Area, the parking requirements may be met within 1,300 feet (¼ mile) of a specific land use. The applicant has demonstrated in Attachment 2 that there are 144 public parking spaces within 0.15 miles of the project site. This does not include on-street parking and private parking lots. The public parking available on City-owned lots and public streets is more than adequate to meet the parking spaces otherwise required by Code. Furthermore, as mentioned earlier, the applicant is exploring opportunities with nearby properties for shared parking on private parking lots. A shared parking agreement would prevent towing of vehicles belonging to food hall customers if parked on a private lot in the event the owner of the private lot decides to enforce parking rules.

Noise

The proposed project includes live entertainment, which is subject to review and approval by the City Council. The City Council will consider the proposed live entertainment at its regularly scheduled meeting on October 28, 2025. Those most impacted are the residents north of the project site along San Carlos Avenue. Although there is an alley and public parking lot between the project site and adjacent residences, the closest distance is only about 60 feet building to building. A noise study has been prepared for City Council's consideration and is included as an attachment. Conditions of approval have been included in the Resolution to mitigate noise impacts, which are based on the noise study's recommendations. The conditions require the following:

- Reduced volume for speakers located in the rear terrace and upper lounge.
- Noise barriers:
  - 10-foot-high barrier for entrance along rear alley
  - 10-foot-high barrier in rear lounge
  - 7-foot-high barrier for play area
- Noise restrictions after 10 p.m. in rear areas
- Additional measures to ensure reduced noise impacts during operation

City Council will consider impacts generated by live entertainment on October 28, 2025. This may include noise, parking, littering, and other issues.

Design/Site Plan Review

Development on lots less than 15,000 square feet is typically reviewed administratively by staff and does not require Planning Commission approval. However, since the project requires a CUP for alcohol sales and live entertainment – the latter of which will be reviewed by City Council on October 28, 2025 – the project is being packaged as one application.

The applicant is proposing a modern building design with materials such as grey concrete plaster siding, wooden slats, steel lettering painted black, and landscape treatment. There will be controlled access with entrances in the front and rear of the property. Buildings are configured to surround an interior courtyard in the center of the property where visitors can enjoy a meal. Exterior building colors are described as "black magic" and "extra white." The second floor covered outdoor patio area will have a retractable mesh awning supported by a steel frame. There will be galvanized steel planters with landscaping along the edge of the patio.

Signs will be made of aluminum framing, push-through acrylic lettering, and stainless steel bolts. A blade sign is proposed at the front of the building overhanging the sidewalk along Tweedy Boulevard.

Landscaping includes various trees and shrubs provided in the courtyard area and along the terraces. The plant palette includes olive, ficus, eucalyptus, and coast live oak trees. Planters will be provided along the front entrance on Tweedy Boulevard, the outdoor reception area in the rear, and along the edge of the second-floor patio.

Conditions have been included to address signage and landscaping.

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. 2025-10
2. Applicant's Correspondences
    a. Letter of Operations
    b. Email regarding Parking Plan Findings dated October 13, 2025
3. Noise Study (for reference)
4. Proposed Plans

RESOLUTION NO. 2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, APPROVING CONDITIONAL USE PERMIT NO. 25-04, TO ALLOW THE SALE OF ALCOHOL (ABC LICENSE TYPE 47 – ON-SALE GENERAL EATING PLACE) AND A SITE PLAN REIVEW FOR AN OPEN-AIR FOOD HALL WITH A CENTRAL OUTDOOR PLAZA, 7,718 SQUARE FEET OF BULDING AREA, EIGHT RESTAURANT VENDOR SPACES, LANDSCAPING, SIGNAGE, AND OTHER IMPROVEMENTS LOCATED AT 3707 TWEEDY BOULEVARD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Genesis Clara-Martinez ("Applicant"), on behalf of The Ranch 33 Inc. ("Property Owner"), represented by Andres Lugo and Silvestre Madrigal Jr., filed a complete application requesting the approval of a Conditional Use Permit (CUP No. 25-04) and a Site Plan Review (PL No. 25-0312) described herein ("Application"); and

WHEREAS, the Application pertains to the development of an open-air food hall with a central outdoor plaza, 7,718 square feet of building area, eight restaurant vendor spaces, live entertainment, landscaping, signage, and other improvements. Two vendors will be selling alcohol under a Type 47 license issued by the California Department of Alcoholic Beverage Control. The project site is approximately 10,541 square feet (0.24 acre) with Los Angeles County Assessor's Parcel Numbers 6203-017-002, 6203-017-003, and 6203-017-004, more commonly known as 3703 Tweedy Boulevard, South Gate, California ("Property"); and

WHEREAS, the Applicant requests approval of a Conditional Use Permit (CUP) to allow the sale of alcohol (ABC License Type 47 – On-Sale General Eating Place) for on-site consumption in conjunction with a food hall with two vendors selling alcohol. Pursuant to Tweedy Boulevard Specific Plan (TBSP) Table 4-2, "alcohol sales, as part of a restaurant" requires a CUP subject to South Gate Municipal Code (SGMC) Chapter 11.42, with the exemption to Section 11.42.060 (there is no separation requirement from a residential zone for properties in the TBSP zoned TMU2). CUPs are subject to the procedures in SGMC Section 11.51.030 (Permits and Procedures, Review Types and Responsibilities) and Chapter 11.52 (Conditional Use Permit). The sale of alcoholic beverages for on-site consumption in conjunction with restaurants may be permitted, provided a Conditional Use Permit (CUP) is granted by the Planning Commission; 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 October 9, 2025. 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 October 21, 2025, the Planning Commission held a regular public hearing to receive public testimony and other evidence regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

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

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

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

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

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

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

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

B. The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone ***in the Property is located within the Tweedy Boulevard Specific Plan and within an Active Retail Frontage district that promotes pedestrian-friendly uses including sit-down restaurants. The development of a food hall and request for alcohol sales will be compatible with the goals and policies of the Tweedy Boulevard Specific Plan by encouraging pedestrian activity that is compatible with the surrounding land uses, which include commercial and retail establishments within the designated zone.***

   The sale of alcohol will not introduce new incompatible land uses or development impacts, as the area is already operating similar activities within existing restaurants. The conditions of the CUP will ensure that the proposed alcohol-related uses are 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 food hall will have up to eight restaurant vendors located in an area designated for retail and mixed-use development. The proposed ABC license (Type 47) will not introduce incompatible activities that would negatively affect adjacent properties or the overall character of the neighborhood. The food hall's operations are compatible with surrounding land uses, and the requested license is consistent with the goals and policies of the Tweedy Boulevard Specific Plan.***

With recommended conditions of approval, including the requirement for a 24-hour video surveillance system available to the Police Department upon request, the sale of alcohol at a food hall will be controlled to minimize any adverse impacts, and the overall function of the neighborhood—characterized by retail, commercial, and community-serving businesses—will remain intact. Therefore, the approval of this CUP will not disrupt the established character of the area or adversely affect neighboring properties.

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code Section 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Section 15000, et seq., the "CEQA Guidelines") and finds the project to be exempt under a Class 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 development of a food hall with alcohol sales in conjunction with a sit-down restaurant is compatible with the area.

SECTION 4. The Planning Commission hereby approves CUP No. 25-04) 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. 2025-10 was adopted by the Planning Commission at their Regular Meeting held on October 21, 2025, by the following vote:

AYES:

NOES:

APPROVED and ADOPTED this 21st day of October 2025.

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

Exhibit "A" - Resolution No. 2025-10
CONDITIONS OF APPROVAL (CUP 25-04) "The Place @ Tweedy"

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

Planning Division

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

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

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

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

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

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

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

8. The sale of alcohol shall cease at 10:00 p.m., or one hour before closing, whichever is earlier.

9. Permittee shall install a 24-hour video surveillance system and have managers trained in how to access footage. Recordings shall be maintained for a minimum 72 hours. Police officers shall be allowed access to surveillance footage (during regular business hours) upon request for the purpose of conducting a criminal investigation.

10. The applicant shall submit a sign theme (sign program) that provides guidelines and requirements for all proposed signage in compliance with applicable Zoning Code regulations. The sign theme shall be reviewed and approved by the Planning Commission prior to installation of any signs.

11. 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.

12. All signage and advertisements related to alcoholic beverages shall be displayed only within the interior of the food hall. Such signage shall not be placed on or near storefront windows or exterior building walls facing a street, alley, or neighboring property, and shall be positioned above child-height eye level to minimize visibility to minors.

13. 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. <u>This condition shall apply to the adjacent sidewalks, landscape planters, alley and parking lot behind the subject property.</u>

14. 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. Trees shall be a minimum of 24" box. The landscape plan shall be subject to the review and approval of the Public Works Director pursuant to SGMC Section 5.33.040.5(a).

15. Applicant shall work in good faith with property owners of adjacent private parking lots to establish a parking agreement that allows food hall customers to park in the private parking lot.

16. 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.

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

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

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

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

Noise

21. Background music at speakers not in the Terrace Lounge (includes non-live amplified music and live acoustic music) shall not exceed 69 dBA at 3 feet from noise source/speakers. (This is 2 dB lower than typical background music noise).

22. Background music at speakers in the Terrace Lounge (includes non-live amplified music and live acoustic music) shall not exceed 66 dBA at 3 feet from noise source/speakers. (This is 5 dB lower than typical background music noise).

23. Loud amplified music (live or DJ type) shall not exceed 84.2 dBA at 3 feet from noise source/speakers. Loud amplified music/speakers should be restricted to the First Floor Stage.

24. Minimize the gain on sub-woofers to limit low frequency noise to the extent feasible.

25. Install the following barrier heights and locations:

    a. A minimum 10-ft high noise barrier at the north of the project site as shown in Figure 8 of the noise study. A solid 10-ft high gate/door can be incorporated into the 10-ft high noise barrier design to allow for access. Any gaps in the door design should be minimized with plastic or rubber flap seals along the sides and bottom of the door. The door should automatically close after opening and never be propped open. A second barrier screen located beyond the entrance door may need to be implemented after operations begin to further buffer music and crowd noise. This barrier would block line of sight to the outdoor area from the exterior.

    b. A minimum 7-ft high noise barrier along the west of the play area as per Figure 8 of the noise study.

    c. Noise barriers shall be continuous structures without any gaps or openings and shall be constructed from plexi-glass, concrete masonry block, stucco on wood, or any combination of these materials.

26. Background music shall not exceed 66 dBA at 3 feet from noise source/speakers. (This is 5 dB lower than typical background music noise).

27. No loud amplified music at the stage is allowed after 10PM.

28. The speakers indicated on Figure 9 of the noise study shall not operate after 10PM.

29. An additional minimum 10-ft high noise barrier around the lounge as per Figure 10. A solid 10-ft high gate/door can be incorporated into the 10-ft high noise barrier design to allow for access. Alternatively, an acoustical curtain with a minimum STC rating of 35 can be used. Any gaps in the door design should be minimized with plastic or rubber flap seals along the sides and bottom of the door. The door should automatically close after opening and never be propped open.

30. The play area shall be blocked off and non-operational.

31. After project completion, noise monitoring shall be conducted during startup and full operations to verify compliance. If the project noise exceeds the City of South Gate Noise Standards, then alternative noise control measures will be evaluated to reduce operations noise where appropriate.

32. Alternative noise control measures may include administrative noise control (e.g. lowering background music, eliminating/changing patio games after certain hours etc.) and engineering noise control (permanent noise monitoring system, noise barriers, etc.).

    a. Engineering Noise Control
        i. Permanent noise monitoring system.
            a. Install a permanent noise monitoring system with real time text and email alerts at the northern project property line to notify The Place @ Tweedy when the operations noise is approaching or exceeding the noise limit.
            b. When a noise exceedance is identified and confirmed, administrative noise control shall be implemented.
            c. To monitor operations noise, a sound level meter with a Type/Class 2 microphone is suggested. For admissible acoustic data when in a court or at the City, a Type 1 microphone is required. In terms of equipment recommendations, Quest or Bruel & Kjaer sound level meters shall be considered.

33. A registered engineer or architect shall be consulted to ensure that the modifications meet all safety and building codes.

Mandatory Conditions for Alcohol Sales

34. All alcoholic beverages, including beer and wine, which are sold on the premises shall be consumed on the premises; none shall be sold for off-premises consumption.

35. No alcohol sales displays shall be permitted that are visible from the public street or parking lot.

36. Employees selling alcoholic beverages shall be of an age consistent with Section 25663 of the California Business and Professions Code.

37. Food service shall be readily available and accessible for on-site patrons during all times that alcohol is served. The applicant shall demonstrate an implementation plan for food service availability when alcohol is served to the satisfaction of the Community Development Director and the Chief of Police.

Standard Conditions of Approval for Alcohol Sales

38. The validity of the permit shall be conditioned on compliance with all state regulations and conditions.

39. All alcoholic beverages sales, offerings, and consumption shall be conducted completely within the premises.

40. The permittee shall be responsible for the conduct of all employees, including their education concerning Alcoholic Beverage Control regulations and provisions of the South Gate Municipal Code pertaining to the sale of alcohol (e.g., verification of age of purchaser).

41. The permittee shall acknowledge that the city has specifically reserved the right and authority to impose sanctions, including suspension or revocation of the permit, as a consequence of one or more violations of a state statute, rule, or regulation concerning the sale to or consumption of alcoholic beverages by a minor.

42. The permit shall be subject to compliance review of the property and permit conditions at Planning-Commission-established intervals; the first compliance review shall occur within six months of permit issuance or activation.

43. The permit shall, after notice to the permittee and an opportunity to be heard, be subject to additional conditions to maintain or remedy land use compatibility, security, or crime control issues that have arisen since the issuance of the permit.

Building & Safety

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

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

46. Applicant shall obtain Health Department approval.

47. All exterior common areas shall be properly illuminated.

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

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

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

Code Enforcement

51. 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.

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

53. 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

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

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

Public Works

General Design Parameters

56. Pavement Moratorium approved by City Council under Resolution No. 2118, Section 5.04.040 will apply to proposed development frontage of Tweedy Boulevard and approximately 50 feet of San Carlos Avenue. The construction was completed in May 2025. No permits shall be issued for excavations, or pavement cuts for a period of 5 years. If the pavement is damaged, then the developer will be required to repave from the lip of the gutter to the lip of the gutter for the entire block and if any cut occurs at the intersection, then the paving will extend to the entire intersection on all existing ends of curbs. The limits of the restoration will be at the discretion of the Assistant City Manager/Director of Public Works. This moratorium shall not apply to public agencies and public utilities in case of emergencies or when repairs must be made to failed pipelines and conduits or when a new connection, which could not have been anticipated must be made or unless the permittee can clearly demonstrate to the Assistant City Manager/Director of Public Works that the public health and safety require proposed work.

57. All streets improvements shall be designed per APWA Standard Specifications for Public Works Construction ("Green Book") and Standard Plans for Public Works Construction latest editions to the satisfaction of the City Engineer prior to the issuance of a Certificate of Use and Occupancy.

58. Prepare street, utility, landscape, irrigation, water, sewer, and any other needed plans showing all existing and proposed improvements as outlined below for the city and other public agencies reviews and approvals. Said plans shall be prepared by a registered civil engineer on City approved title block.

59. Comply with the requirements of the American with Disability Act (ADA) by ensuring access ramps, sidewalks, driveways and any public access pathways meet applicable accessibility standards.

60. Proposed landscape shall be designed to incorporate water conservation techniques through application of xeriscape landscaping principles. Landscape plan shall include drought tolerant plants with limited turf, efficient irrigation system and use of California native plants.

61. The developer shall pay Road Mitigation fees in accordance with the latest fee schedule. Retail Development fee is calculated at $9 per square foot gross building area, unless otherwise exempt from the Road Mitigation Ordinance or waived by the City Council.

62. Prior to the City's acceptance of the public improvements, developer shall submit a refundable deposit in the amount of $1,000, which will be refunded upon receipt of "Record Drawings" for all the required improvements on approved Mylar(s) AutoCAD files on a flash drive.

Fees and Deposits

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

64. Provide a deposit of $5,000 with the City to cover the City's cost for review of pre-development submittals such as preliminary plans, including traffic, civil, planning, and environmental consultants, etc.

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

66. Prior to the City's acceptance of the public improvements, developer shall submit a refundable deposit in the amount of $1,000, which will be refunded upon receipt of "Record Drawings" for all the required improvements on approved Mylar(s) AutoCAD files on a CD.

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

68. If a larger water meter is needed, the developer shall pay Water Development Impact Fees per the latest City Fee Schedule. Fee is dependent on water meter sizes. Development Water Impact fees are paid at the time of obtaining the building permit.

Coordination

69. Coordinate all Public Works improvements inspection with the Public Works Department at least 48 hours prior to commencing work. Contact Louis Quezada at (323) 357-5814 to arrange for a Public Works Inspection.

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

71. Developer to contact the City's waste hauling company Universal Waste System at (800) 631-7016 and obtain approval for the location of waste disposal container(s), including facilities for recycling.

72. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations. Contact the AQMD for applicable regulations.

Encroachment Prohibitions

73. The development's overhead blade sign shall not obstruct the traffic signal pole at the northeast corner. Ensure that lighting does not negatively impact visibility of the traffic signal pole.

74. Entry ways shall not swing outward onto the public right of way.

Streets Improvements

75. Remove existing trees located on San Carlos Avenue south of the alley. Replace with a Red Ironbark at a minimum size of 24-inch box per the City of South Gate Tree Master Plan. The tree wells shall be 4 feet by 4 feet. Reconstruct damaged or uplifted curb, gutter, and sidewalk associated with the tree removals.

76. Remove existing driveway approach on San Carlos Avenue and construct curb, gutter and sidewalk.

77. Repair the alley and adjacent parking lot pavement between the property line and concrete gutter by filling potholes and performing skin patching of alligator cracking, as directed by the City Engineer. Improvements shall also include removal and replacement of damaged and/or uplifted concrete curb and asphalt pavement as well as removal of the tree stump.

78. Any damage done to existing public improvements during construction shall be removed and replaced to original conditions to the satisfaction of the City Engineer.

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

80. City owned parking lot shall be striped to include ADA accessible stalls and paths.

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

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

Grading and Drainage Improvements

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

84. Submit a Grading and Drainage plans prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. Show all existing and proposed driveways, curb & gutter, sidewalks, street trees, tree wells, streetlights, street signs, power poles, fire hydrants, utility boxes, meters, curb drains, etc. on the plans. Grading plan will include geotechnical and geologist certification, stating that grading plan has been reviewed and found to be in conformance with the recommendations outlined in the soils and geological report.

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

86. Develop and obtain approval of a site-specific Erosion Control Plan. Implement all NPDES requirements and Best Management Practices during and after construction.

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

88. Any cross-flow drainage from the property over the sidewalks is not permitted. The Developer shall construct parkway drains per City standard where warranted.

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

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

Sanitary Sewer System

91. The developer shall prepare a Sewer Capacity Memo to determine whether the existing sanitary sewer system can accommodate project-generated flows. If it is determined that additional capacity is required of the sewer system, the developer shall retain a registered engineer and prepare a Comprehensive Sewer Capacity Study. If sewer system upgrades are determined necessary, the developer shall be responsible for the funding and construction of the sewer improvements recommended by the study.

92. Install adequate sewer lateral(s) to serve the proposed development and abandon any existing sewer laterals and sewer cleanouts that will not be used. Sewer laterals shall be plug at the main line per standard plans and specifications.

93. Developer shall submit an application for an Industrial Waster permit for approval by the City of South Gate and Los Angeles County Sanitation District. Construct improvements as required.

Potable Water System

94. All proposed improvements shall be served by adequately sized water facilities capable of meeting total domestic, landscape, and fire flow demands. The developer shall prepare a Water Capacity Memo to evaluate whether the existing system can meet project needs. If additional capacity is required, the developer shall retain a register engineer and prepare a Water Capacity Study. Fire flow calculations shall be provided to justify pipe sizing and ensure velocities do not exceed 10 ft/sec. If system upgrades are required, the developer shall be responsible for funding and constructing all necessary improvements.

95. Coordinate with the City's Water Division to remove all existing water meters that will not be utilized by the project.

96. Water meters are not allowed to be constructed on and along driveways.

Traffic

97. Developer shall prepare a Traffic Memo signed and stamped by a registered Traffic Engineer addressing potential safety issues, trip generation, and overall operational impacts to nearby intersections.

98. The developer shall provide approved parking agreements from the City of South Gate and Flair Realty Development LLC & Lessor prior to the issuance of the Certificate of Occupancy.

99. The applicant shall be responsible for costs of implementing a parking management system that includes but not limited to signage for parking time limitations on Tweedy Boulevard, San Carlos Avenue, and the City parking lot to the rear of the site to the satisfaction of the Public Works Director or designee.

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

Utilities

101. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site and proposed improvements. All existing on-site utility lines and existing utility lines serving the proposed development that conflict with the project, shall be relocated, removed, or abandoned at the developer's expense to the satisfaction of the City Engineer.

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

Use and Occupancy

103. All Public Works improvements shall be completed prior to the issuance of a Certificate of Occupancy. If the Developer wishes to obtain a Certificate of Occupancy before completing all required public improvements, the Developer shall first enter into a Development Agreement and post the required securities in an amount approved by the City Engineer and in a form approved by the City Attorney. All public improvements shall be completed at the Developer's sole expense.

104. The City reserves the right to add additional conditions as deemed necessary to comply with health and safety requirements.

Other

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

The Urban Lifestyle Group

440 E Huntington Ave Ste 300 Arcadia, California 91006

310-351-1403

City of South Gate
8650 California Ave, South Gate, CA 90280

Letter of Operations
Project Name: The Place @ Tweedy
Project Type: Outdoor Food Hall with Type 47 Liquor License and Live Entertainment
Address: 3703 Tweedy Blvd, South Gate, CA 90280
Parcel: 6203-017-004

Overview

The Place @ Tweedy is envisioned as a vibrant, community-oriented food and entertainment destination designed to activate Tweedy Blvd throughout the day and evening. The project integrates diverse culinary offerings, family-friendly amenities, and curated live entertainment to create a cohesive and well-managed gathering space that contributes to the revitalization of the Tweedy corridor.

Tenant Composition

The project will include a total of **eight (8) vendor spaces** across two levels:

- **Upper Level (1 Unit - 265 SQ.FT):**
    - **Terrace:** The upper level will serve as an open-air terrace with a dedicated bar offering cocktails, beer, and wine. Guests seated on the terrace will enjoy a relaxed social atmosphere with shaded seating and views of the courtyard below.
        - Food for terrace patrons will be **prepared by the ground-level vendors** and **delivered directly to their tables** through an "**in-seat service**" model.
        - Guests will be able to browse menus and **place orders via QR codes** located at each table, allowing seamless coordination between the terrace and food vendors below.
- **Ground Level (7 Units):**
    - **Six (6) Food Vendors:**
        - Coffee Shop (265 SQ.FT)
        - Pizza Spot (365 SQ.FT)
        - Burger Spot (365 SQ.FT)
        - Taco Spot (365 SQ.FT)

        - Churro/Dessert Spot (265 SQ.FT)
        - Asian Fusion Spot (365 SQ.FT)
    - **Bar (1 Unit - 265 SQ.FT):**
        - A ground-floor bar situated adjacent to the live entertainment area, serving beer, wine, and select mixed beverages for on-site consumption.

In addition to the vendor spaces, the project includes a **dedicated children's play area** and an **outdoor performance space** for small-scale live music and community events.

Hours of Operation

The collective hours of operation for the project are as follows:

- General Hours: 10:00 AM – 11:00 PM, seven days a week
- Coffee Shop: 7:00 AM – 4:00 PM (operates earlier and closes earlier than other tenants.
- Peak hours for the property are expected during:
    - Lunch: 11:00 AM – 2:00 PM
    - Dinner: 6:00 PM – 9:00 PM

These hours were selected to ensure a balanced flow of visitors throughout the day, encouraging staggered parking demand and manageable peak-hour activity.

Alcohol Sales

Alcohol sales will occur in **two dedicated bar areas**—one located on the **upper lounge level** and one on the **ground floor** near the entertainment area.

Both will operate under the appropriate ABC on-site consumption licenses. Alcohol will be served and consumed only within designated areas, and no off-site alcohol consumption will be permitted. The project management team will oversee responsible beverage service and compliance with all state and city regulations.

Live Entertainment

Live entertainment will be limited to **musical performances of no more than four (4) performers** at a time. Performances will take place in the **outdoor stage area** adjacent to the ground-floor bar.

Schedule of Entertainment:

- **Days:** Friday, Saturday, and Sunday
- **Times:** 12:00 PM – 10:00 PM

Entertainment will be oriented inward toward the courtyard to minimize sound transmission to surrounding properties. All performances will comply with city noise standards and operational conditions.

Sound System

A low-intensity distributed speaker system will be installed throughout the outdoor courtyard and interior lounge areas to provide background music and limited sound reinforcement for live entertainment.

Speakers will be wall-mounted and directed inward to control sound projection.

Family and Community Amenities

The Place @ Tweedy includes a **dedicated children's play area** designed as a safe and engaging environment for families, encouraging broader community use. The project promotes inclusivity by combining family-friendly programming with diverse dining options and social spaces.

Parking Management

Parking demand will be distributed across tenants based on operating hours and turnover rates. The early closure of the coffee shop will allow for parking turnover in the afternoon and evening when other food vendors experience higher traffic.

If necessary, we are open to coordinating with the City to designate 15-minute on-street parking spaces during morning hours (7:00 AM–4:00 PM) near the coffee operator to facilitate quick pick-up orders and improve circulation.

Additionally, discussions are underway to explore shared parking opportunities with neighboring properties to further accommodate peak demand.

Operations and Management

The project will maintain a unified management team responsible for:

- Overseeing daily operations, maintenance, and cleanliness of shared areas.
- Coordinating deliveries during non-peak hours.
- Enforcing vendor compliance with City-approved operational and noise regulations.
- Managing trash collection schedules to minimize impact on adjacent uses.

We appreciate the City's ongoing collaboration and look forward to continued coordination with the Planning Division.

Andres Lugo
Urban Lifestyle Group
(310) 352-1403



From:	Silvestre Madrigal Jr.
To:	Gabriel Perez; John Signo; Andy Lugo; Genesis Clara
Subject:	Re: The Place @ Tweedy- Parking Plan Findings & Request for Zoom Meeting
Date:	Monday, October 13, 2025 12:28:19 PM
Attachments:	Specific Plan Park Once.pdf

This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments

Hi Gabriel and John,

This past week I spent a lot of time on Tweedy Blvd — walking the area, taking notes, and closely re-reading the Specific Plan. After comparing what's written in the Specific Plan with what's actually happening on the street, it's clear that most of the solutions we need are already there — We just need to apply them.

The main message of the Specific Plan is straightforward: there is already enough parking

— it simply needs better management and visibility. It promotes a "Park Once" model where people park once and walk to multiple destinations instead of moving their cars. Which John had already suggested we would use this concept as Brown Soul did.

Suggested Plan

Right now, the alley public parking is mostly unrestricted (aside from the 3–6 AM rule). We recommend converting it to:

- 3-hour parking during the day, and
- No overnight parking

This would increase customer turnover instead of allowing long-term or employee parking, which aligns with the Plan's intent.

Key Improvements Supported by the Specific Plan

- Re-striping the lots for clearer and more efficient parking stalls
- Improved and refine

  signage
- Encouraging employees to park off-street, keeping prime spots available for visitors

---

I have attached a breakdown of 144 parking spaces identified within a 0.15-mile radius of the subject property, further showing that parking supply is not the problem — ***organization i***s.

We will also have the sound report ready later today, and I'd like to request a team meeting to review everything together.

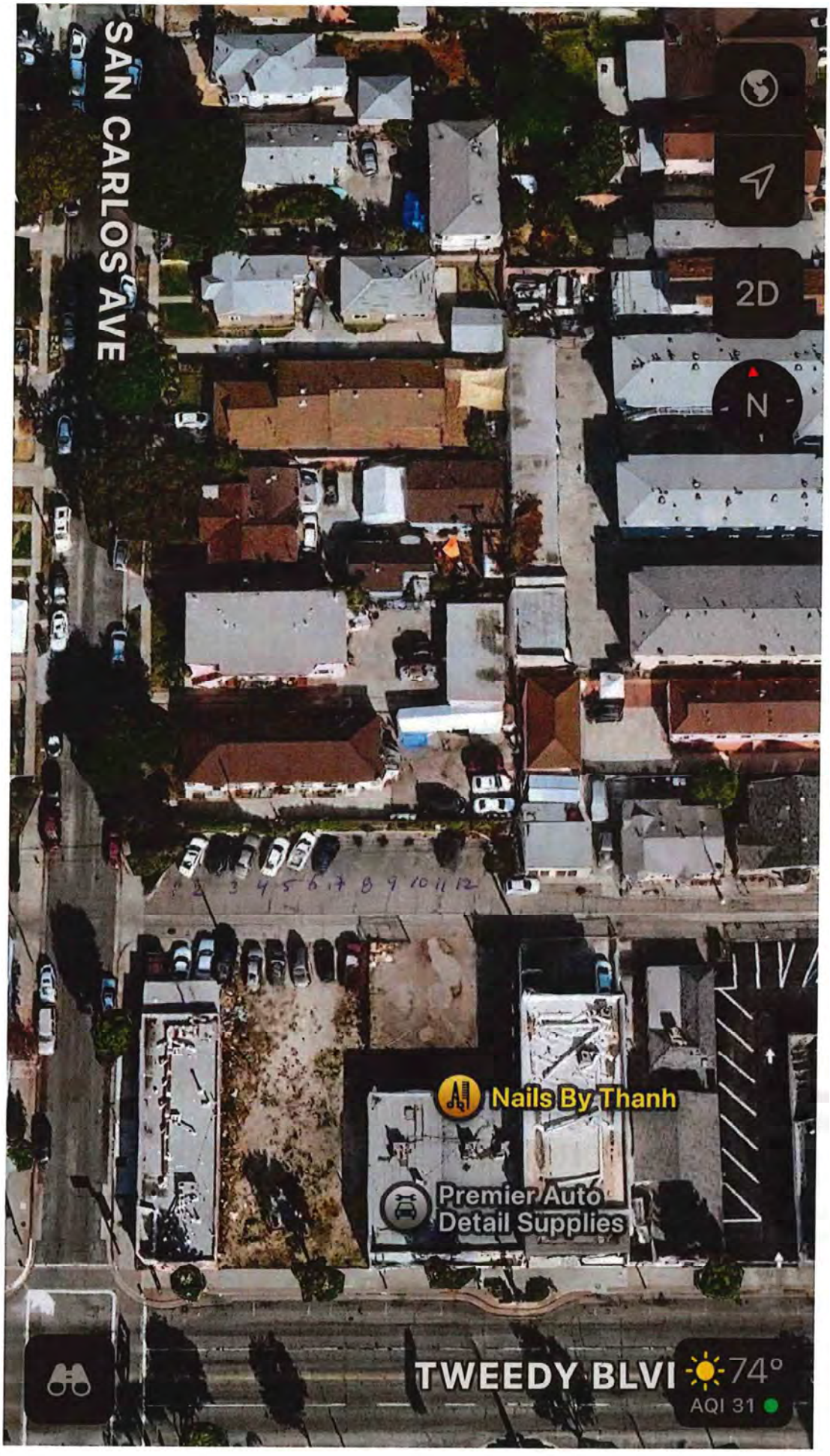
Please let me know your availability.

Respectfully,

Silvestre Madrigal Jr.
Broker
562.843.3495| silvestremadrigaljr@gmail.com
9155 Telegraph Road, Pico Rivera, CA 90660



144 Parking Spaces within 0.25 miles



San Carlos / Tweedy

12 Parkings spaces

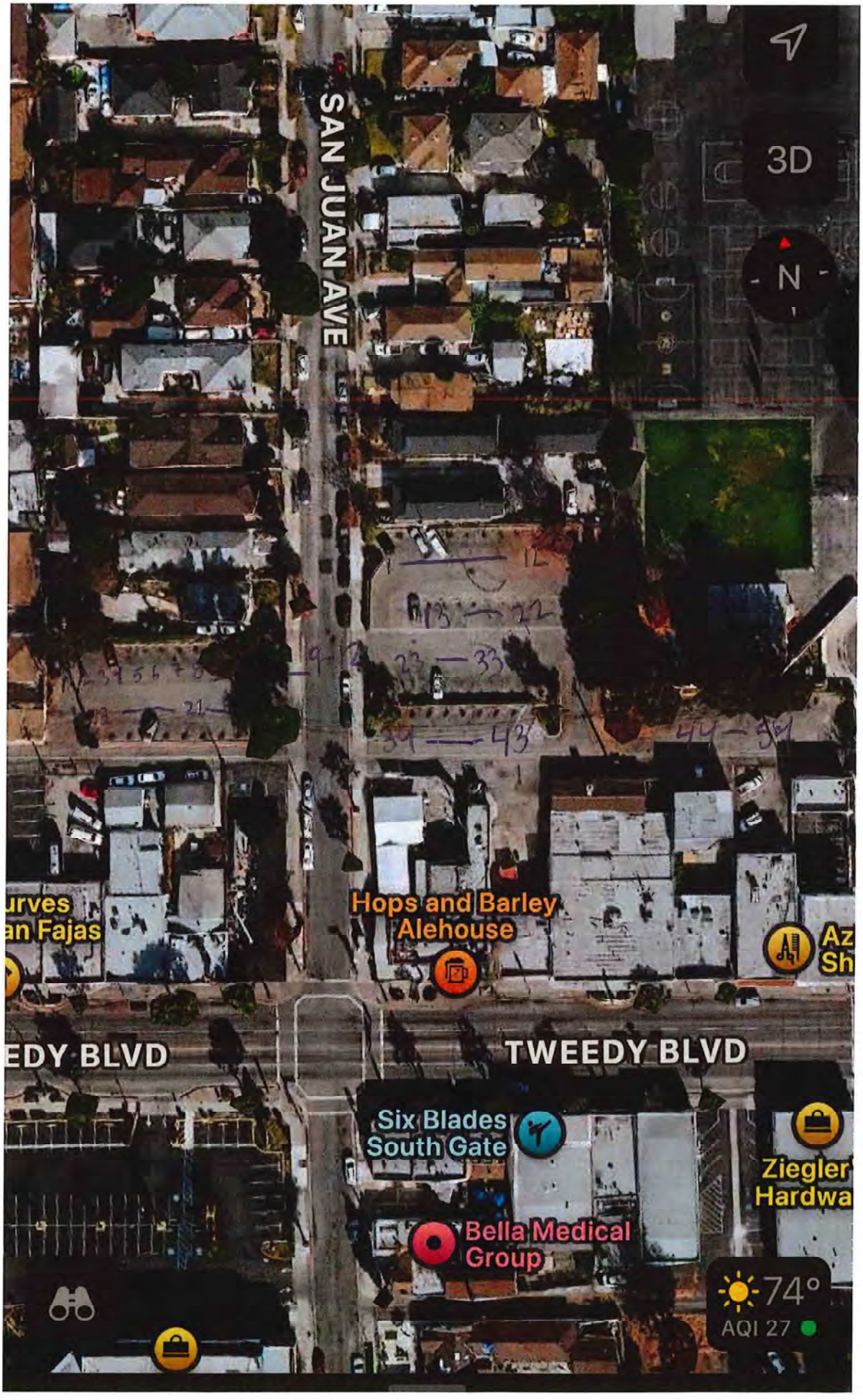
No Parking from 3AM-6am sign

Purposing

2-3 hour parking signs

No Parking overnigh parking

Striping



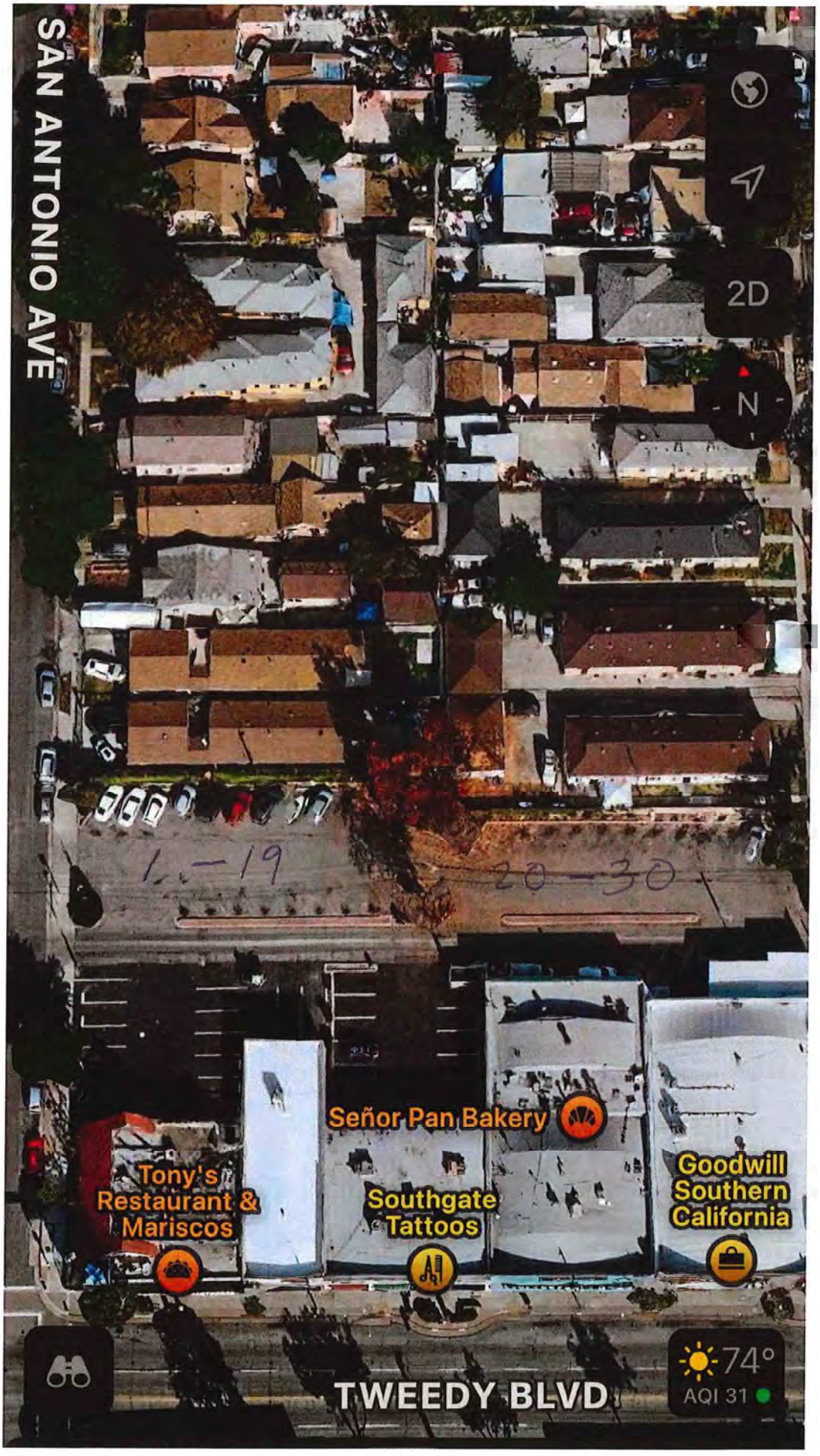
San Juan Tweedy

54 Parking spaces.

21 Parking spaces

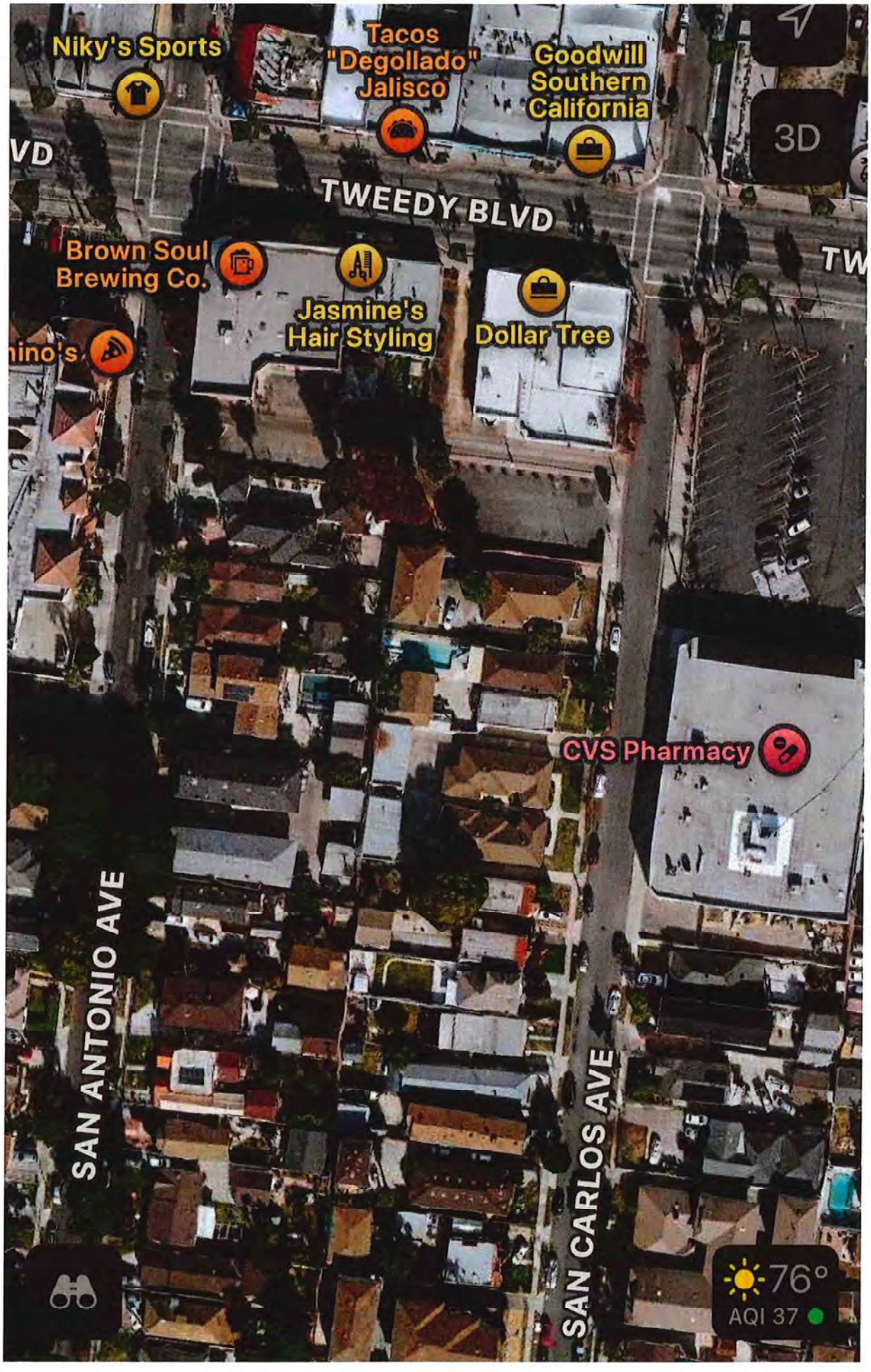
Total

75 Parking spaces.



San Antonio
Tweedy

30 Parking spaces.



27 Parking spaces

do not provide good connective east-west access or connect the various uses along the Boulevard very well. The City will work closely with Metro to establish the best mix of local and regional transit services.

The Mobility Plan also supports the continued service of the GATE Westside Route. While this route serves the Tweedy Boulevard Corridor between Atlantic Avenue and California Avenue, it does not extend west of California Avenue and therefore does not serve the entire length of the Tweedy Boulevard Corridor.

A Tweedy Shuttle

The Mobility Plan proposes implementation of a local Tweedy Shuttle. This service would run along the full length of Tweedy Boulevard from Alameda Street to the Los Angeles River. It would connect the numerous destinations and activity nodes along the corridor including sixteen educational, commercial, institutional, and recreational locations, as shown in Figure 5-6. Ultimately, the linear route could be extended to include loops through adjacent neighborhoods to further enhance dedicated transit access in the corridor.

5.8 Parking

The overall strategy for parking in the Tweedy Boulevard Specific Plan is to:

- provide sufficient parking to ensure the economic viability and success of the commercial uses – particularly in Tweedy Mile;
- provide parking in convenient locations to users, and
- efficiently manage parking in a manner that supports a walkable and pedestrian-friendly environment in Tweedy Mile.

The supply of parking should be carefully balanced with the need for parking. An oversupply of parking is expensive to provide and takes up valuable land that could be used for better purposes. It also encourages additional auto use – which is inconsistent with the overall goal of a walkable Tweedy Boulevard. In order to achieve an efficient utilization of overall parking resources, the Specific Plan, therefore, embraces a "Park Once" strategy for the Tweedy Mile subarea (between State Street and Hunt Avenue), where visitors can park once in a convenient location, and then walk around as they visit multiple destinations without having to re-park their cars. The Specific Plan also embraces the concept of shared parking, where parking supplies are available to all users, rather than being limited to a single land use or building.

The existing Zoning Code parking standards are citywide and oriented for dependency on automobiles. The intent of the Specific Plan is a walkable environment in the Tweedy Mile, which provides an opportunity for revised parking standards in a mixed use Tweedy Mile that will allow for more emphasis on walking and biking for personal mobility.

A. General Parking Characteristics in Urban Mixed Use Areas

Downtowns and commercial areas contain many different land uses, that are located in close proximity, and that interact with each other. Users and visitors can therefore park and leave their car to visit multiple destinations by walking rather than driving and having to park again. When the uses in commercial areas have different time profiles of peak parking demands, then parking

spaces can be shared between uses – resulting in fewer total spaces being necessary than for "stand-alone" buildings in more suburban locations. Also because of the multiplicity of land uses, there are better opportunities to manage and share parking resources, particularly where a significant proportion of parking spaces are in public ownership or under public control.

Research and experience in other cities has shown that actual parking needs in downtown areas are often between 25% and 50% less than the theoretical requirements of city parking codes. Some cities have, therefore, not only reduced parking requirements in downtown areas, but have also instituted a "flat rate" parking requirement for commercial land uses – in some cases as low as 2.0 or 2.5 spaces per 1,000 square feet.

Tweedy Mile is similar in many ways to a small downtown in that there a variety of different uses. It also has the characteristic of being adjacent to dense residential neighborhoods, such that many local visitors can walk in from the neighborhood.

B. Existing Parking Supply

There is currently a considerable amount of parking supply in the Specific Plan area. There are a total of 2,865 off-street parking spaces along Tweedy Boulevard. Most (78%) are privately owned. On-street parking is generally allowed along the full length of Tweedy Boulevard. All parking is free. Over 80% of the off-street supply, or 2,345 spaces, are located in the Tweedy Mile subarea – mostly in small lots behind Tweedy Boulevard businesses. The off-street supply comprises 635 spaces in City-owned lots and 1,710 spaces in private lots (27% and 73% of the off-street supply respectively). There are also 225 on-street spaces in Tweedy Mile. Figure 5-7 shows the City-owned parking lots located within the Tweedy Mile subarea.

Parking in some blocks in Tweedy Mile is well used, and in other blocks it is under-used. Some businesses claim there is insufficient parking and some restaurants claim they cannot accommodate large group events due to insufficient parking. The reality is that while there is sufficient parking in the corridor, some businesses perceive a shortage if parking is not available immediately adjacent to their store or location. This is of course an unrealistic expectation, as in any commercial district (or even at suburban shopping centers), customers and visitors may need to walk a short distance from parking to destination. Many of the parking lots are small and in some cases inefficient. There is also a general lack of information and signage regarding the availability of parking and its locations. Along Tweedy Mile, it seems some patrons either are not aware of the off-street parking lots behind the stores, or are reluctant to use them because of the longer walk or the perception that the lots are poorly lit at night along with security concerns.

Current Code Requirements

There is currently approximately 594,000 square feet of commercial building area in the Tweedy Mile subarea, so the existing 2,345 off-street supply translates to a general average of about 3.95 spaces per 1,000 square feet. This is 67% of the current overall average code requirement in the Comprehensive Zoning Code (CZC) of 5.86 spaces per 1,000 square feet, and about 80% of the current Urban Mixed Use (UMU) Zone overall average code requirement of 4.96 spaces per 1,000 sq. ft.

These numbers confirm that the existing CZC requirements (both the general standards, which is based on stand-alone uses and the UMU standards) are higher than current supply ratios for the mixed use commercial area in Tweedy Mile.

C. Parking Strategy

The Specific Plan parking strategy includes the following elements, which are designed to provide an integrated approach to providing the right amount of parking in the Tweedy Boulevard Specific Plan area in general and Tweedy Mile in particular.

Improved Parking Management

The Specific Plan parking strategy focuses on improving the management and efficient use of the available parking resources along Tweedy Mile as follows:

- Improve the utilization and efficiency of "rear lot" parking areas.
- Re-stripe parking lots where feasible for greater efficiency.
- Improve the alleys behind Tweedy Boulevard buildings.
- Improve the lighting in parking lots.
- Improve pedestrian access to rear parking lots by adding mid-block access corridors and plazas, and by adding sidewalk bulb-outs on north-south streets.
- Add/improve directional signage to parking areas for pedestrians and vehicles.

Encourage Employees to Use Off-Street Parking Facilities

The City should work with the Tweedy Mile business community to encourage employees to use off-street parking, rather than short-term on-street spaces, so that the on-street spaces are conveniently available for visitors. This can also be facilitated by increased and more effective enforcement of short-term on-street parking.

Provide Parking Supply Information

The City and the Tweedy Mile Association (or the Tweedy Business Improvement District, if established) should prepare and distribute, with ongoing updates as necessary, enhanced parking supply information for visitors and employees, including brochures and maps showing parking locations, and encouraging the "Park Once" strategy. This should include the use of on-street directional and informational signage and/or web-based information systems. Additional information regarding a Tweedy Business Improvement District is provided in Chapter 8.

"Park Once" Concept

The parking strategy is based on the concept of "Park Once" – which is that people will park once to visit multiple destinations along the Boulevard and then walk between destinations rather than drive. This will be facilitated by the pedestrian and bicycle improvements in the Specific Plan, which will encourage people to walk and bicycle more. It will also have the added advantage of increasing pedestrian sidewalk activity and resulting in higher volumes of pedestrians walking past more stores and restaurants along Tweedy Boulevard. Additional information regarding the "Park Once" Concept is provided in Section 5.D. of this chapter.

Allow Shared Parking

The Specific Plan encourages the use of shared parking in order to minimize overall parking supply needs and to allow for the most efficient utilization of parking resources. Additional information regarding the "Park Once" Concept is provided in Section 5.D. of this chapter.

Encourage Use of Alternative Modes to Reduce Parking Demand
The City shall encourage the use of alternate transportation modes and transportation demand management programs, to reduce the overall demand for parking. This should include promotion of transit use, including the proposed Tweedy Boulevard Shuttle, and particularly the use of walking and bicycling from the adjacent neighborhoods (which will be facilitated by the pedestrian and bicycling provisions in this Specific Plan).

D. Parking Requirements

The Specific Plan establishes parking requirements for the Specific Plan area. Unless specifically identified for this Tweedy Boulevard Specific Plan, the provisions of the City's Comprehensive Zoning Code (CZC) Chapter 11.33 shall apply.

Tweedy Urban Mixed Use Zones
The Tweedy Boulevard Specific Plan establishes two Urban Mixed Use (UMU) Zones – the Tweedy Mixed Use-1 (TMU1) and Tweedy Mixed Use-2 (TMU2). The parking standards in the Comprehensive Zoning Code (CZC) are citywide and oriented for dependency on automobiles. However, the CZC allows for reduced parking standards in UMU Zones, where commercial uses are located close together and people can visit by walking more than one destination from one parking location. The parking requirements in TMU1 and TMU2 shall be as specified in CZC Section 11.33.080 (Urban Mixed Use Requirements), unless otherwise specified.

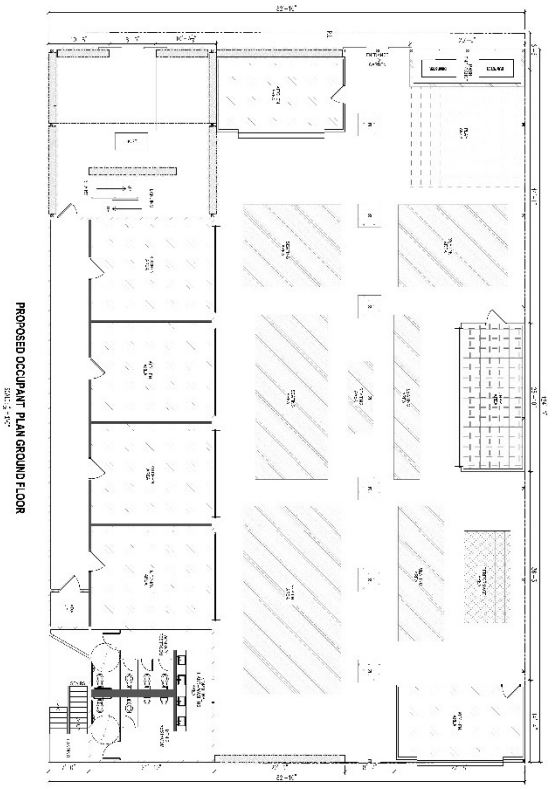
Tweedy Mile – Park Once Program Area
Tweedy Mile shall be designated as a Park Once Program Area, consistent with CZC Section 11.33.120 (Park Once/Parking Districts) which establishes standards and requirements for Park Once Programs and the use of Parking Districts within the City, which are exempt from the standards of CZC Section 11.33.040 (Required Parking by Land Use).

The Park Once Program is intended to consolidate parking resources, relieve individual properties of providing potentially duplicative parking, reduce individual vehicle trips, and to provide group parking facilities in strategically dispersed locations to encourage walking between destinations.

Park Once Areas are allowed to use a separate shared parking approach to address the needs of non-residential parking, within that area. Specific standards for each area have not been pre-established in the code, so prior to utilizing the Park Once Program for Tweedy Mile, the City shall perform a detailed study to determine the appropriate parking requirements and methods of providing parking supply, as specified in CZC Chapter 11.33.120. In the Park Once Program Area, in order to facilitate the provision of parking supply, the parking requirements may be met within 1,300 feet of the specified land use.

A signage and wayfinding program shall also be implemented, including roadside signs and published materials, to inform the public on the location and accessibility of off-street parking lots, and encourage them to park once.

Other Areas
Outside of the Tweedy UMU Zones (TMU1 and TMU2), the general parking requirement provisions of CZC Chapter 11.33 shall apply.



THE PLACE @ TWEEDY

NOISE STUDY

OCTOBER 13, 2025

PREPARED FOR:
URBAN LIFESTYLE GROUP

PREPARED BY:
ACOUSTICS GROUP, INC.
CONSULTANTS IN ACOUSTICS, NOISE & VIBRATION

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EXECUTIVE SUMMARY

Acoustics Group, Inc., (AGI) was retained to conduct a noise study for The Place @ Tweedy Project in South Gate, CA. AGI has reviewed the City of South Gate Noise Standards, conducted noise measurements, analyzed the noise levels from future noise sources at the site, assessed the impact of the future noise to determine compliance with the Exterior Noise Standards, and recommended noise control measures.

The Place @ Tweedy proposes an open-air Outdoor food hall with a central outdoor plaza providing live entertainment. Two operating cases were evaluated: Case 1 (Typical Operations Noise (without live entertainment 10AM to 11PM) and Case 2 (Typical Operations Noise with Live music entertainment 12PM to 9PM).

For Case 1, the future noise level without noise control would be 55.4, 44.7, and 50.4 dBA at the residences to the north (ST1), south (ST2), and northwest (ST3), respectively. The operations noise at the nearest residential receptors to north (ST1) and northwest (ST3) would exceed the City of South Gate Daytime Noise Standard of 50 dBA. At the residences to the south (ST2), the noise from operations would comply with the City of South Gate Daytime Noise Standard. At ST1, ST2, and ST3, the future noise level from Case 1 will exceed the Nighttime Noise Standard of 40 dBA.

For Case 2, the future noise level without noise control would be 55.5, 45.1, and 51.1 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. The operations noise at the nearest residential receptors to north (ST1) and northwest (ST3) would exceed the City of South Gate Daytime Noise Standard of 50 dBA. At the residences to the south (ST2), the noise from operations would comply with the City of South Gate Daytime Noise Standard. Case 2 would only occur during the daytime.

Noise control suggestions have been identified to reduce the noise levels to comply with the City of South Gate Noise Standards.

This report has been organized into multiple sections for ease of reference. Section 1 introduces the Project and provides a general discussion on the Project Components. Section 2 discusses Noise Fundamentals, and Section 3 presents the Noise Standards. Section 4 summarizes the noise measurement data. Section 5 discusses the Noise Analysis, Section 6 discusses the Impact Assessment and Section 7 presents the Noise Control Recommendations. Section 8 discusses the Conclusion.

1. INTRODUCTION

The Place @ Tweedy proposes a new open-air Outdoor food hall with a central outdoor plaza providing live entertainment at 4703 Tweedy Boulevard in South Gate, CA. The Project will have the following operating hours:

- Operating hours: 10AM to 11PM
- Live music entertainment: 12PM to 9PM

Refer to Figure 1 for the Site Plan and Location of the Future The Place @ Tweedy. Refer to Figure 2 for a Vicinity Map. Land uses immediately surrounding the site are commercial and residential. The main noise concern is The Place @ Tweedy operations (people talking, children playing, live entertainment (including acoustic and amplified music) affecting the residential properties.

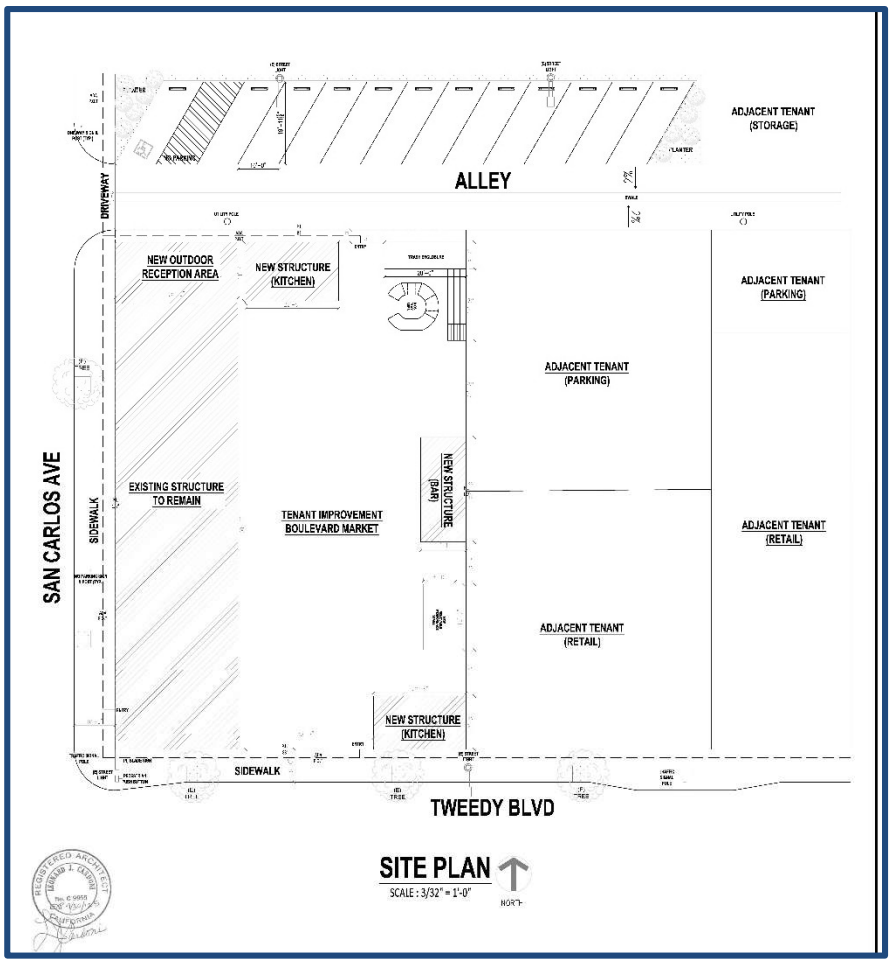


Figure 1. Site Plan

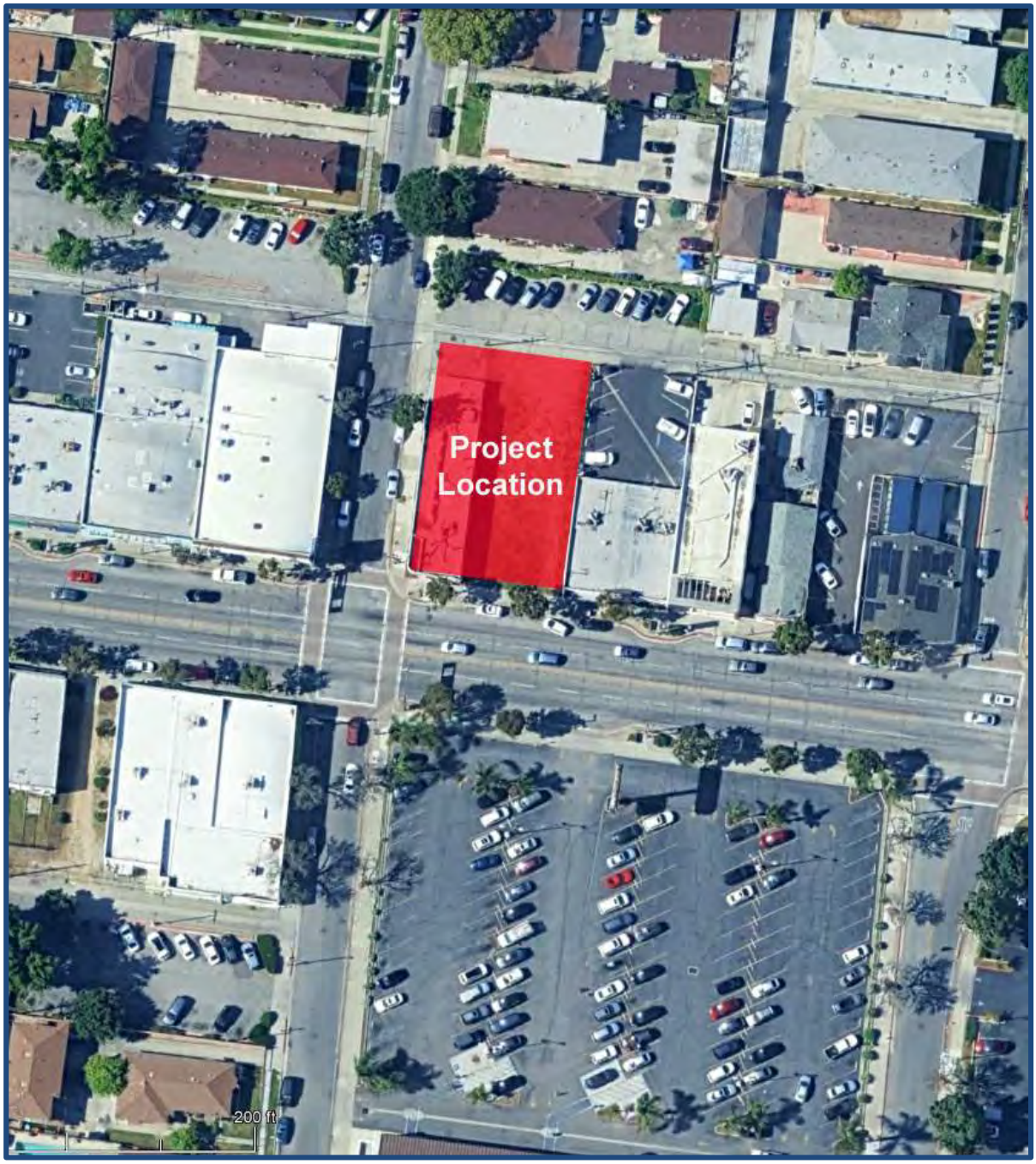


Figure 2. Project Location

2. NOISE

The magnitude by which noise affects its surrounding environment is measured on a logarithmic scale in decibels (dB). Because the human ear is limited to hearing a specific range of frequencies, the A-weighted filter system is used to form relevant results. A-weighted sound levels are represented as dBA. Figure 3 shows typical A-weighted exterior and interior noise levels that occur in human environments.

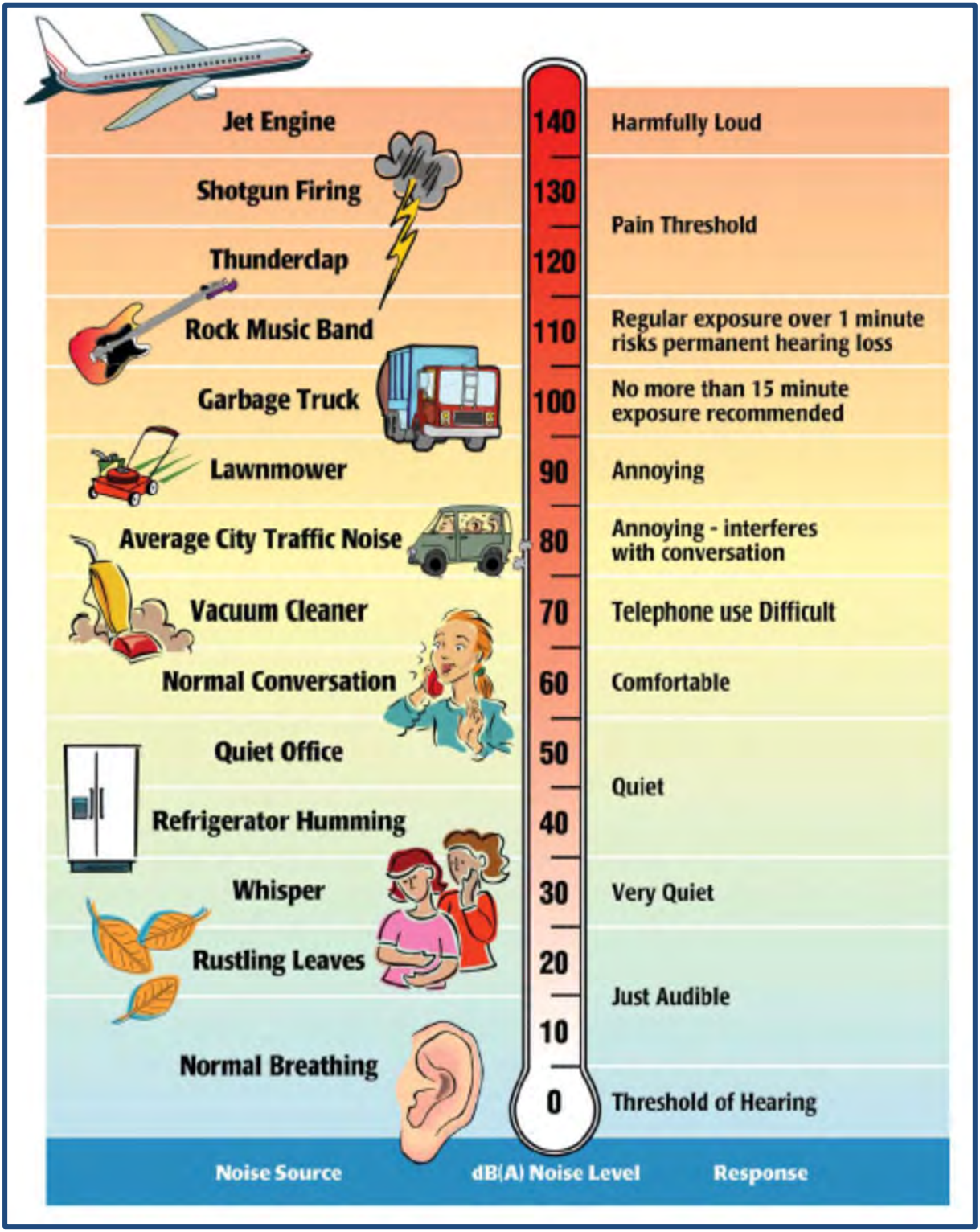
Several noise metrics have been developed to evaluate noise. L_{eq} is the energy average noise level and corresponds to a steady-state sound level that has the same acoustical energy as the sum of all the time varying noise events. L_{max} is the maximum noise level measured during a sampling period, and L_{xx} are the statistical noise levels that are exceeded xx-% of the time of the measurement. L_{50} is the average noise level that is exceeded 50% of the time, 30 minutes in a 60 minute period.

3. NOISE STANDARDS

The City of South Gate Municipal Code has adopted regulations for the purpose of protecting citizens from potential hearing damage and from various other adverse physiological, psychological, and social effects associated with noise (Section 9.28.050). The City's Code limits exterior residential noise levels to 50 and 40 dBA during the daytime and nighttime, respectively. Additionally, the noise standard is 55 dBA for commercial properties. Refer to Table 1 for the City of South Gate Noise Standards.

Table 1. City of South Gate Noise Standards

Receiving Land Use Category	Time Period	Noise Standard Leq, dBA
Residential	Daytime (7AM – 10PM)	50
	Nighttime (10PM – 7AM)	40
Commercial	Anytime	55



Source: Melville Branch and R. Beland, 1970. EPA/ONAC 550/9-74-004, March 1974.

Figure 3. Typical A-weighted Noise Levels

4. EXISTING NOISE LEVELS

AGI conducted a site visit on September 22 to 23, 2025 to observe the project site and to conduct one (1) long-term (NM1) and three (3) short-term (ST1-3) noise measurements to document baseline ambient noise levels. Figure 4 shows the location of the noise measurements.

At receptor NM1, the measured hourly Leq ranged from 49.2 to 67.3 dBA with contributing noise sources from vehicular traffic and typical community noise (people, gardeners, garbage truck). During the short-term noise measurements at ST1, the measured Leq was 56.7 dBA with contributing noise from vehicular traffic, community noise, and nearby HVAC. The measured Leq was 59.8 and 57.0 dBA at ST2 and ST3, respectively with contributing noise sources from vehicular traffic and community noise. Table 2 summarizes the noise measurement data from the survey. Refer to the Appendix for the measurement data sheets.



Figure 4. Noise Measurement Locations

Table 2. Summary of Ambient Noise Measurements

Receptor	Location	Time	Lmin, dBA	Lmax, dBA	Leq, dBA	CNEL, dB	Contributing Noise Sources
NM1	Project Site	9/22/25 11:00 AM - 9/23/25 11:00 AM	43.0	88.0	49.2 – 67.3	62.4	Vehicular Traffic, Community Noise
ST1	Nearest Residential to North	9/22/25 11:42 AM - 11:32 PM	51.6	78.5	56.7	-	Vehicular Traffic, Community Noise (People), nearby HVAC
ST2	Nearest Residential to Northwest	9/22/25 1:49 PM – 2:39 PM	48.0	81.3	59.8	-	Vehicular Traffic, Community Noise (People)
ST3	Nearest Residential to Southwest	9/22/25 12:40 PM - 1:30 PM	48.0	72.9	57.0	-	Vehicular Traffic, Community Noise (People)

Long-term 24-hour hourly noise levels were estimated for ST1 through ST3 based on the noise measurement at NM1. During the operational hours, existing ambient noise levels exceed the City of South Gate Daytime and Nighttime Noise Standards of 50 and 40, dBA.

5. NOISE ANALYSIS

AGI acoustical data and advanced acoustic modeling technologies were used to evaluate and assess the Project's operations to determine if noise control measures will be needed. The CadnaA Noise Prediction Model was used to estimate the worst-case operations associated with the project. CadnaA uses industry-accepted propagation algorithms and user defined sound power based on ISO 9613-2 standards. ISO 9613-2 is an internationally recognized standard that establishes a method for calculating the attenuation of noise from outdoor propagation, in order to predict the levels of noise at a distance from a variety of sources. The calculations account for classical sound wave divergence, plus attenuation factors resulting from air absorption, basic ground effects, and barrier/structure shielding. Air absorption was considered to be under "standard day" conditions of 59° F and 70% relative humidity. The site plans and topography were inputted into CadnaA to establish the x, y, and z site geometrics for the analysis. The noise generated by future operations was calculated by inputting acoustical sources (AGI in-house acoustical database of children playing, live music, background music, and entertainment areas calibrated to number of occupants) as area sources with constant level of activity. Refer to previous Figure 4 for the location of the analyzed noise sensitive receptors (ST1 through ST3).

Live entertainment music was assumed to be 83 dBA at 3 feet and background music was assumed to be 71 dBA at 3 feet. All cases assumed a worst case scenario with full occupancy. Refer to the Appendix for occupancy drawings.

The noise level was analyzed to assess the potential for noise impact at the neighboring commercial properties and residences. Two operating cases were evaluated:

- Case 1: Typical Operations Noise (without live entertainment) (10AM to 11PM)
- Case 2: Typical Operations Noise with Live music entertainment (12PM to 9PM)

Case 1 (Typical Operations Noise)

Case 1 involves typical operations (full occupancy, open doors, play area, and background music) without any live music entertainment during the hours of 10AM to 11PM. The future noise level without noise control would be as high as 55.4, 44.7, and 50.4 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. Refer to Table 3 for a summary of the Case 1 operating noise. Refer to Figure 5 for the Case 1 Noise Contour Map without Noise Control.

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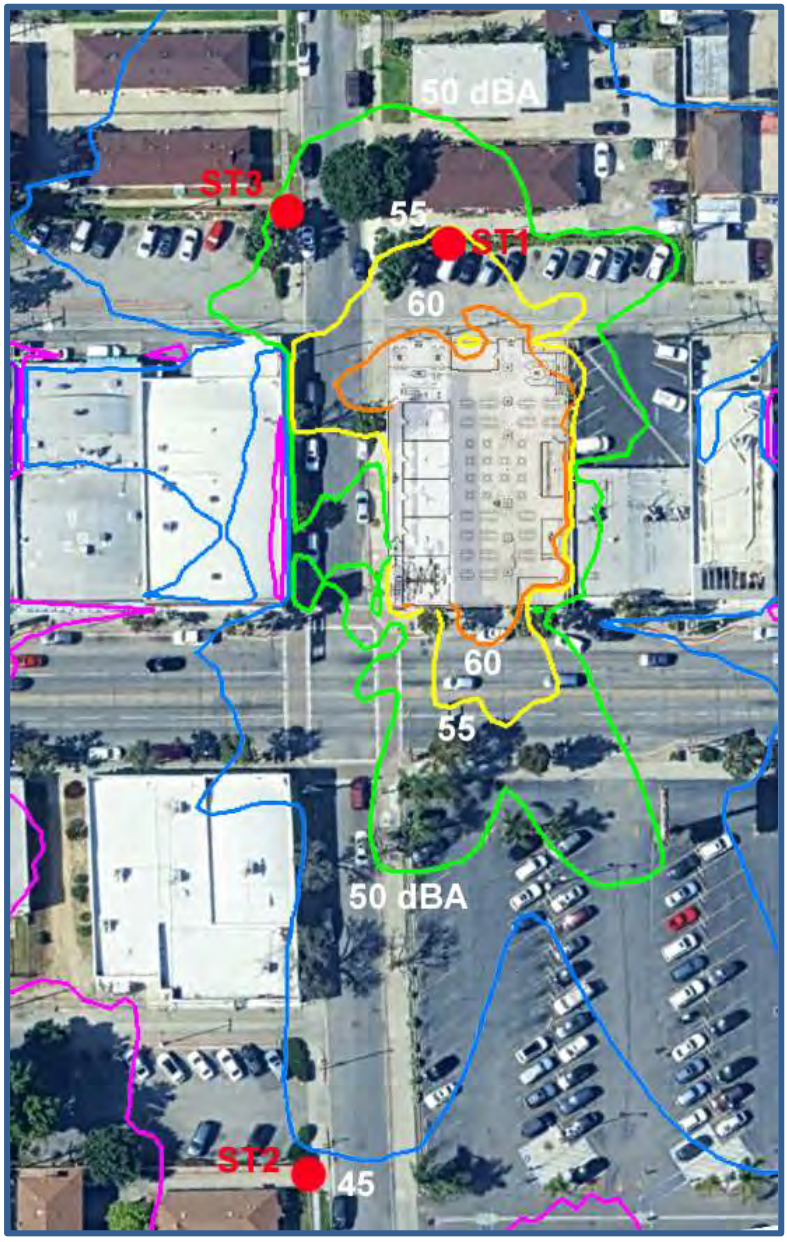


Figure 5. Noise Contour Map – Case 1 without Noise Control

Case 2 (Operations plus Live Music Entertainment)

Case 2 involves typical operations (full occupancy, open doors, play area, and background music) and live music entertainment during the hours of 12PM to 9PM. The future noise level without noise control would be 55.5, 45.1, and 51.1 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. Refer to Table 4 for a summary of Case 2 operating noise. Refer to Figure 6 for the Case 2 Noise Contour Map without Noise Control.



Figure 6. Noise Contour Map – Case 2 without Noise Control

6. ASSESSMENT

Case 1 (Typical Operations Noise)

The future noise level without noise control would be 55.4, 44.7, and 50.4 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. The operations noise at the nearest residential receptors to north (ST1) and northwest (ST3) would exceed the City of South Gate Daytime Noise Standard of 50 dBA. At the residences to the south (ST2), the noise from operations would comply with the City of South Gate Daytime Noise Standard. At ST1, ST2, and ST3, the future noise level from Case 1 will exceed the Nighttime Noise Standard of 40 dBA. Refer to Table 3 for the Case 1 Impact Assessment with the City of South Gate Noise Standards.

Table 3. Case 1 Impact Assessment

Receptor	Predicted Noise Level without Noise Control, dBA	Ambient Noise Level, dBA[1]	Noise Standard (Daytime/Nighttime), dBA	Impact Assessment (Daytime/ Nighttime)
Residences to the North (ST1)	55.4	53.8 - 60.7	50/40	Exceedance/ Exceedance
Residences to the South (ST2)	44.7	52.0 - 58.9	50/40	Compliance/ Exceedance
Residences to the Northwest (ST3)	50.4	50.6 - 57.5	50/40	Exceedance/ Exceedance

Note: [1]Calculated Ambient Noise Level based on Noise Measurement at NM1 during proposed operation hours.

Case 2 (Operations plus Live Music Entertainment)

The future noise level without noise control would be 55.5, 45.1, and 51.1 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. The operations noise at the nearest residential receptors to north (ST1) and northwest (ST3) would exceed the City of South Gate Daytime Noise Standard of 50 dBA. At the residences to the south (ST2), the noise from operations would comply with the City of South Gate Daytime Noise Standard. Case 2 operations only occur during the daytime. Refer to Table 4 for the Case 2 Impact Assessment with the City of South Gate Noise Standards.

Table 4. Case 2 Impact Assessment

Receptor	Predicted Noise Level without Noise Control, dBA[1]	Ambient Noise Level, dBA[2]	Noise Standard (Daytime/Nighttime), dBA	Impact Assessment (Daytime/ Nighttime)
Residences to the North (ST1)	55.5	53.8 - 60.7	50/40	Exceedance/ Exceedance
Residences to the South (ST2)	45.1	52.0 - 58.9	50/40	Compliance/ Exceedance
Residences to the Northwest (ST3)	51.1	50.6 - 57.5	50/40	Exceedance/ Exceedance

Note: [1]Case 2 operations only occur during the daytime.
[2]Calculated Ambient Noise Level based on Noise Measurement at NM1 during proposed operation hours.

7. NOISE CONTROL

To comply with the City of South Gate Daytime Noise Standards, the following noise control measures are recommended to reduce the noise from The Place @ Tweedy:

1. Background music at speakers not in the Terrace Lounge (includes non-live amplified music and live acoustic music) should not exceed 69 dBA at 3 feet from noise source/speakers. (This is 2 dB lower than typical background music noise).
2. Background music at speakers in the Terrace Lounge as per Figure 7 (includes non-live amplified music and live acoustic music) should not exceed 66 dBA at 3 feet from noise source/speakers. (This is 5 dB lower than typical background music noise).

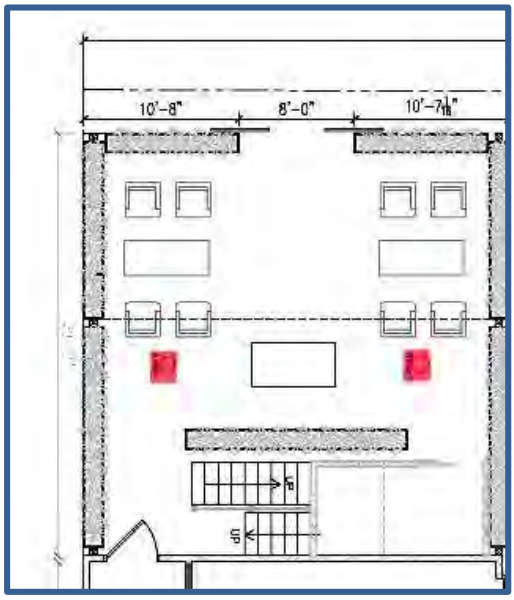


Figure 7. Location of the Terrace Lounge Speakers to not exceed 66 dBA at 3 feet

3. Loud amplified music (live or DJ type) should not exceed 84.2 dBA at 3 feet from noise source/speakers. Loud amplified music/speakers should be restricted to the First Floor Stage.
4. Minimize the gain on sub-woofers to limit low frequency noise to the extent feasible.
5. The following barrier heights and locations are recommended:
    a. A minimum 10-ft high noise barrier at the north of the project site as per Figure 8. A solid 10-ft high gate/door can be incorporated into the 10-ft high noise barrier design to allow for access. Any gaps in the door design should be minimized with plastic or rubber flap seals along the sides and bottom of the door. The door should automatically close after opening and never be propped open. A second barrier screen located beyond the entrance door may need to be implemented after operations begin to further buffer music and crowd noise. This barrier would block line of sight to the outdoor area from the exterior.
    b. A minimum 7-ft high noise barrier along the west of the play area as per Figure 8.
    c. Noise barriers should be continuous structures without any gaps or openings and should be constructed from plexi-glass, concrete masonry block, stucco on wood, or any combination of these materials.

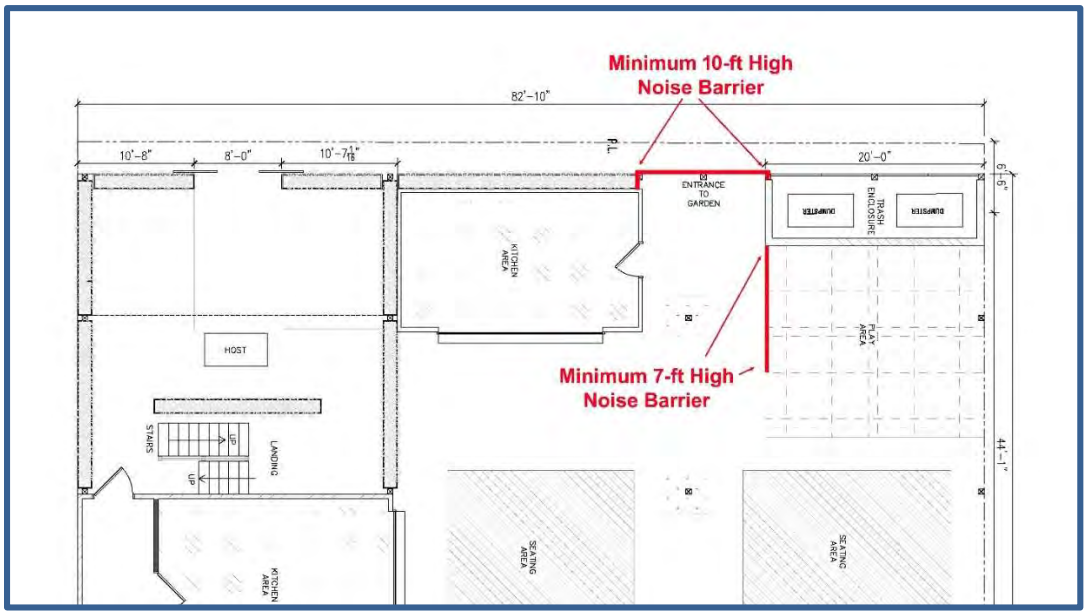


Figure 8. Location of the Recommended Noise Barriers – Daytime

In order to operate past 10PM and comply with the City of South Gate Nighttime Noise Standards, the following additional noise control measures (#6 through #10) are required in addition to the previous recommendations (#3 and #4):

6. Background music should not exceed 66 dBA at 3 feet from noise source/speakers. (This is 5 dB lower than typical background music noise).
7. No loud amplified music at the stage is allowed after 10PM.
8. The speakers indicated on Figure 9 shall not operate after 10PM.

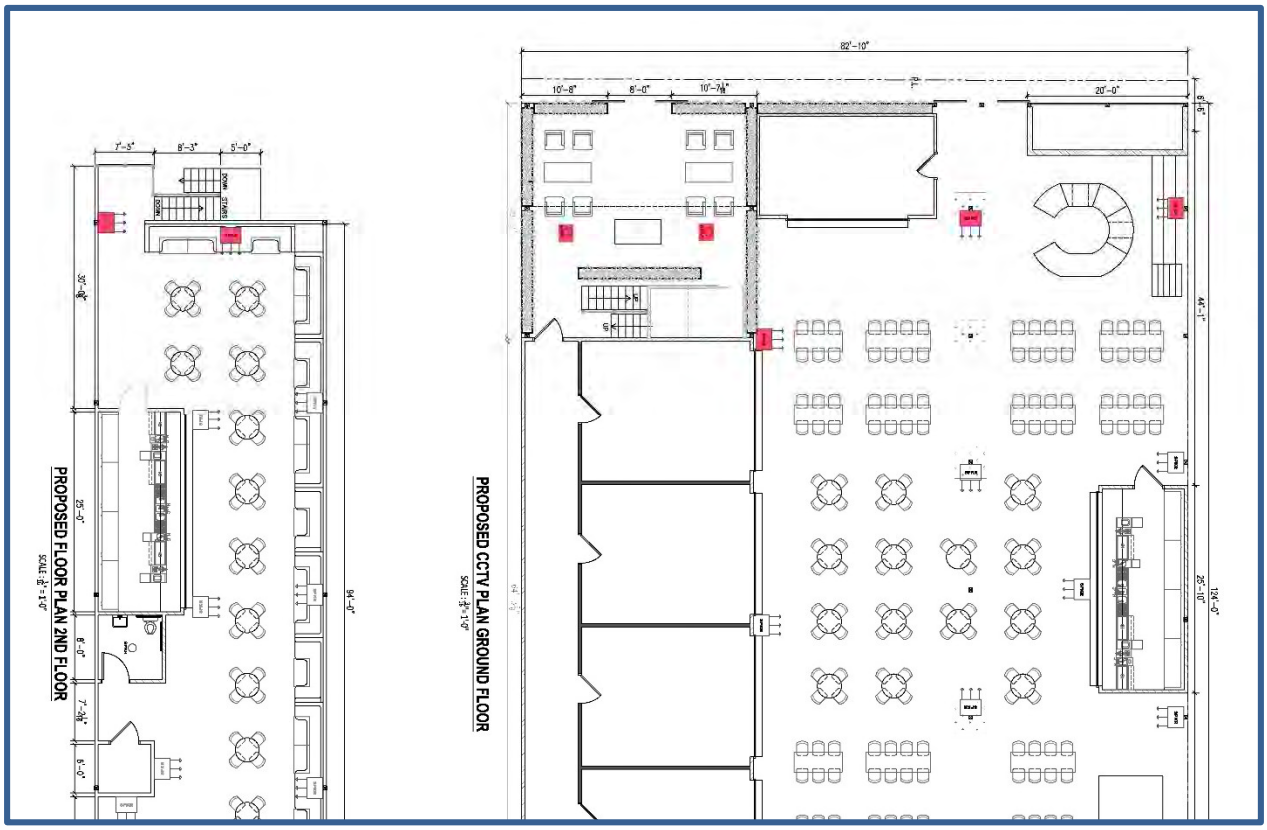


Figure 9. Location of the Recommended Nighttime Non-Operational Speakers

9. An additional minimum 10-ft high noise barrier around the lounge as per Figure 10. A solid 10-ft high gate/door can be incorporated into the 10-ft high noise barrier design to allow for access. Alternatively, an acoustical curtain with a minimum STC rating of 35 can be used. Any gaps in the door design should be minimized with plastic or rubber flap seals along the sides and bottom of the door. The door should automatically close after opening and never be propped open.

10. The play area should be blocked off and non-operational.

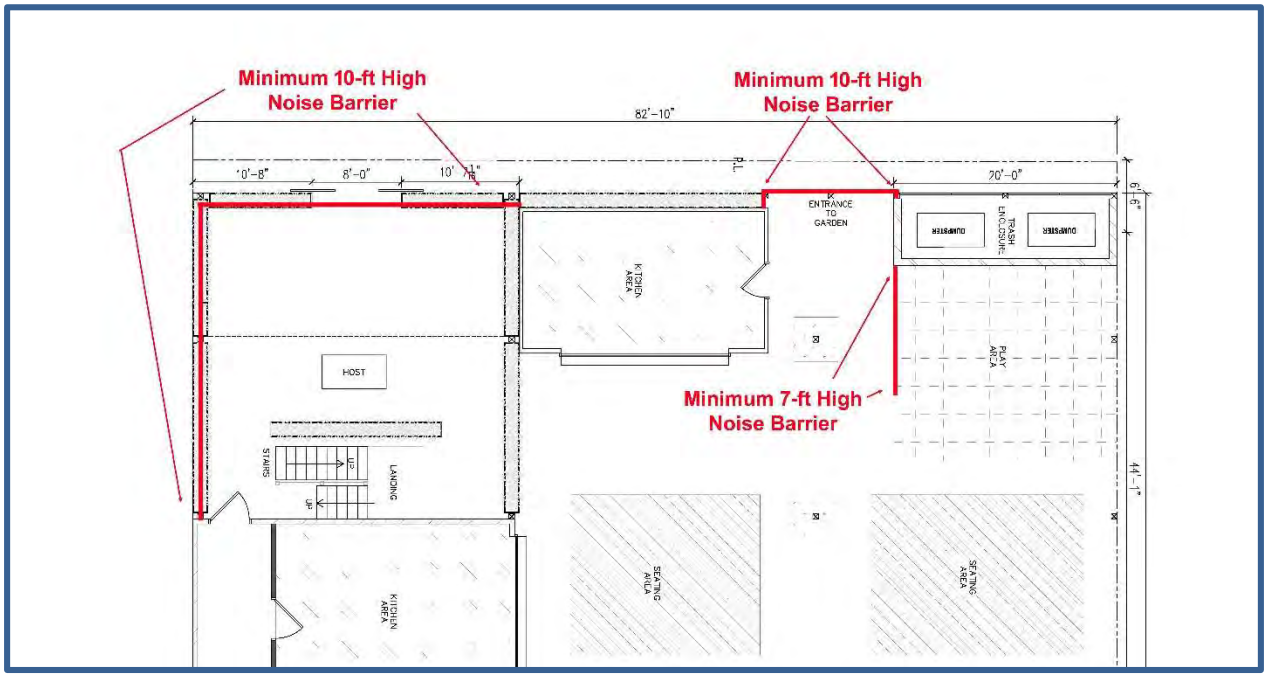


Figure 10. Location of the Recommended Noise Barriers - Nighttime

11. After project completion, noise monitoring should be conducted during startup and full operations to verify compliance. If the project noise exceeds the City of South Gate Noise Standards, then alternative noise control measures will be evaluated to reduce operations noise where appropriate.

12. Alternative noise control measures may include administrative noise control (e.g. lowering background music, eliminating/changing patio games after certain hours etc.) and engineering noise control (permanent noise monitoring system, noise barriers, etc.).

    I. Engineering Noise Control

        i. Permanent noise monitoring system.

            a. Install a permanent noise monitoring system with real time text and email alerts at the northern project property line to notify The Place @ Tweedy when the operations noise is approaching or exceeding the noise limit.

            b. When a noise exceedance is identified and confirmed, administrative noise control should be implemented.

c. To monitor operations noise, a sound level meter with a Type/Class 2 microphone is suggested. For admissible acoustic data when in a court or at the city, a Type 1 microphone is required. In terms of equipment recommendations, Quest or Bruel & Kjaer sound level meters should be considered.

13. A registered engineer or architect should be consulted to ensure that the modifications meet all safety and building codes.

8. NOISE CONTROL EVALUATION

Daytime Noise Control Analysis (Worst Case)

The noise levels from the daytime worst case (Case 2) was used to evaluate noise control as the noise Case 1 daytime would generate noise levels that are similar to or lower than Case 2. With the suggested noise control recommendations (#1 through #4), the future noise level would be as high as 49.7, 44.5, and 47.5 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. The future noise levels will comply with the City of South Gate Daytime Noise Standard of 50 dBA. However, with recommendations #1 through #4, the operations noise level will continue to exceed the City's Nighttime Noise Standard of 40 dBA. It is recommended that the project not operate past 10PM or adopt recommendations #6 through #10. Refer to Table 5 for a summary for the Daytime Noise Control Noise Levels and Assessment. Refer to Figure 11 for the Daytime Nosie Control Noise Contour Map.

Table 5. Daytime Noise Control Impact Assessment

Receptor	Predicted Noise Level without Noise Control, dBA	Ambient Noise Level, dBA[1]	Noise Standard (Daytime/Nighttime), dBA	Impact Assessment (Daytime/ Nighttime)
Residences to the North (ST1)	49.7	53.8 - 60.7	50/40	Compliance/ Exceedance
Residences to the South (ST2)	44.5	52.0 - 58.9	50/40	Compliance/ Exceedance
Residences to the Northwest (ST3)	47.5	50.6 - 57.5	50/40	Compliance/ Exceedance

Note: [1]Calculated Ambient Noise Level based on Noise Measurement at NM1 during proposed operation hours.

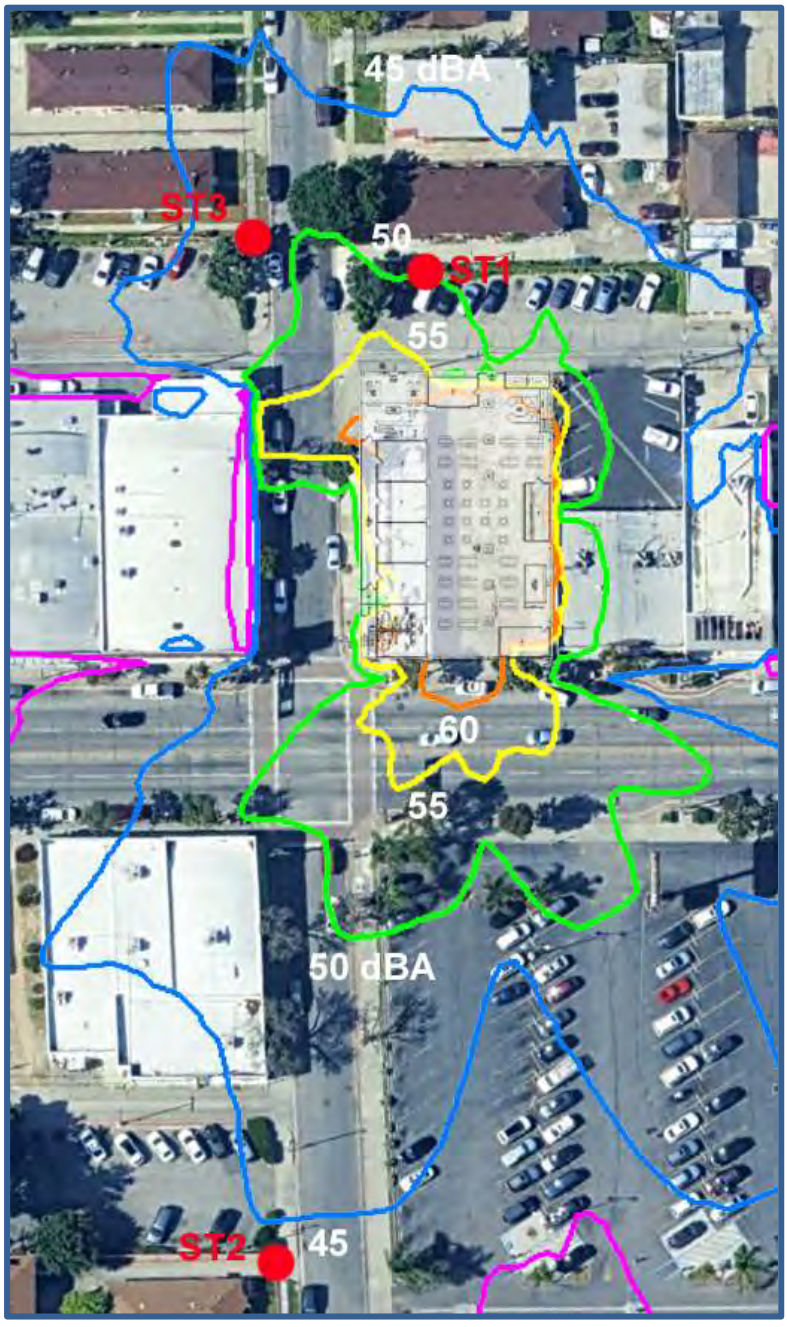


Figure 11. Noise Contour Map – Daytime Noise Control

Nighttime Noise Control

With the noise control recommendations, the future noise level would be as high as 39.9, 34.6, and 37.2 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. Refer to Table 6 for a summary of Case 2 operating noise levels and assessment. Refer to Figure 12 for the Nighttime Noise Contour Map with Noise Control.

Table 6. Nighttime Noise Control Impact Assessment

Receptor	Predicted Noise Level without Noise Control, dBA[1]	Ambient Noise Level, dBA[2]	Noise Standard (Daytime/Nighttime), dBA	Impact Assessment (Daytime/ Nighttime)
Residences to the North (ST1)	39.9	53.8 - 60.7	50/40	Compliance/ Compliance
Residences to the South (ST2)	34.6	52.0 - 58.9	50/40	Compliance/ Compliance
Residences to the Northwest (ST3)	37.2	50.6 - 57.5	50/40	Compliance/ Compliance

Note [1]Case 2 operations only occur during the daytime.
[2]Calculated Ambient Noise Level based on Noise Measurement at NM1 during proposed operation hours.



Figure 12. Noise Contour Map – Nighttime Noise Control

9. CONCLUSION

Acoustics Group, Inc., (AGI) was retained to conduct a noise study for The Place @ Tweedy Project in South Gate, CA. AGI has reviewed the City of South Gate Noise Standards, conducted noise measurements, analyzed the noise levels from future noise sources at the site, assessed the impact of the future noise to determine compliance with the Exterior Noise Standards, and recommended noise control measures.

The Place @ Tweedy proposes an open-air Outdoor food hall with a central outdoor plaza providing live entertainment. Two operating cases were evaluated: Case 1 (Typical Operations Noise (without live entertainment 10AM to 11PM) and Case 2 (Typical Operations Noise with Live music entertainment 12PM to 9PM).

For Case 1, the future noise level without noise control would be 55.4, 44.7, and 50.4 dBA at the residences to the north (ST1), south (ST2), and northwest (ST3), respectively. The operations noise at the nearest residential receptors to north (ST1) and northwest (ST3) would exceed the City of South Gate Daytime Noise Standard of 50 dBA. At the residences to the south (ST2), the noise from operations would comply with the City of South Gate Daytime Noise Standard. At ST1, ST2, and ST3, the future noise level from Case 1 will exceed the Nighttime Noise Standard of 40 dBA.

For Case 2, the future noise level without noise control would be 55.5, 45.1, and 51.1 dBA at the residences to the north (ST1), south (ST2), northwest (ST3), respectively. The operations noise at the nearest residential receptors to north (ST1) and northwest (ST3) would exceed the City of South Gate Daytime Noise Standard of 50 dBA. At the residences to the south (ST2), the noise from operations would comply with the City of South Gate Daytime Noise Standard. Case 2 would only occur during the daytime.

Noise control suggestions have been identified to reduce the noise levels to comply with the City of South Gate Noise Standards.

REFERENCES

1. Melville Branch and R. Beland, 1970. EPA/ONAC 550/9-74-004, March 1974.
2. City of South Gate Noise Ordinance

APPENDIX

FIELD DATA SHEETS & MEASUREMENT DATA

CITY OF SOUTH GATE NOISE ORDINANCE

MODELING INPUT & OUTPUT

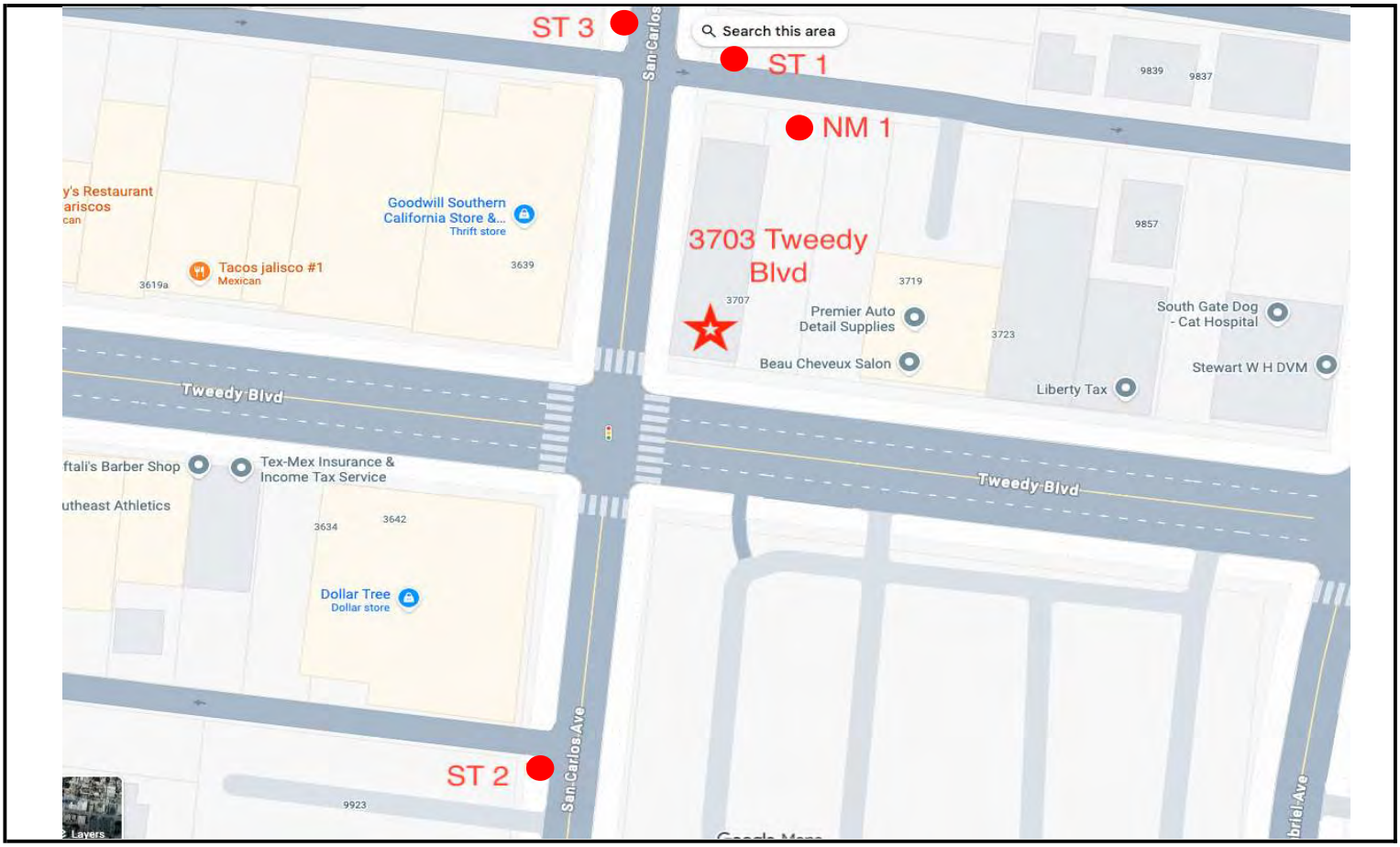
PROJECT DRAWINGS

FIELD DATA SHEETS & MEASUREMENT DATA

NOISE MONITORING FIELD DATA SHEET

Project:	**Urban Lifestyle Group - The Ranch 33 Inc. Food Hall**	**Date:**	**9/22/25 - 9/23/25**
Loc:	**3703 Tweedy Blvd, South Gate CA 92831**		
SLM:	**BK 2270**	**SN:**	**3023677**
Mic:	**BK 4189**	**SN:**	**3100242**
P/A:	**BKZC 0032**	**SN:**	**26386**

Start	Stop	L2	L8	L25	L50	L90	L99	Lmax	Lmin	Leq	Notes
11:42 AM	12:32 PM	63.9	59.5	56.7	53.9	52.3	51.9	78.5	51.6	56.7	ST1 9/22/25
11:57 AM	12:47 PM	63.9	60	55.9	53.2	49.5	46.5	72.3	45.2	56.2	ST1 9/23/25
12:40 PM	1:30 PM	63.7	60	56.9	54.7	51.3	49.2	72.9	48	57	ST3 9/22/25
12:51 PM	1:41 PM	64.1	60.7	56.7	54	51.5	50.3	72.4	49	59.9	ST3 9/23/25
1:49 PM	2:39 PM	66.5	65.4	59.6	55	51.3	49.1	81.3	48	59.8	ST2 9/22/25
1:45 PM	2:35 PM	68.9	64.8	61.9	60.3	55.9	53.5	83.3	52.3	62.4	ST2 9/23/25



CITY OF SOUTH GATE NOISE ORDINANCE

Chapter 11.34
NOISE CONTROL PROGRAM

Sections:

11.34.010 Purpose and intent.

11.34.020 Applicability and exemptions.

11.34.030 Nuisance finding.

11.34.040 Terminology.

11.34.050 Program review responsibility.

11.34.060 Noise control officer (NCO).

11.34.070 Contracts and products.

11.34.080 Maximum sound levels by noise zone.

11.34.090 Noise activity standards.

11.34.100 Violations and enforcement.

11.34.110 Noise variance.

11.34.120 Appeals.

11.34.010 Purpose and intent.

The purpose of this chapter is to establish standards and policies to control unnecessary, excessive, and annoying noise and vibrations in the city of South Gate. It is the policy of the city to foster a quiet atmosphere for residential neighborhoods, and to implement programs aimed at reducing noise in all areas.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.020 Applicability and exemptions.

A. Applicability. The provisions of this chapter shall be applicable to noise generated in any zone, subject to the established standards and thresholds herein.

B. Exemptions. The following activities shall be exempted from the provisions of this chapter:

1. Alerting people to danger or emergencies, or sound related to the performance of emergency work.

2. Public safety or self-defense warning devices or alert systems.

3. Public and private playground and school ground activities, including athletic and school entertainment events.

4. Bells, chimes, or carillons while being used in conjunction with religious services.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.030 Nuisance finding.

Certain noise levels and vibrations are detrimental to the public health, welfare, and safety, and are contrary to the public interest. Therefore, creating, maintaining, or causing, or allowing to be created, maintained, or caused, any noise or vibration in excess of the noise control program of this chapter is a public nuisance and shall be punishable as such.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.040 Terminology.

All terminology used in this chapter is defined in Chapter 11.60, Definitions. In all cases, terminology shall have the same meaning as defined by applicable publications of the American National Standards Institute or its successor body.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.050 Program review responsibility.

A. Universal Enforcement. The purpose and intent of this chapter shall be upheld in all project and application review, and decisions by all departments shall, to the fullest extent, be consistent with the regulations in this chapter. All departments shall cooperate with the noise control officer (NCO) to the fullest extent in compliance with all federal, state and local laws and regulations.

B. Project Approval. All projects shall be reviewed for consistency with this chapter; the NCO shall be consulted prior to any project approval.

C. Right of Review. The NCO has the right to review any project if nonconformance with this chapter is a possible consequence of a project's approval, and may request a department to review and report on the advisability of adding or modifying conditions of approval in order to mitigate or eliminate such nonconformance.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.060 Noise control officer (NCO).

The NCO or designee shall be in charge of administering the noise control program.

A. Duties. The NCO shall have the following duties related to the implementation and enforcement of this chapter and for the general purpose of noise abatement and control:

1. Delegate appropriate functions to personnel and to other departments, subject to the approval of the chief administrative officer.

2. Investigate and pursue violations of this chapter.

3. Conduct, or cause to be conducted, studies, research, and monitoring related to noise, including joint cooperative investigation with public or private agencies, and make application for and accept grants.

4. Conduct programs of public education regarding noise abatement.

5. Provide for training of field inspectors and other technical personnel concerned with noise abatement in conformance with standards for technical qualifications, as established by the State Office of Noise Control.

6. Coordination and Cooperation.

i. Coordinate the noise control activities of all municipal departments.

ii. Cooperate, where practicable, with all appropriate state and federal agencies.

iii. Cooperate, where practicable, with appropriate county and municipal agencies.

iv. Advise on the availability of low-noise-emissions products for replacement or retrofit of existing or planned city-owned or operated equipment.

v. Recommend to the city council the approval of contracts for the provision of technical and enforcement services.

vi. Consult with other appropriate agencies regarding project standards or revisions, consistent with this chapter.

7. Project Review Responsibility. The following shall be done by the NCO for all noise-sensitive or noise-generating public and private projects:

i. Review for compliance with the intent and provisions of this chapter;

ii. Recommend sound analysis that identifies existing and projected noise sources and associated sound levels;

iii. Recommend usage of adequate measures to avoid violation of any provisions of this chapter;

iv. Inspect property and/or project documentation for compliance, subject to presentation of proper credentials and owner/occupant permission;

v. Complete noise inspections based on probable-cause violation documentation, subject to obtaining a search warrant when permission is refused or cannot be obtained;

vi. Develop and recommend to the city council or other city agency provisions regulating the use and operation of any product, including the description of maximum sound levels, but not in such a manner as to conflict with federal or state new product regulations;

vii. Prepare recommendations to be approved by the city council for the designation and enforcement of noise-sensitive activities in designated noise-sensitive zones;

viii. Prepare recommendations based on noise survey data and analytical studies, to be approved by the city council, for the designation of zones of similar ambient environmental noise within regions of generally consistent land use; zones shall be identified in terms of their day and nighttime ambient noise levels by the classifications given in Section 11.34.080, Maximum sound levels by noise zone;

ix. Review the noise impact of the zoning change by identifying existing and projected noise sources and the associated sound levels, and require usage of adequate measures on noise sources identified in Section 11.34.080, Maximum sound levels by noise zone; and

x. Upon receipt of a complaint from a citizen, the NCO, equipped with sound level measurement equipment outlined in Section 11.34.080(E), Unit of Measure, shall investigate the complaint.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.070 Contracts and products.

A. Contracts. All city contracts, written agreements, purchase orders, and instruments that commit expenditure of funds shall include provisions requiring all equipment or activities that are subject to this chapter be operated, constructed, conducted, and/or manufactured in compliance with the noise standards of this chapter.

B. Products. Federally certified low-noise-emissions products shall be used in preference to any other product where economically feasible.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.080 Maximum sound levels by noise zone.

A. Noise Zone Standards. Table 11.34-1, Noise Zone Standards, establishes noise-level standards and temporary maximum standards applicable to land use categories by noise zone. No person shall make, cause, or allow noise that exceeds the standards of Table 11.34-1, inclusive of ambient noise. These standards are inclusive of all noise sources, including ambient noise, animals, equipment, firearms, people gatherings or parties, tools, vehicles, or other noise source resulting in temporary or sustained noise levels in excess of the standards of Table 11.34-1 and Table 11.34-2, Permitted Temporary Noise Level Increase.

Table 11.34-1 Noise Zone Standards

Noise Zone	Land Use Category	Noise Standards	
		Standard	Time Period
I	Noise-Sensitive Area	45 dBA	Anytime
II	Residential Properties (in any zone)	50 dBA	7 a.m. to 10 p.m.
		40 dBA	10 p.m. to 7 a.m.
III	Commercial Properties	55 dBA	Anytime
IV	Industrial Properties	65 dBA	Anytime

This table is consistent with Table N-5 of the South Gate general plan noise element.

dBA = A-weighted decibel L_{eq} standard.

B. Noise-Sensitive Zones. Creating or causing the creation of any noise disturbance within any noise-sensitive zone; provided, that conspicuous signs are displayed indicating the presence of the zone; shall be prohibited.

1. Noise-sensitive zones shall be indicated by the display of conspicuous signs in at least three separate locations within six hundred feet of the institution or facility.

C. Permitted Temporary Increase. Table 11.34-2 establishes the maximum temporary noise level increases permitted in any noise zone based on the duration of noise.

Table 11.34-2 Permitted Temporary Noise Level Increase

Permitted Maximum Increase	Noise Duration
+ 5 dBA	30 mins. per hour
+ 10 dBA	15 mins. per hour
+ 12 dBA	10 mins. per hour
+ 15 dBA	5 mins. per hour
+ 20 dBA	2 mins. per hour

dBA = A-weighted decibel L_{eq} standard.

mins. = minutes.

D. Measurement of Noise. All noise standards shall be based on the actual measured ambient noise level, as measured at the closest adjoining property line between habitable parcels or at the nearest public right-of-way.

E. Unit of Measure. The unit of measure shall be designated as an A-weighted decibel (dBA), equivalent continuous sound level (L_{eq}) standard. Noise shall be measured with a sound level meter that meets the standards of the American National Standards Institute (Section S1.4-1979, Type 1 or Type 2). A calibration check shall be made of the instrument at the time any noise measure is made.

F. Location of Measure.

1. Exterior Noise. Noise levels shall be measured in decibels at the property line of the receptor property, and at least four feet above the ground and ten feet from the nearest structure or wall, where possible.

2. Interior Noise. Interior noise shall be measured within the building or structure, and at least four feet from any wall, ceiling, or floor nearest the noise source.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.090 Noise activity standards.

Noise generated by the following acts is considered to be in violation of the noise standards of this chapter.

A. Street Sales. Offering, selling, or advertising anything by shouting, outcry, playing music, or other noise to

attract attention within any residential, commercial, or noise-sensitive zone of the city, excluding such activities at licensed sporting events, parades, fairs, circuses, or other similar, licensed public entertainment events.

B. Vibration. Vibration produced from the operation of any device or equipment shall not exceed a motion velocity of 0.01 inches per second over a range of one to one hundred Hertz.

C. Powered Model Vehicles. Operating of powered model vehicles within a residential or noise-sensitive zone is prohibited between the hours of ten p.m. and seven a.m.

D. Stationary Nonemergency Signaling Devices. Sounding of any electronically amplified signal intended primarily for nonemergency purposes shall be limited to ten consecutive seconds in any hourly period; this standard shall not apply to religious worship uses.

E. Emergency Signaling Devices. The intentional sounding of any outdoor emergency signaling device by public or private agencies shall be limited to emergency purposes only, except under the following conditions. Testing shall be limited to the following:

1. Testing between seven a.m. and ten p.m., and shall not exceed sixty seconds.

2. A maximum once-per-month testing of the complete emergency signaling system.

F. Personal Alarm Devices. Sounding of any exterior burglar, fire, or automotive burglar alarm shall not exceed duration of thirty minutes and shall be limited to emergency usage.

G. Refuse Collection Vehicles. Refuse collection vehicles shall not exceed eighty-six dBA when measured at fifty feet from any point on the vehicle, and shall be limited to operating between six a.m. and ten p.m. within five hundred feet of a residential or noise-sensitive zone.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.100 Violations and enforcement.

The NCO shall have primary responsibility, with such assistance of the police department as may be necessary or desirable, for the enforcement of this chapter. The NCO may seek voluntary compliance by way of warning, notice, or informational materials.

A. Violations. Written notice shall be provided to the responsible party upon an initial violation of the provisions of this chapter. Notice shall specify the time frame for violation correction, if applicable, or time frame for permit/variance application submittal. No further action shall be taken where violations are voluntarily remedied prior to or after written violation notice.

B. Misdemeanor. Any person violating any of the provisions of this chapter shall be deemed guilty of

misdemeanor and, upon conviction thereof, shall be punished as provided for in Chapter 11.56, Enforcement. Each day that such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

C. Party Noise Violations.

1. Action may be taken as necessary to abate any gathering or party of two or more people occurring on private property that violates the noise thresholds of this chapter, or is otherwise a threat to the public peace, health, safety, or welfare due to the magnitude of the crowd, noise, traffic, disturbance or unruly behavior, and/or destruction of property generated by the gathering.

2. Notice of violation, orally and in writing, shall be provided to the responsible party, property owner, occupant, or legal guardian, who shall be held liable for the cost of providing noise enforcement services.

3. If the gathering is not voluntarily dispersed and additional city personnel and/or law enforcement involvement is required to disperse the nuisance, the responsible party or parties shall be jointly and severally liable for the following costs incurred by the city:

i. The actual cost to the city for law enforcement services, excluding the initial response provided by the NCO or police officer to abate any party noise violations.

ii. Damage to public property resulting from such law enforcement response.

iii. Injuries to any NCO or law enforcement personnel involved in such law enforcement response.

D. Billing and Collection. The police department or NCO shall calculate all costs and shall advise the director of finance. The responsible party or parties shall be billed by the director of finance following receipt of the total cost. Payment shall be due and payable within fifteen days of the billing date. If the amount due is not paid, the city may collect the debt, as well as any fees and costs incurred in its collection, pursuant to all applicable provisions of the law.

E. General Prohibition. Notwithstanding any other provision of this chapter or of this code, and in addition thereto, it shall be unlawful for any person to willfully make, generate or continue, or cause to be made, generated or continued, any loud noise from any source that unreasonably disturbs the peace and quiet of two or more persons of normal sensitiveness who reside or work in the area.

1. The factors which shall be considered in determining whether a violation of the provisions of this section exists shall include, but not be limited to, the following:

i. The volume of the noise;

ii. The intensity of the noise;

iii. Whether the nature of the noise is usual or unusual;

iv. Whether the origin of the noise is natural or unnatural;

v. The volume and intensity of the background noise, if any;

vi. The proximity of the noise to residential sleeping facilities;

vii. The zoning classification of the area from which the noise emanates;

viii. The density of inhabitation of the area from which the noise emanates;

ix. The time of day or night the noise occurs;

x. The duration of the noise;

xi. Whether the noise is recurrent, intermittent, or constant;

xii. Whether the noise is produced by commercial or noncommercial activity;

xiii. Whether the noise is a consequence or expected result of an otherwise lawful use.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.110 Noise variance.

The owner or operator of a noise source that violates any of the provisions of this chapter may file a variance application, consistent with the procedures of Chapter 11.51, Permits and Procedures.

A variance application shall detail the approved method of achieving maximum compliance and a time schedule for its accomplishment. In its determinations, the NCO shall consider the following:

1. The magnitude of nuisance caused by the offensive noise.

2. The uses of property within the area of impingement by the noise.

3. The time factors related to study, design, financing, and construction of remedial work.

4. The economic factors related to age and useful life of the equipment.

5. The general public interest, welfare, and safety.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.34.120 Appeals.

Appeals of a planning commission decision regarding this chapter may be made within ten working days of such decisions. Appeals may be made to the city council by filing a notice of appeal with the city clerk. Appeal and noticing procedures shall proceed consistent with Chapter 11.51, Permits and Procedures.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

MODELING INPUT & OUTPUT

CadnaA Input Output
Project: The Place @ Tweedy
Case: Case 1 Standard Operations

Receiver

Name	M.	ID	Level Lr Day (dBA)	Level Lr Night (dBA)	Limit. Value Day (dBA)	Limit. Value Night (dBA)	Land Use Type	Land Use Auto	Height Noise Type	Height (m)		Coordinates X (m)	Coordinates Y (m)	Coordinates Z (m)		passive NC dB(A)
ST1			55.4	55.4	0	0	x		Total	1.5	r	209.98	259.07	1.5		-
ST2			44.7	44.7	0	0	x		Total	1.5	r	189.83	126.74	1.5		-
ST3			50.4	50.4	0	0	x		Total	1.5	r	186.34	262.45	1.5		-

Point Source (Speakers)

Name	M.	ID	Result. PWL Day (dBA)	Result. PWL Evening (dBA)	Result. PWL Night (dBA)	Lw / Li Type	Lw / Li Value	Lw / Li norm. dB(A)	Correction Day dB(A)	Correction Evening dB(A)	Correction Night dB(A)	Sound Reduction R	Sound Reduction Area (m^2)	Attenuatior Operating Time Day (min)	Attenuatior Operating Time Special (min)	Attenuatior Operating Time Night (min)	K0 (dB)	Freq. (Hz)	Direct.	Height (m)		Coordinates X (m)	Coordinates Y (m)	Coordinates Z (m)
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	218.6	239.5	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	218.51	229.91	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	218.58	220.12	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	218.54	210.41	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	226.8	239.56	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	226.8	229.86	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	226.8	220.11	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	226.77	210.41	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	210.41	234.07	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	210.41	223.59	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	210.35	209.33	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	(none)	4.62	r	203.31	238.58	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	(none)	4.62	r	208.47	238.62	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	4.62	r	223.3	225.01	4.62
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	201.54	234.5	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	206.4	234.45	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	210.18	228.07	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	210.18	219.8	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	210.07	213	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	207.1	205.76	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	205.32	219.48	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	204.13	213.54	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0						0	Sp	9.1	r	202.73	212.4	9.1

Area Source

Name	M.	ID	Result. PWL Day (dBA)	Result. PWL Evening (dBA)	Result. PWL Night (dBA)	Result. PWL'' Day (dBA)	Result. PWL'' Evening (dBA)	Result. PWL'' Night (dBA)	Lw / Li Type	Lw / Li Value	Lw / Li norm. dB(A)	Correction Day dB(A)	Correction Evening dB(A)	Correction Night dB(A)	Sound Reduction R	Sound Reduction Area (m^2)	Attenuatior Operating Time Day (min)	Attenuatior Operating Time Special (min)	Attenuatior Operating Time Night (min)	K0 (dB)	Freq. (Hz)	Direct.	Moving Pt. Src Number Day	Moving Pt. Src Number Evening	Moving Pt. Src Number Night
Play Area			96.4	-17.4	-17.4	81.2	-32.6	-32.6	PWL-Pt	Pl		0	0	0						0		(none)	24	0	0
Stage			0	0	0	0	0	0	Lw			0	0	0						0		(none)			
1st			82.8	-41.1	-41.1	57.6	-66.3	-66.3	PWL-Pt	P		0	0	0						0		(none)	247	0	0
2nd			79.5	-41.1	-41.1	57.1	-63.6	-63.6	PWL-Pt	P		0	0	0						0		(none)	117	0	0
Lounge			72.7	-41.1	-41.1	56.1	-57.7	-57.7	PWL-Pt	P		0	0	0						0		(none)	24	0	0

Sound Levels

Name	ID	Type	Oktave Spectrum (dB) Weight.	31.5	63	125	250	500	1000	2000	4000	8000	Source A	Source lin
Person	P	Lw		56.2	57.3	59.9	56.5	56.5	54.3	51.1	43	37	58.9	65.1
Amplified M	AM	Lw		85	104.2	95.8	87.8	90.5	88.7	87.2	83.6	84.3	94.3	105.3
Backgroun	BM	Lw		81.6	82.3	87.4	80	80.4	78.1	73.7	69.9	66.8	82.8	90.7
Playground	Pl	Lw		77.2	75.5	73	72	73	75.6	74.9	78.5	64.2	82.6	84.5

Result Table

Receiver Name	ID	Land Use	Limiting Value Day dB(A)	Limiting Value Night dB(A)	rel. Axis Station m	Distance m	Height m	Lr w/o Noise Control Day dB(A)	Lr w/o Noise Control Night dB(A)	dL req. Day dB(A)	dL req. Night dB(A)	Lr w/ Noise Control Day dB(A)	Lr w/ Noise Control Night dB(A)	Exceeding Day dB(A)	Exceeding Night dB(A)	passive NC dB(A)
ST1			0	0				55.4	55.4	55.4	55.4	0	0	-	-	-
ST2			0	0				44.7	44.7	44.7	44.7	0	0	-	-	-
ST3			0	0				50.4	50.4	50.4	50.4	0	0	-	-	-

CadnaA Input Output
Project: The Place @ Tweedy
Case: Case 2 Live Music Entertainment

Receiver

Name	M.	ID	Level Lr Day (dBA)	Level Lr Night (dBA)	Limit. Value Day (dBA)	Limit. Value Night (dBA)	Land Use Type	Land Use Auto	Noise Type	Height (m)		Coordinates X (m)	Y (m)	Z (m)		passive NC dB(A)
ST1			55.5	55.5	0	0	x		Total	1.5	r	209.98	259.07	1.5		-
ST2			45.1	45.1	0	0	x		Total	1.5	r	189.83	126.74	1.5		-
ST3			51.1	51.1	0	0	x		Total	1.5	r	186.34	262.45	1.5		-

Point Source (Speakers)

Name	M.	ID	Result. PWL Day (dBA)	Result. PWL Evening (dBA)	Result. PWL Night (dBA)	Lw / Li Type	Lw / Li Value	Lw / Li norm. dB(A)	Correction Day dB(A)	Correction Evening dB(A)	Correction Night dB(A)	Sound Reduction R	Sound Reduction Area (m^2)	Attenuatior Operating Time Day (min)	Operating Time Special (min)	Operating Time Night (min)	K0 (dB)	Freq. (Hz)	Direct.	Height (m)		Coordinates X (m)	Y (m)	Z (m)
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	218.6	239.5	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	218.51	229.91	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	218.58	220.12	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	218.54	210.41	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	226.8	239.56	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	226.8	229.86	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	226.8	220.11	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	226.77	210.41	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	210.41	234.07	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	210.41	223.59	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	210.35	209.33	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	(none)	4.62	r	203.31	238.58	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	(none)	4.62	r	208.47	238.62	4.62
	1		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	4.62	r	223.3	225.01	4.62
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	201.54	234.5	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	206.4	234.45	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	210.18	228.07	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	210.18	219.8	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	210.07	213	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	207.1	205.76	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	205.32	219.48	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	204.13	213.54	9.1
	2		82.8	82.8	82.8	Lw	BM		0	0	0							0	Sp	9.1	r	202.73	212.4	9.1

Area Source

Name	M.	ID	Result. PWL Day (dBA)	Result. PWL Evening (dBA)	Result. PWL Night (dBA)	Result. PWL'' Day (dBA)	Result. PWL'' Evening (dBA)	Result. PWL'' Night (dBA)	Lw / Li Type	Lw / Li Value	Lw / Li norm. dB(A)	Correction Day dB(A)	Correction Evening dB(A)	Correction Night dB(A)	Sound Reduction R	Sound Reduction Area (m^2)	Attenuatior Operating Time Day (min)	Operating Time Special (min)	Operating Time Night (min)	K0 (dB)	Freq. (Hz)	Direct.	Moving Pt. Src Number Day	Evening	Night
Play Area			96.4	-17.4	-17.4	81.2	-32.6	-32.6	PWL-Pt	Pl		0	0	0						0	(none)	24	0	0
Stage			94.3	94.3	94.3	82.4	82.4	82.4	Lw	AM		0	0	0						0	(none)			
1st			82.8	-41.1	-41.1	57.6	-66.3	-66.3	PWL-Pt	P		0	0	0						0	(none)	247	0	0
2nd			79.5	-41.1	-41.1	57.1	-63.6	-63.6	PWL-Pt	P		0	0	0						0	(none)	117	0	0
Lounge			72.7	-41.1	-41.1	56.1	-57.7	-57.7	PWL-Pt	P		0	0	0						0	(none)	24	0	0

Sound Levels

Name	ID	Type	Oktave Spectrum (dB) Weight.	31.5	63	125	250	500	1000	2000	4000	8000	Source A	lin
Person	P	Lw		56.2	57.3	59.9	56.5	56.5	54.3	51.1	43	37	58.9	65.1
Amplified M	AM	Lw		85	104.2	95.8	87.8	90.5	88.7	87.2	83.6	84.3	94.3	105.3
Backgroun	BM	Lw		81.6	82.3	87.4	80	80.4	78.1	73.7	69.9	66.8	82.8	90.7
Playground	Pl	Lw		77.2	75.5	73	72	73	75.6	74.9	78.5	64.2	82.6	84.5

Result Table

Receiver Name	ID	Land Use	Limiting Value Day dB(A)	Limiting Value Night dB(A)	rel. Axis Station m	Distance m	Height m	Lr w/o Noise Control Day dB(A)	Lr w/o Noise Control Night dB(A)	dL req. Day dB(A)	dL req. Night dB(A)	Lr w/ Noise Control Day dB(A)	Lr w/ Noise Control Night dB(A)	Exceeding Day dB(A)	Exceeding Night dB(A)	passive NC dB(A)
ST1			0	0				55.5	55.5	55.5	55.5	0	0	-	-	-
ST2			0	0				45.1	45.1	45.1	45.1	0	0	-	-	-
ST3			0	0				51.1	51.1	51.1	51.1	0	0	-	-	-

CadnaA Input Output
Project: The Place @ Tweedy
Case: Daytime Noise Control

Receiver

Name	M.	ID	Level Lr		Limit. Value		Land Use		Height			Coordinates			passive NC
			Day	Night	Day	Night	Type	Auto	Noise Type			X	Y	Z	
			(dBA)	(dBA)	(dBA)	(dBA)				(m)		(m)	(m)	(m)	dB(A)
ST1			49.7	49.7	0	0	x		Total	1.5	r	209.98	259.07	1.5	-
ST2			44.5	44.5	0	0	x		Total	1.5	r	189.83	126.74	1.5	-
ST3			47.5	47.5	0	0	x		Total	1.5	r	186.34	262.45	1.5	-

Point Source (Speakers)

Name	M.	ID	Result. PWL			Lw / Li			Correction			Sound Reduction		Attenuatior	Operating Time			K0	Freq.	Direct.	Height		Coordinates		
			Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R	Area		Day	Special	Night						X	Y	Z
			(dBA)	(dBA)	(dBA)			dB(A)	dB(A)	dB(A)	dB(A)		(m^2)		(min)	(min)	(min)	(dB)	(Hz)		(m)		(m)	(m)	(m)
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	218.6	239.5	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	218.51	229.91	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	218.58	220.12	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	218.54	210.41	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	226.8	239.56	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	226.8	229.86	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	226.8	220.11	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	226.77	210.41	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	210.41	234.07	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	210.41	223.59	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	210.35	209.33	4.62
	1		78.3	82.8	82.8	Lw	BM		-4.5	0	0								0	(none)	4.62	r	203.31	238.58	4.62
	1		78.3	82.8	82.8	Lw	BM		-4.5	0	0								0	(none)	4.62	r	208.47	238.62	4.62
	1		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	4.62	r	223.3	225.01	4.62
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	201.54	234.5	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	206.4	234.45	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	210.18	228.07	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	210.18	219.8	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	210.07	213	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	207.1	205.76	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	205.32	219.48	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	204.13	213.54	9.1
	2		80.8	82.8	82.8	Lw	BM		-2	0	0								0	Sp	9.1	r	202.73	212.4	9.1

Area Source

Name	M.	ID	Result. PWL			Result. PWL''			Lw / Li			Correction			Sound Reduction		Attenuatior	Operating Time			K0	Freq.	Direct.	Moving Pt. Src		
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R	Area		Day	Special	Night				Number		
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			dB(A)	dB(A)	dB(A)	dB(A)		(m^2)		(min)	(min)	(min)	(dB)	(Hz)		Day	Evening	Night
Play Area			96.4	96.4	96.4	81.2	81.2	81.2	PWL-Pt	Pl		0	0	0							0		(none)	24	0	0
Stage			94.3	94.3	94.3	82.4	82.4	82.4	Lw	AM		0	0	0							0		(none)			
1st			82.8	82.8	82.8	57.6	57.6	57.6	PWL-Pt	P		0	0	0							0		(none)	247	0	0
2nd			79.5	79.5	79.5	57.1	57.1	57.1	PWL-Pt	P		0	0	0							0		(none)	117	0	0
Lounge			72.7	72.7	72.7	56.1	56.1	56.1	PWL-Pt	P		0	0	0							0		(none)	24	0	0

Barriers

Name	M.	ID	Absorption		Z-Ext.	Cantilever		Height			
			left	right		horz.	vert.	Begin		End	
					(m)	(m)	(m)	(m)		(m)	
N Doors								3.05	r		
Play Area								2.13	r		

Sound Levels

Name	ID	Type	Oktave Spectrum (dB)										Source	
			Weight.	31.5	63	125	250	500	1000	2000	4000	8000	A	lin
Person	P	Lw		56.2	57.3	59.9	56.5	56.5	54.3	51.1	43	37	58.9	65.1
Amplified M	AM	Lw		85	104.2	95.8	87.8	90.5	88.7	87.2	83.6	84.3	94.3	105.3
Backgroun	BM	Lw		81.6	82.3	87.4	80	80.4	78.1	73.7	69.9	66.8	82.8	90.7
Playground	Pl	Lw		77.2	75.5	73	72	73	75.6	74.9	78.5	64.2	82.6	84.5

Result Table

Receiver	Land Use	Limiting Value	rel. Axis	Lr w/o Noise Control	dL req.	Lr w/ Noise Control	Exceeding	passive NC

Name	ID	Day	Night	Station	Distance	Height	Day	Night	Day	Night	Day	Night	Day	Night	
		dB(A)	dB(A)	m	m	m	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
ST1		0	0				49.7	49.7	49.7	49.7	0	0	-	-	-
ST2		0	0				44.5	44.5	44.5	44.5	0	0	-	-	-
ST3		0	0				47.5	47.5	47.5	47.5	0	0	-	-	-

CadnaA Input Output
Project: The Place @ Tweedy
Case: Daytime Noise Control

Receiver

Name	M.	ID	Level Lr		Limit. Value		Land Use			Height		Coordinates			passive NC
			Day	Night	Day	Night	Type	Auto	Noise Type			X	Y	Z	
			(dBA)	(dBA)	(dBA)	(dBA)				(m)		(m)	(m)	(m)	dB(A)
ST1			39.9	39.9	0	0		x	Total	1.5	r	209.98	259.07	1.5	-
ST2			34.6	34.6	0	0		x	Total	1.5	r	189.83	126.74	1.5	-
ST3			37.2	37.2	0	0		x	Total	1.5	r	186.34	262.45	1.5	-

Point Source (Speakers)

Name	M.	ID	Result. PWL			Lw / Li			Correction			Sound Reduction		Attenuatior	Operating Time			K0	Freq.	Direct.	Height		Coordinates		
			Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R	Area		Day	Special	Night						X	Y	Z
			(dBA)	(dBA)	(dBA)			dB(A)	dB(A)	dB(A)	dB(A)		(m^2)		(min)	(min)	(min)	(dB)	(Hz)		(m)		(m)	(m)	(m)
	1		0	0	0	Lw				-5	0	0							0	Sp	4.62	r	218.6	239.5	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	218.51	229.91	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	218.58	220.12	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	218.54	210.41	4.62
	1		0	0	0	Lw				-5	0	0							0	Sp	4.62	r	226.8	239.56	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	226.8	229.86	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	226.8	220.11	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	226.77	210.41	4.62
	1		0	0	0	Lw				-5	0	0							0	Sp	4.62	r	210.41	234.07	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	210.41	223.59	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	210.35	209.33	4.62
	1		0	0	0	Lw				-5	0	0							0	(none)	4.62	r	203.31	238.58	4.62
	1		0	0	0	Lw				-5	0	0							0	(none)	4.62	r	208.47	238.62	4.62
	1		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	4.62	r	223.3	225.01	4.62
	2		0	0	0	Lw				-5	0	0							0	Sp	9.1	r	201.54	234.5	9.1
	2		0	0	0	Lw				-5	0	0							0	Sp	9.1	r	206.4	234.45	9.1
	2		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	9.1	r	210.18	228.07	9.1
	2		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	9.1	r	210.18	219.8	9.1
	2		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	9.1	r	210.07	213	9.1
	2		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	9.1	r	207.1	205.76	9.1
	2		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	9.1	r	205.32	219.48	9.1
	2		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	9.1	r	204.13	213.54	9.1
	2		77.8	82.8	82.8	Lw	BM			-5	0	0							0	Sp	9.1	r	202.73	212.4	9.1

Area Source

Name	M.	ID	Result. PWL			Result. PWL"			Lw / Li			Correction			Sound Reduction		Attenuatior	Operating Time			K0	Freq.	Direct.	Moving Pt. Src Number		
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R	Area		Day	Special	Night				Day	Evening	Night
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			dB(A)	dB(A)	dB(A)	dB(A)		(m^2)		(min)	(min)	(min)	(dB)	(Hz)				
Play Area			0	0	0	0	0	0	PWL-Pt			0	0	0							0		(none)	24	0	0
Stage			0	0	0	0	0	0	Lw			0	0	0							0		(none)			
1st			82.8	-41.1	-41.1	57.6	-66.3	-66.3	PWL-Pt	P		0	0	0							0		(none)	247	0	0
2nd			79.5	-41.1	-41.1	57.1	-63.6	-63.6	PWL-Pt	P		0	0	0							0		(none)	117	0	0
Lounge			72.7	-41.1	-41.1	56.1	-57.7	-57.7	PWL-Pt	P		0	0	0							0		(none)	24	0	0

Barriers

Name	M.	ID	Absorption		Z-Ext.	Cantilever		Height			
			left	right		horz.	vert.	Begin		End	
					(m)	(m)	(m)	(m)		(m)	
N Doors			0.37	0.37				3.05	r		
Play Area								2.13	r		
Lounge Area								3.05	r		

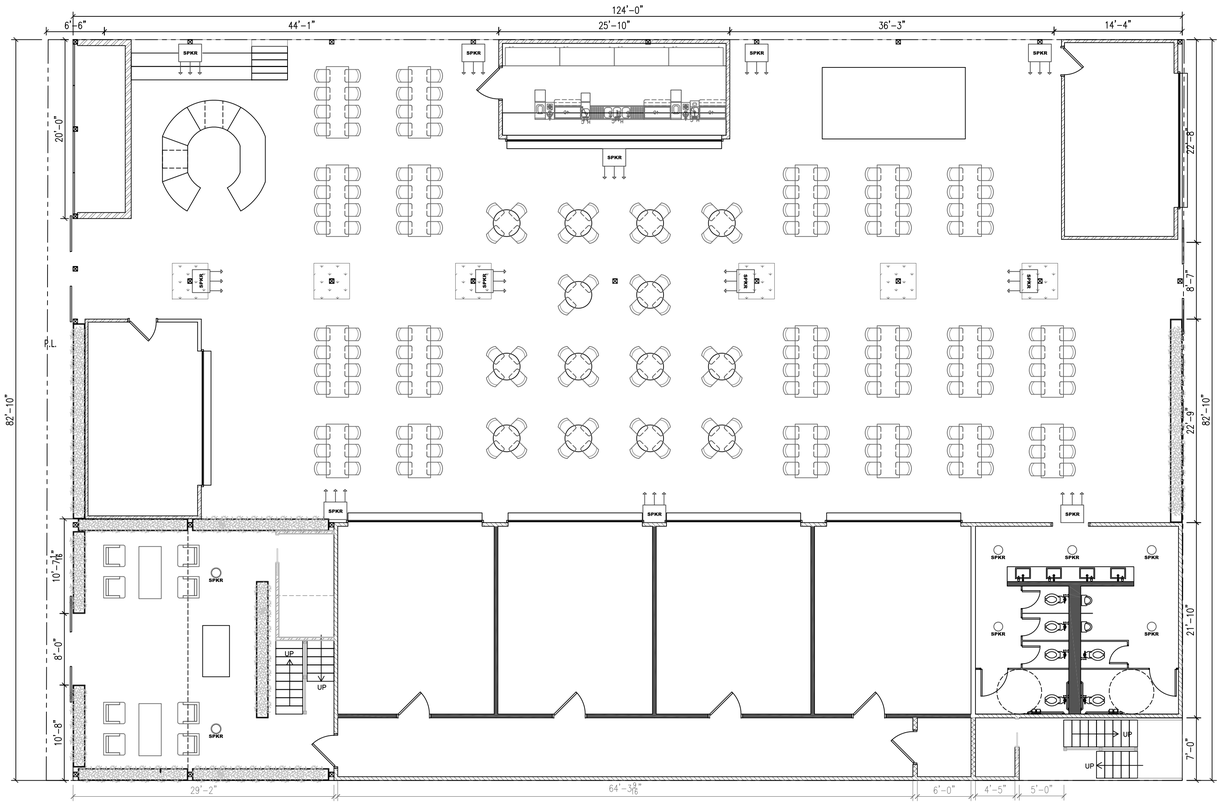
Sound Levels

Name	ID	Type	Oktave Spectrum (dB)									Source	
			Weight.	31.5	63	125	250	500	1000	2000	4000	8000	A	lin
Person	P	Lw		56.2	57.3	59.9	56.5	56.5	54.3	51.1	43	37	58.9	65.1
Amplified M	AM	Lw		85	104.2	95.8	87.8	90.5	88.7	87.2	83.6	84.3	94.3	105.3
Backgroun	BM	Lw		81.6	82.3	87.4	80	80.4	78.1	73.7	69.9	66.8	82.8	90.7
Playground	Pl	Lw		77.2	75.5	73	72	73	75.6	74.9	78.5	64.2	82.6	84.5

Result Table

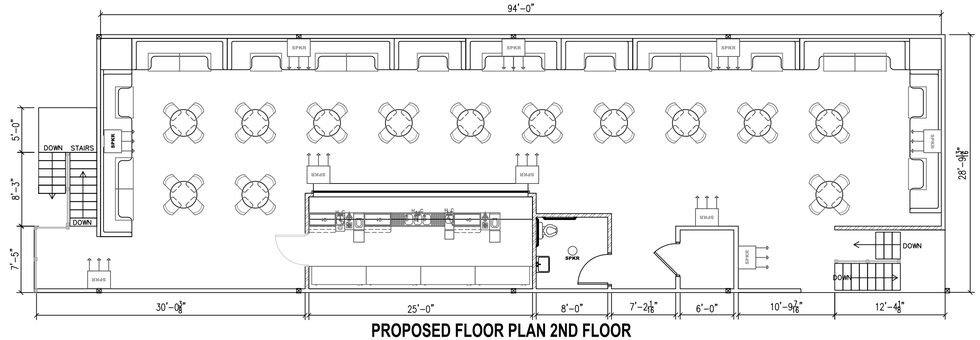
Receiver		Land Use	Limiting Value		rel. Axis			Lr w/o Noise Control		dL req.		Lr w/ Noise Control		Exceeding		passive NC
Name	ID		Day	Night	Station	Distance	Height	Day	Night	Day	Night	Day	Night	Day	Night	
			dB(A)	dB(A)	m	m	m	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
ST1			0	0				39.9	39.9	39.9	39.9	0	0	-	-	-
ST2			0	0				34.6	34.6	34.6	34.6	0	0	-	-	-
ST3			0	0				37.2	37.2	37.2	37.2	0	0	-	-	-

PROJECT DRAWINGS



PROPOSED CCTV PLAN GROUND FLOOR

SCALE : $\frac{1}{16}$" = 1'-0"



PROPOSED FLOOR PLAN 2ND FLOOR

SCALE : $\frac{3}{16}$" = 1'-0"

440 E HUNTINGTON DR.STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS

DRAWN BY: Andy Luo
CHECKED BY:
DATE:
SCALE: 1/8"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

SHEET
OF
SPKR

OWNER: ANDY LUGO & SILVESTRE MADRIGAL
3703 TWEEDY BOULEVARD, SOUTH GATE, CA
TENANT: THE PLACE @ TWEEDY
TEL: (310) 351-1403
3703 TWEEDY BOULEVARD, SOUTH GATE, CA
DESIGNER GROUP:
URBAN LIFESTYLE GROUP
TEL: (310) 351-1403
440 E. HUNTINGTON DR. ARCADIA CA 91006

PROJECT DIRECTORY

SCOPE OF WORK:

-Change of use from B occupancy to an A-2 occupancy.
-Conversion of existing structure and adjacent lot into an outdoor boulevard market with six individual retail unit spaces.
-Construction of new bar at the ground level and upper-level with required egress and accessibility features.
-Demolition of all non-structural interior partitions in the existing single story structure. The structural shell (exterior walls, roof, and structural framing) will remain. Interior will be reconfigured with new partition layout as shown.
-Installation of new hardscape, landscape, outdoor lighting, and site furnishings throughout the market area.
-Installation of ada-compliant paths of travel.
-Relocation of existing hvac mechanical systems and installation of new equipment to serve reconfigured program areas.
-Upgrade of electrical service and distribution for all new units, bar, lounge, and exterior market lighting.
-Installation of new electrical devices, lighting controls, illuminated signage, and outlet locations.
-New plumbing systems including waste, water, and vent lines to support new bar, restrooms, and retail stalls.
-Installation of restrooms and plumbing fixtures in compliance with code and accessibility standards.
-Exterior finish modifications including new cladding, windows, storefront systems, awnings, and paint.
-New landscape design featuring drought-tolerant planting, irrigation systems, tree wells, and bioswales.
-Structural work to support new rooftop elements, upper-level lounge, and relocated hvac units.
-Provide and install a new alarm system for all entry points throughout the facility and property.

SCOPE OF WORK

ARCHITECTURAL	
T-1	TITLE SHEET
A-1	EXISTING FLOOR PLAN
A-2	DEMO FLOOR PLAN
A-3	PROPOSED FLOOR PLAN
A-4	PROPOSED FLOOR PLAN
A-5	TRASH ENCLOSURE DETAILS
A-6	OCCUPANT LOAD PLAN
A-7	OCCUPANT LOAD PLAN
L-01	LANDSCAPE PLAN
H-1	ADA DETAILS
ID-1	FRONT ELEVATION DETAILS
ID-2	SIDE ELEVATION DETAILS
ID-3	BACK ELEVATION DETAILS
ID-4	PERSPECTIVE RENDERINGS
ID-5	MATERIAL BOARD

DRAWING INDEX

2022 CA. BUILDING CODE	2022 CA. ENERGY CODE
2022 CA. PLUMBING CODE	2022 CA. GREEN BLG
2022 CA. ELECTRICAL CODE	2023 LA COUNTY FIRE CODE

CODE COMPLIANCE

-Blade sign encroachment on the sidewalk
-Grading and Drainage Plan
-Low Impact Development (LID) Plan

DEFFERED SUBMITTALS

PROPERTY TYPE: COMMERCIAL
PARCEL: 6203-017-004
LEGAL DESCRIPTION: BTRACT NO 4707 EX OF ST LOT 5
TYPE OF CONSTRUCTION : TYPE V-B
NON-SPRINKLERED BUILDING
EXISTING OCCUPANCY: B
PROPOSED OCCUPANCY: A-2
SUBJECTS PROPERTY TOTAL SQ. FT. : 10,541 SQ. FT.
PROPOSED FIRST FLOOR: 4,350 SQ. FT.
PROPOSED SECOND FLOOR: 3,368 SQ. FT.
EXISTING BUILDING HEIGHT: 14'
PROPOSED BUILDING HEIGHT: 30'
TWO STORY BUILDING
T.I. SQ. FT.: 10,541 SQ. FT.
OCCUPANT LOAD : 279

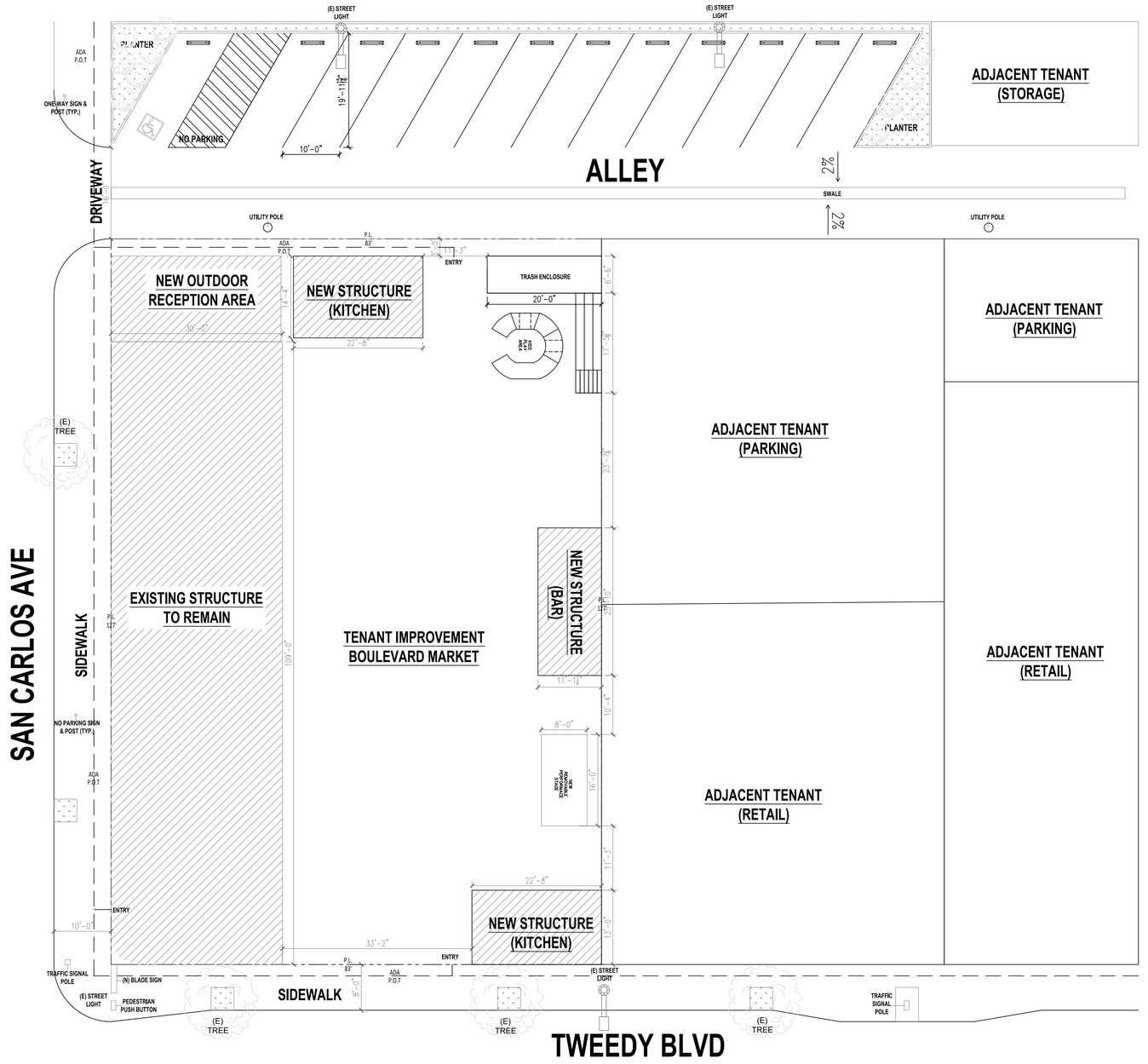
BUILDING DETAILS



VICINITY MAP

NOTES:

1. No pavement cuts/excavations allowed along Tweedy Blvd frontage & ~50 ft San Carlos Ave for 5 years; if damaged, full block repaving required and intersections fully restored.
2. All improvements per APWA Standard Specs ("Green Book") & Standard Plans; civil/utility/landscape/irrigation/water/sewer plans by Registered Civil Engineer on City-approved title block.
3. Must comply with ADA accessibility standards.
4. Landscaping shall be drought-tolerant, xeriscape principles, efficient irrigation, CA native plants.
5. All contractors/subs must obtain City Business License; Water Development Impact Fees apply if larger meter is required.
6. Contact Public Works (Louis Quezada, 323-357-5814) at least 48 hrs before inspection; full compliance with South Coast AQMD regulations.
7. In accordance with the Conditions of Approval, the South Gate property shall comply with the following improvements: remove trees on San Carlos Ave south of alley and replace with 24" box Red Ironbark; reconstruct curb/gutter/sidewalk from removals; remove existing driveway approach on San Carlos Ave; repair alley & parking lot pavement (patch cracks, remove stump, replace damaged curb/asphalt); restore all damage to public improvements to original condition; paint property address on curb (per Fire & City); stripe City parking lot for ADA stalls & paths; remove temporary construction markings; preserve survey monuments (if disturbed, re-establish with licensed surveyor and file record).
8. All public improvements must be complete before Certificate of Occupancy; early occupancy requires Development Agreement + securities; City may add additional conditions for health/safety; all conditions must be met before release of Use & OccupancyAll conditions must be met before release of Use & Occupancy.



SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

REGISTERED ARCHITECT
LEONARDO J. CARDONI
No. C 9955
EXP. 9/30/25
CALIFORNIA

440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

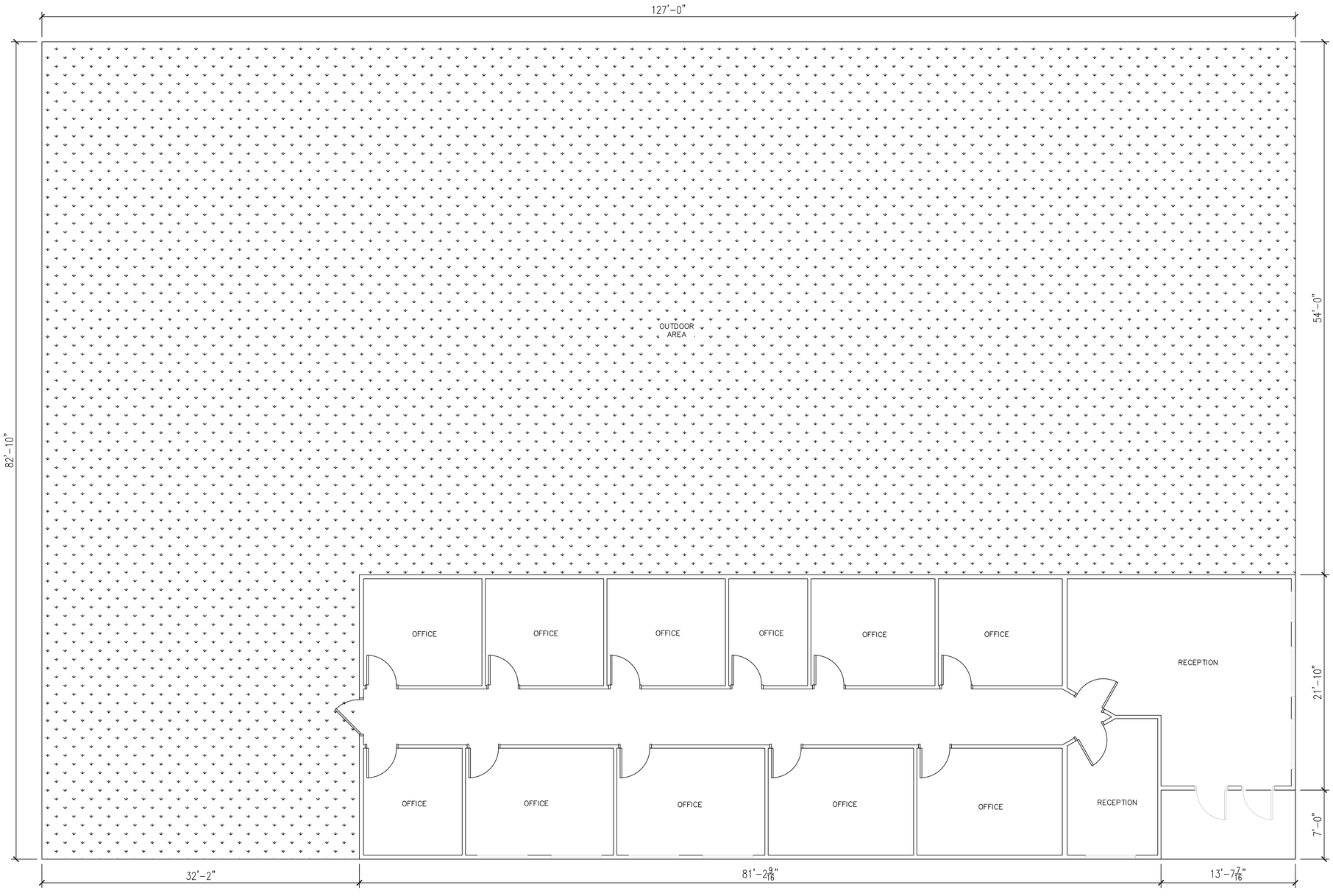
URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS

DRAWN BY: Andy Lugo
CHECKED BY:
DATE:
SCALE: 3/32" = 1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF T-1



EXISTING FLOOR PLAN GROUND FLOOR

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

REGISTERED ARCHITECT
LEONARD J. CARBONI
No. C 9955
EXP. 1/30/2015
CALIFORNIA

440 E HUNTINGTON DR, STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

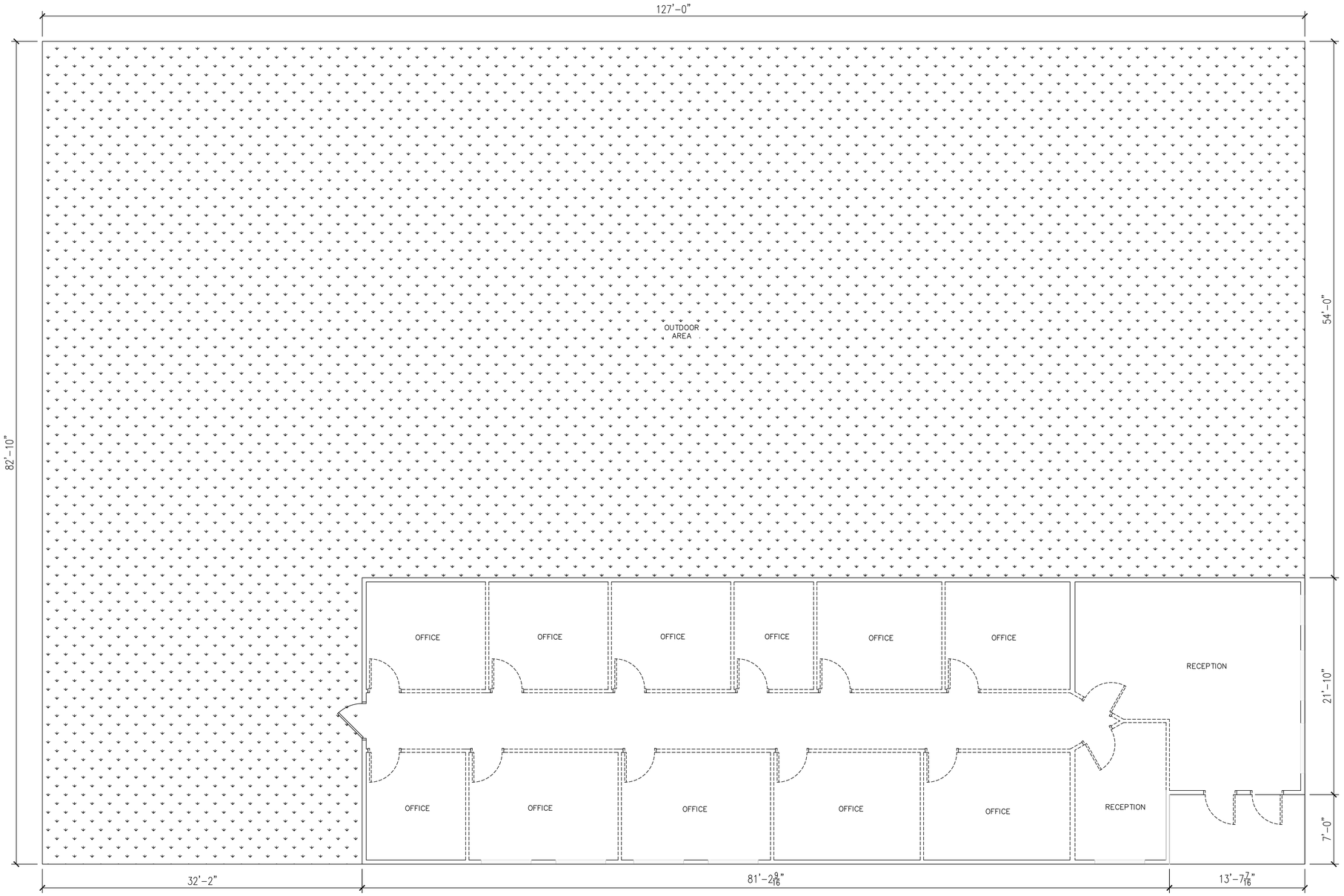
URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS

DRAWN BY: Andy Lugo
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF A-1



DEMO FLOOR PLAN

SCALE : $\frac{3}{16}$"= 1'-0"

REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 9/30/25
CALIFORNIA

440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

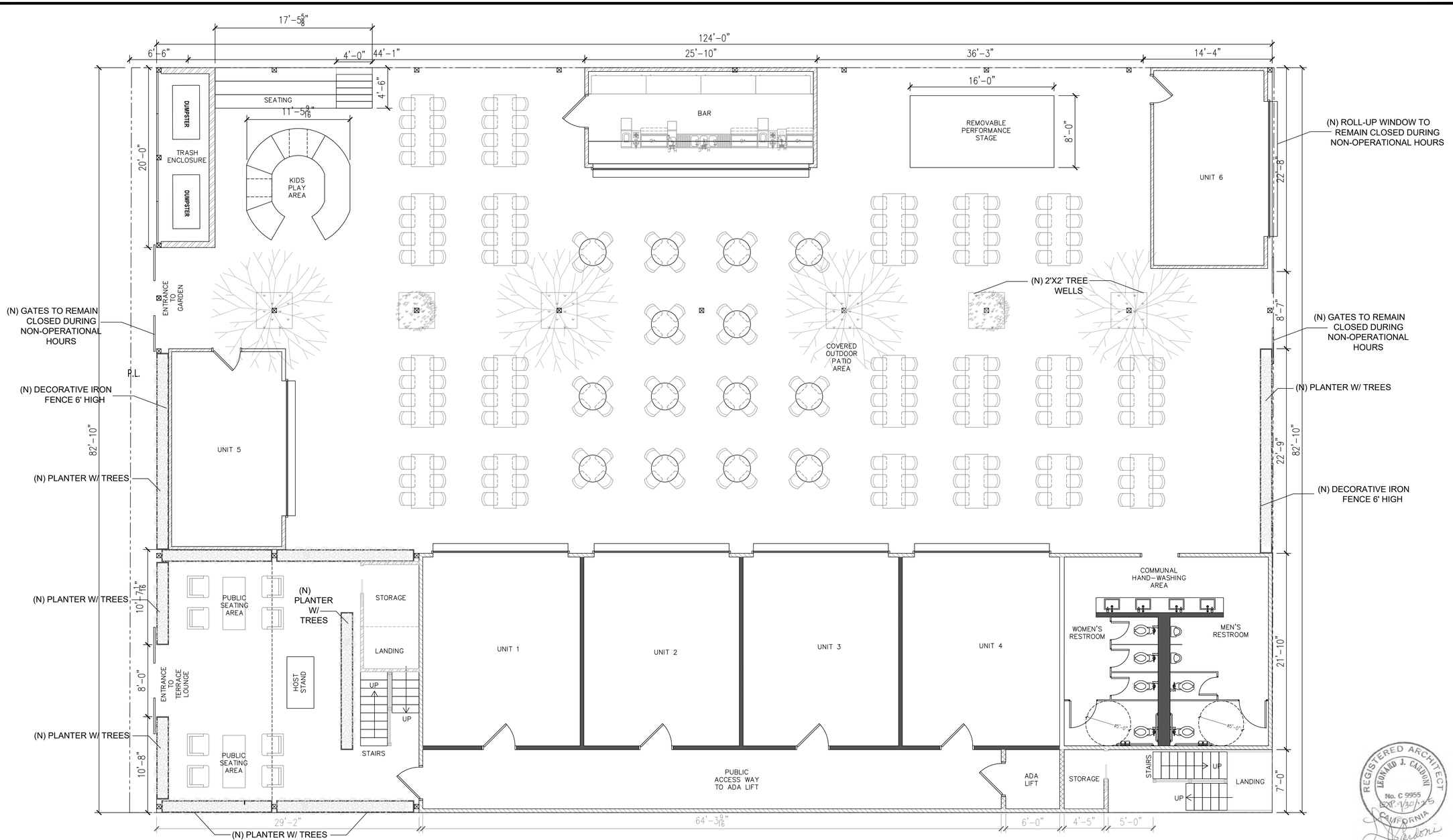
URBAN LIFESTYLE GROUP
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NO.	DATE	COMMENTS

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CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

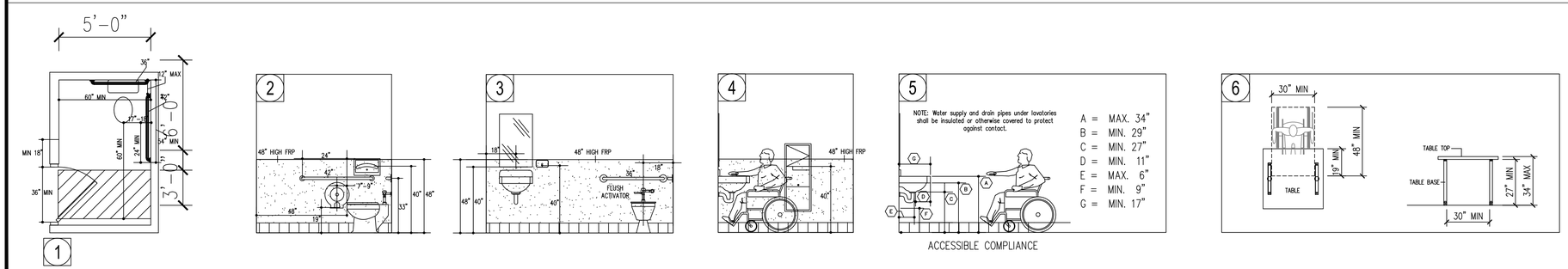
THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF A-2



PROPOSED FLOOR PLAN GROUND FLOOR

SCALE : $\frac{3}{16}$"= 1'-0"



LEGEND

- (E) EXTERIOR WALLS
- (E) NON BEARING PARTITION
- (N) NON BEARING PARTITION
- (N) LOAD BEARING PARTITION
- (N) EXTERIOR WALLS

REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 1/30/2025
CALIFORNIA

440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

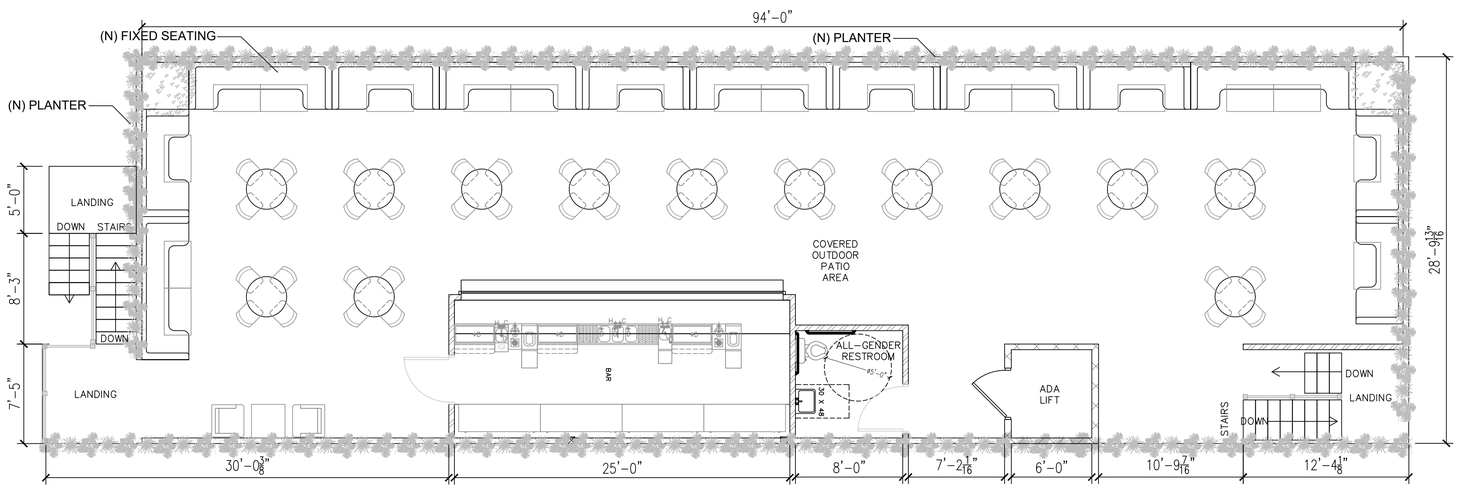
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DRAWN BY: Andy Luo
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

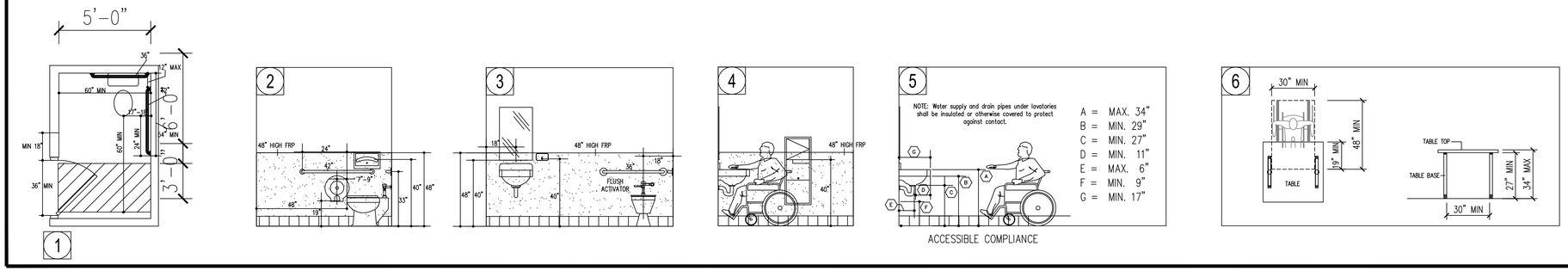
THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

SHEET
A-3



PROPOSED FLOOR PLAN 2ND FLOOR

SCALE : $\frac{3}{16}$" = 1'-0"



LEGEND

- (E) EXTERIOR WALLS
- (E) NON BEARING PARTITION
- (N) NON BEARING PARTITION
- (N) LOAD BEARING PARTITION
- (N) EXTERIOR WALLS

REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 1/30/25
CALIFORNIA

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TEL: 310-351-1403 Email: info@theulg.com

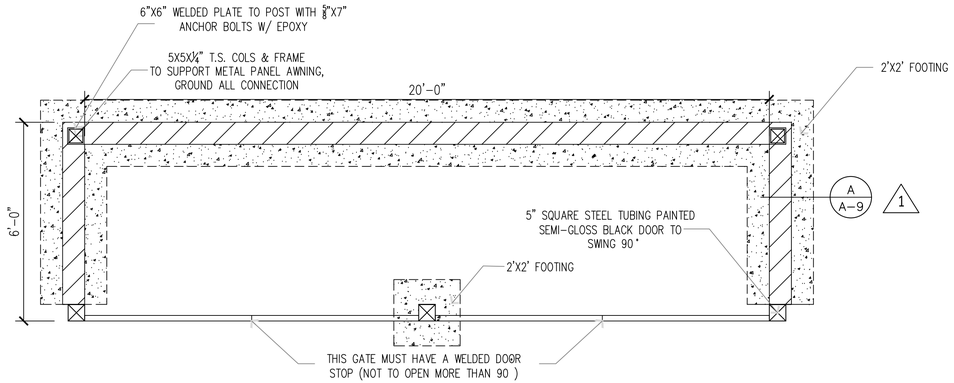
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NO.	DATE	COMMENTS

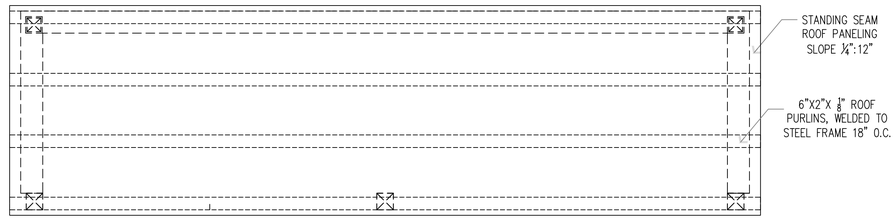
DRAWN BY: Andy Luo
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DATE:
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THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

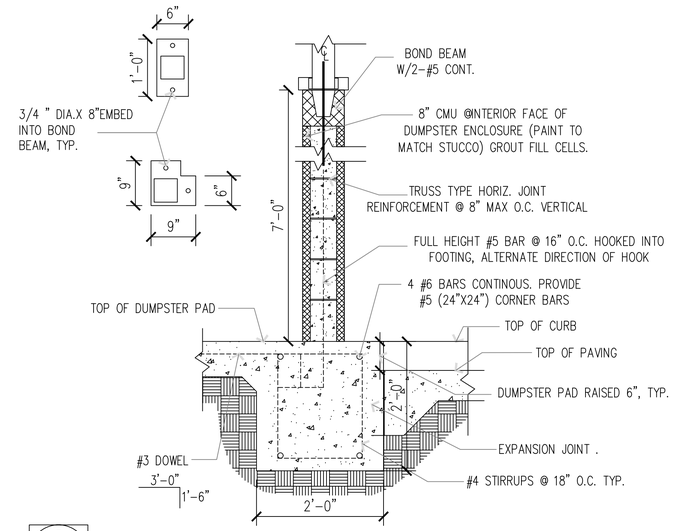
SHEET
OF A-4



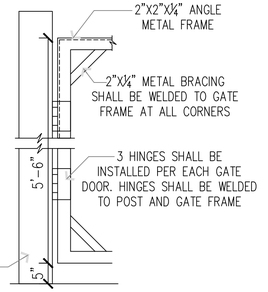
1 (N) DUMPSTER ENCLOSURE PLAN



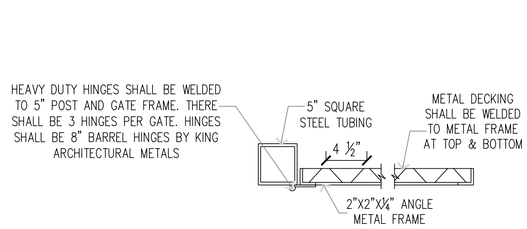
(N) DUMPSTER ROOF PLAN



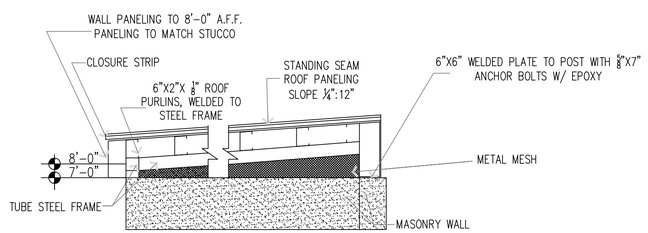
A MASONRY WALL ENCLOSURE



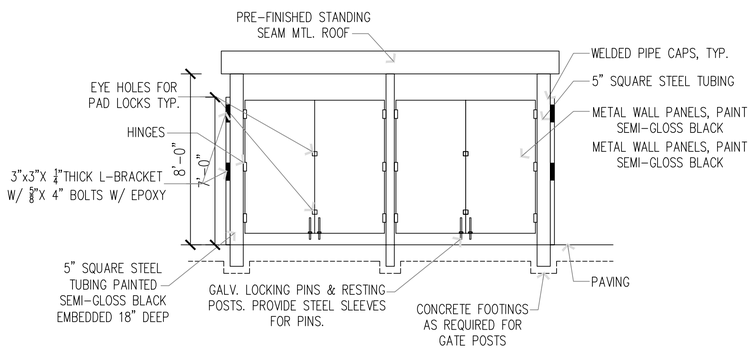
GATE TO POST CONNECTION



GATE TO POST CONNECTION



DUMPSTER ENCLOSURE ROOF



(N) DUMPSTER ENCLOSURE ELEVATION



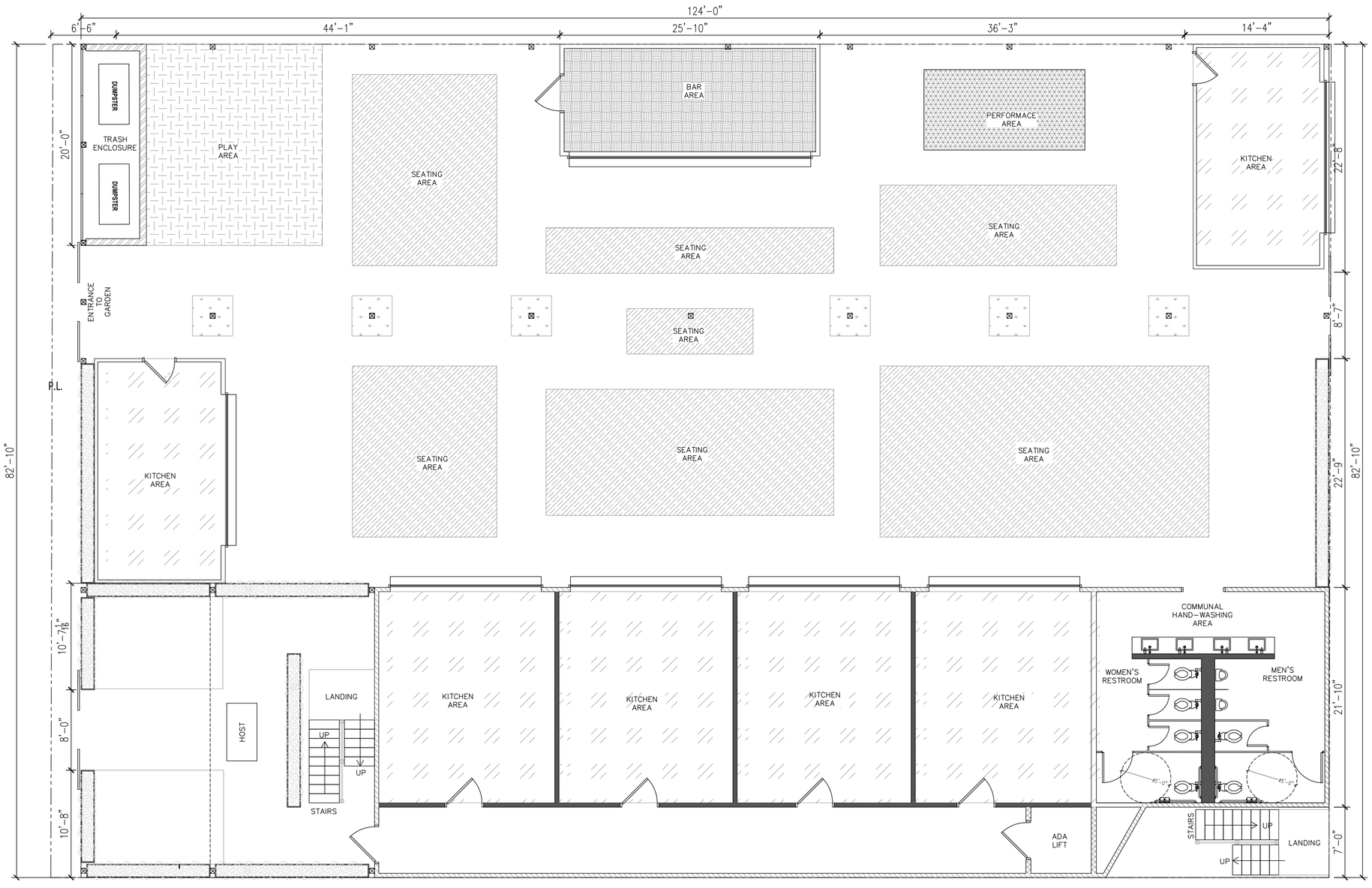
633 W. 5TH ST STE 2808 LOS ANGELES CA 90071
TEL: 310-351-1403 Email: andy@theulg.com
URBAN LIFESTYLE GROUP
Architecture | Engineering | Design | Construction

NO.	DATE	COMMENTS

DRAWN BY: Andy Lugo
CHECKED BY:
DATE:
SCALE: 1/4" = 1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF A-5



PROPOSED OCCUPANT PLAN GROUND FLOOR

SCALE : $\frac{3}{16}$"= 1'-0"

OCCUPANT LOAD ANALYSIS

SPACE (OCCUPANCY)	SQ. FT	O.L. FACTOR	
SEATING AREA	1766	15	118
KITCHEN AREA	2000	200	10
BAR AREA	265	200	1
PLAY AREA	349	15	24
PERFORMANCE AREA	128	15	9
TOTAL			162

REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 9/30/15
CALIFORNIA

440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

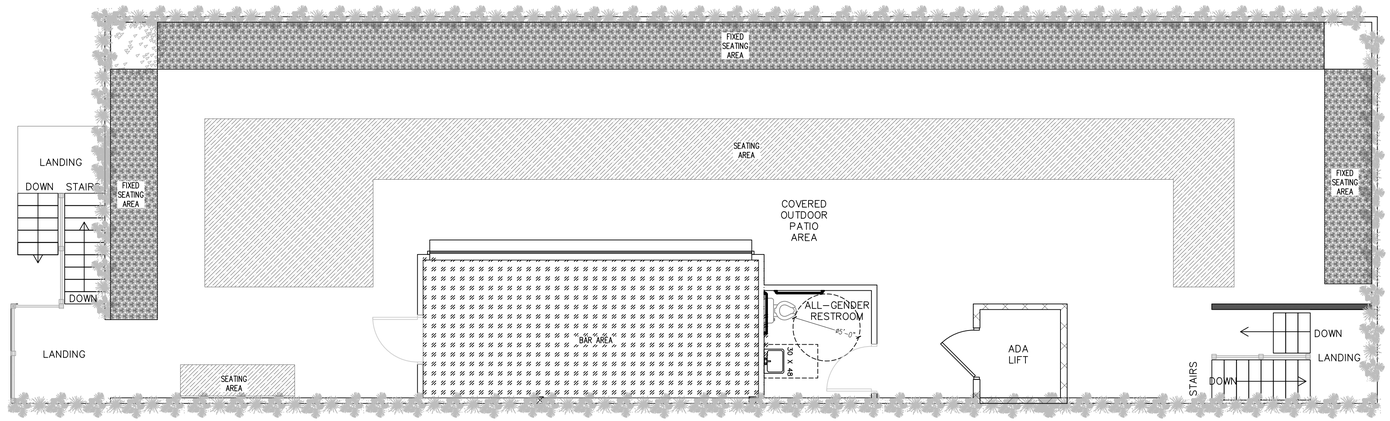
URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS

DRAWN BY: Andy Luo
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF A-6



PROPOSED FLOOR PLAN 2ND FLOOR

SCALE : $\frac{3}{16}$" = 1'-0"

OCCUPANT LOAD ANALYSIS				
SPACE (OCCUPANCY)		SQ. FT.	O.L. FACTOR	
	FIXED SEATING AREA	124 L.F.	18"	82
	SEATING AREA	504	15	34
	BAR AREA	262	200	1
TOTAL				117

REGISTERED ARCHITECT
LEONARD J. CARDON
No. C 9955
EXP. 1/30/25
CALIFORNIA

440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS

DRAWN BY: Andy Luo
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF A-7

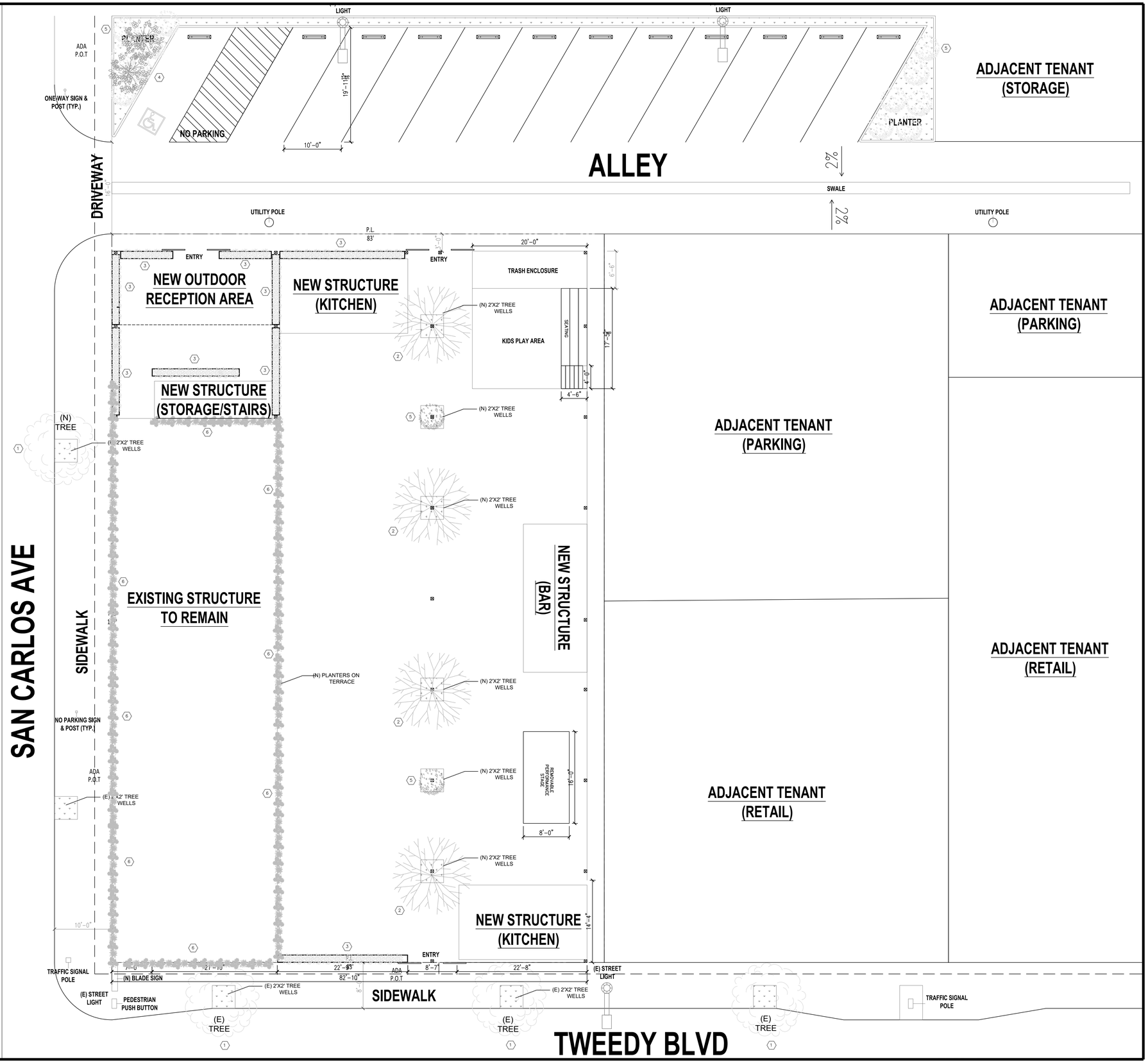
100

PLANT SCHEDULE

SYMBOL	ITEM#	BOTANICAL NAME	CONT	WATER
TREES				
	1	(4)Eucalyptus sideroxylon	2'X2' WELL	LOW
	2	(4)Olea europaea	2'X2' WELL	LOW
	3	(74)Ficus microcarpa	5 GAL.	LOW
	4	(2)Quercus agrifolia	TREE WELL	LOW
SHRUBS				
	5	(14)Rhaphiolepis indica	2'X2' WELL	LOW
	6	(171)Dichondra argentea	5 GAL.	LOW

NOTE:
All proposed landscaping shall be drought-tolerant and designed in accordance with xeriscape principles, incorporating California native and low-water-use plant species.

REGISTERED ARCHITECT
LEONARD J. CARBONI
No. C 9955
EXP. 1/30/25
CALIFORNIA



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TEL: 310-351-1403 Email: info@theulg.com

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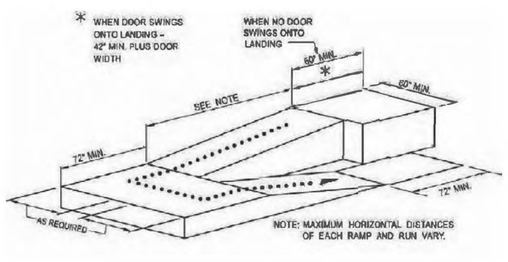
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DRAWN BY: Andy Luo
CHECKED BY:
DATE:
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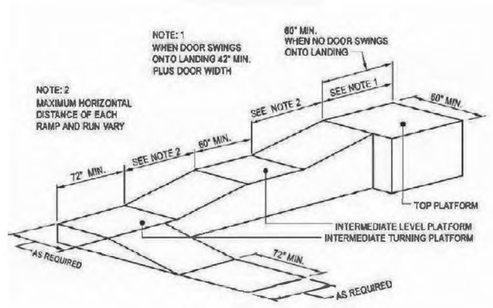
THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF L-01

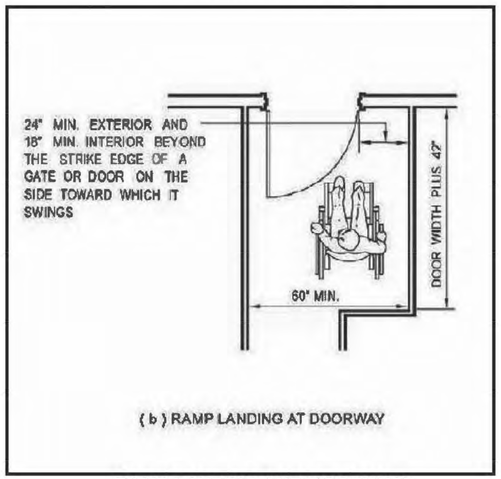
ACCESSIBILITY DETAILS FOR RAMPS



RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM



RAMP WITH TURNING PLATFORM



RAMP LANDING AND DOORWAY

ACCESSIBILITY DETAILS FOR DOORS MANEUVERING SPACES & ROUTES

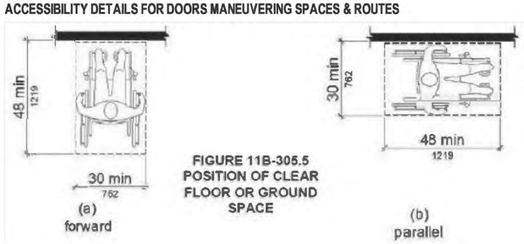
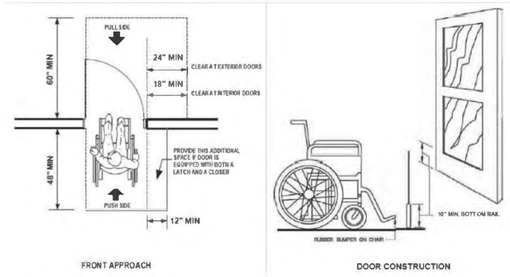


FIGURE 11B-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE



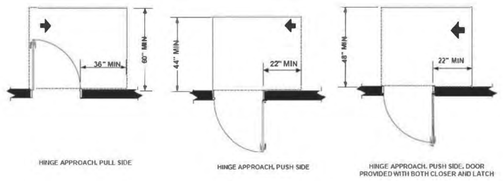


FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

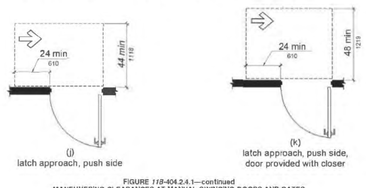


FIGURE 11B-404.2.4.1—continued
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

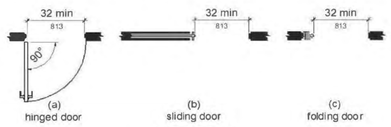
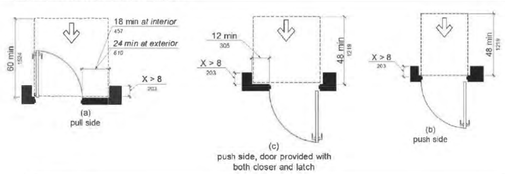


FIGURE 11B-404.2.3
CLEAR WIDTH OF DOORWAYS

TABLE 11B-404.2.3
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR or GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches	22 inches
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE.
4. ADD 4 INCHES IF CLOSER IS PROVIDED.
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.



NOTE:
- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT TYPE. CBC 11B-302.1
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAXIMUM. CBC 11B-309.4
- SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL BE DESIGNED AND CONSTRUCTED SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT THE EMPLOYEE WORK AREA. CBC 11B-203.9
- DINING AND WORK SURFACES SHALL COMPLY WITH 11B-902.2 AND 11B-902.3
- WHERE DINING SURFACES ARE PROVIDED FOR CONSUMPTION OF FOOD OR DRINK, AT LEAST 5% OF THE SEATING SPACES, AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH 11B-902.
- SELF SERVICE SHELVES AND DISPENSING DEVICES FOR TABLEWARE, DISHWARE, CONDIMENTS, FOOD AND BEVERAGES SHALL COMPLY WITH 11B-308. CBC 11B-904.5.1
- DEVICES USED FOR THE PURCHASE OF GOODS OR SERVICES THAT REQUIRE A PERSONAL IDENTIFICATION NUMBER (PIN) ZIP CODE, OR SIGNATURE SHALL COMPLY WITH THE REQUIREMENTS FOR POINT-OF-SALE DEVICES (P.O.S.) CBC 11B-220.2.
- POINT-OF-SALEDEVICES WHEN PROVIDED AT CHECK STANDS AND SALES AND SERVICE COUNTERS SHALL PROVIDE THE OPPORTUNITY FOR THE SAME DEGREE OF PRIVACY OF INPUT AND OUTPUT AVAILABLE TO ALL INDIVIDUALS. CBC 11B-707.4 AND CBC 11B-707.9.2.

1

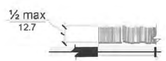


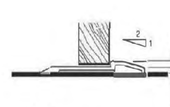
FIGURE 11B-302.2
CARPET PILE HEIGHT



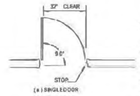
FIGURE 11B-302.2
VERTICAL CHANGE IN LEVEL



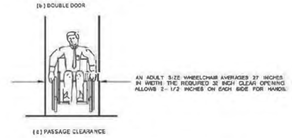
FIGURE 11B-302.2
BEVELED CHANGE IN LEVEL



11B-404.2.5
THRESHOLDS. IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.



11B-404.2.3
Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.



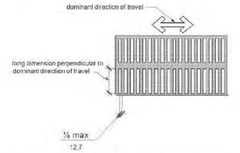


FIGURE 11B-302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

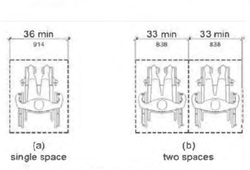


FIGURE 11B-802.1.2
WIDTH OF WHEELCHAIR SPACES

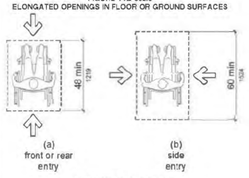


FIGURE 11B-802.1.3
DEPTH OF WHEELCHAIR SPACES

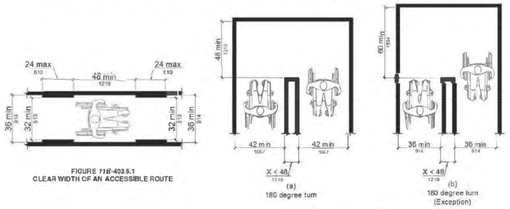


FIGURE 11B-403.5.1
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

FIGURE 11B-403.5.2
CLEAR WIDTH AT TURN

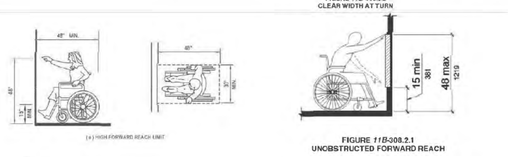


FIGURE 11B-308.2.1
UNOBSTRUCTED FORWARD REACH

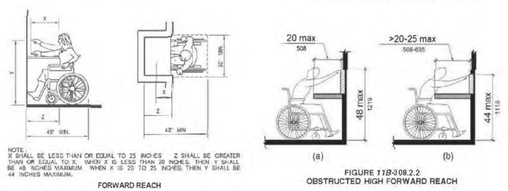


FIGURE 11B-308.2.2
OBSTRUCTED HIGH FORWARD REACH

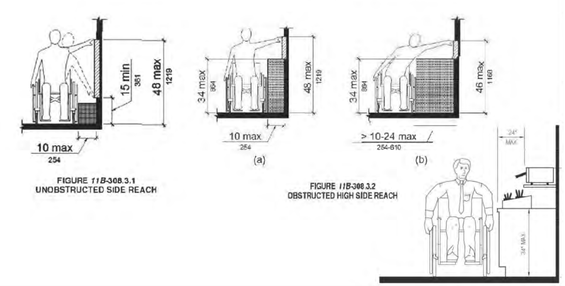


FIGURE 11B-308.3.1
UNOBSTRUCTED SIDE REACH

FIGURE 11B-308.3.2
OBSTRUCTED HIGH SIDE REACH

11B-703 Signs

11B-703.1 General. Signs shall comply with Section 11B– 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

11B-703.1.1 Plan review and inspection. Signs as specified in Section 11B–703, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with Sections 11B– 703.1.1.1 and 11B–703.1.1.2.

11B-703.1.1.1 Plan review. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval.

11B-703.1.1.2 Inspection. Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations.

TABLE 11B-703.3.1
BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM "I" INCHES MAXIMUM IN INCHES
Dot base diameter	0.059 – 0.059
Distance between two dots in the same cell	0.100
Distance between corresponding dots in adjacent cells	0.300
Dot height	0.025 – 0.037
Distance between corresponding dots from one cell directly below	0.395 – 0.400

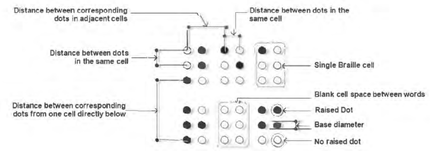
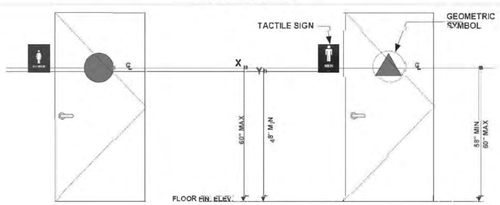
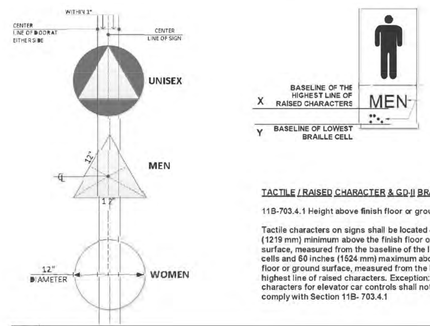


FIGURE 11B-703.3.1
BRAILLE MEASUREMENT





TACTILE / RAISED CHARACTER & GRADE II BRAILLE SIGN

11B-703.4.1 Height above finish floor or ground.

Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Exception: Tactile characters for elevator car controls shall not be required to comply with Section 11B- 703.4.1

2

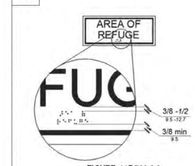


FIGURE 11B-703.3.2
POSITION OF BRAILLE

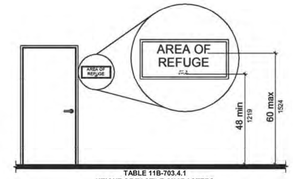


TABLE 11B-703.4.1
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

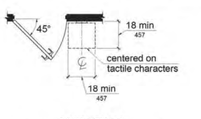


FIGURE 11B-703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

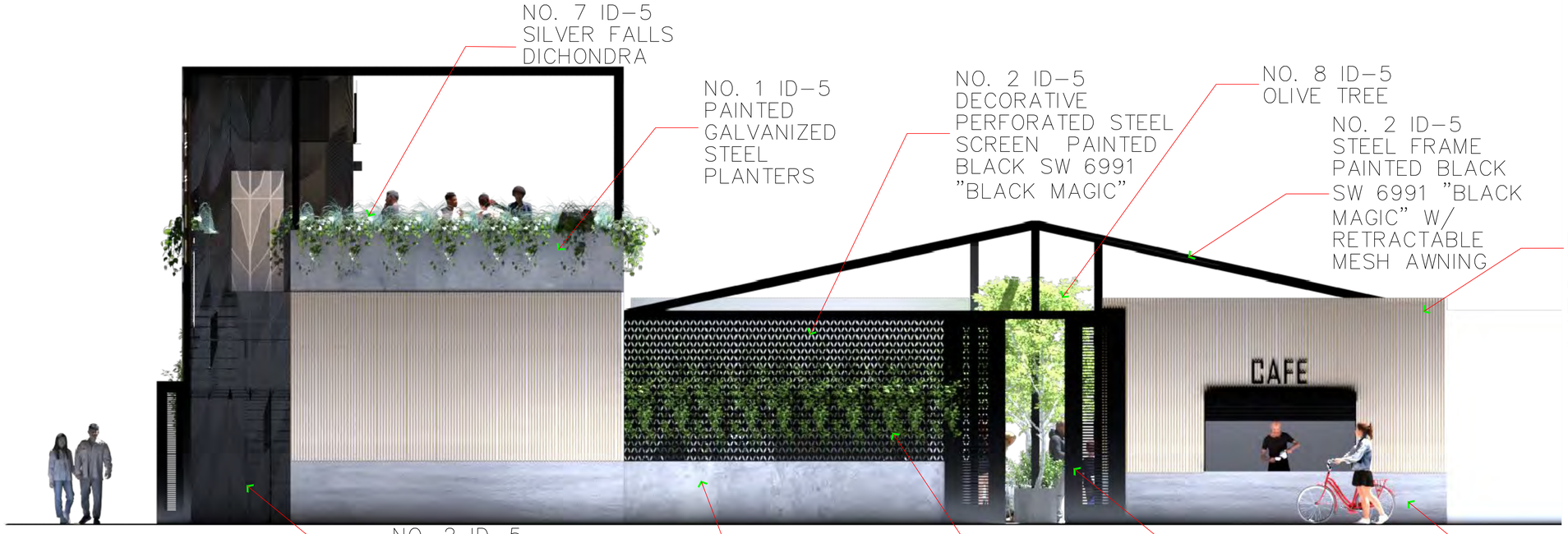
URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS

DRAWN BY: Andy Luce
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
H-1



PROPOSED FRONT ELEVATION

SCALE : NTS

REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 12/31/25
CALIFORNIA

440 E HUNTINGTON DR, STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

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DRAWN BY: Andy Lugo
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

SHEET
OF ID-1

NO. 2 ID-5
STEEL FRAME
PAINTED BLACK
SW 6991 "BLACK
MAGIC" W/
RETRACTABLE
MESH AWNING

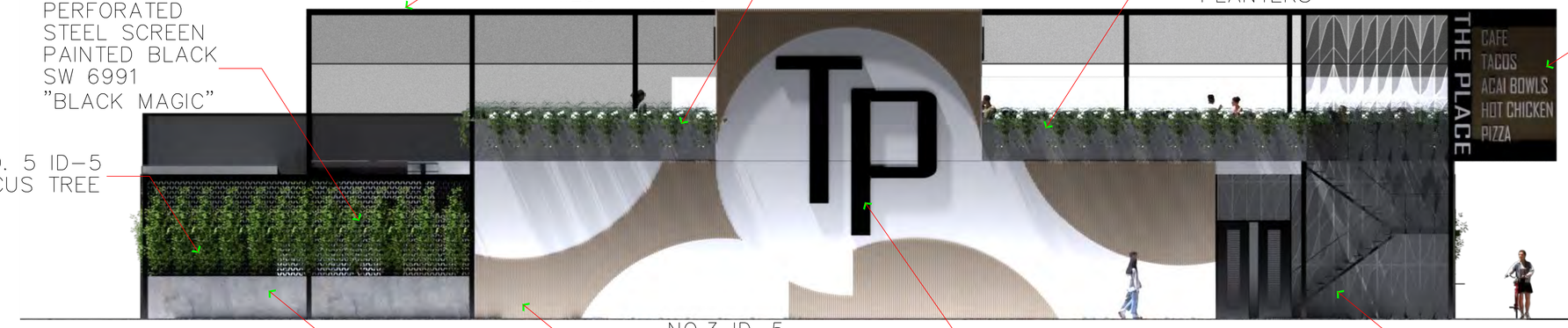
NO. 7 ID-5
SILVER FALLS
DICHONDRA

PAINTED
GALVANIZED
STEEL
PLANTERS

NEW BLADE SIGN
BLACK STEEL FRAME
WOOD SLATTING
WHITE LETTERING
ID-6

DECORATIVE
PERFORATED
STEEL SCREEN
PAINTED BLACK
SW 6991
"BLACK MAGIC"

NO. 5 ID-5
FICUS TREE



NO.1 ID-5
CONCRETE
PLANTERS MAX
42"H

NO.3 ID-5
WOOD SLATS ON NO.
6 ID-5 WHITE
PAINTED EXTERIOR
WALL SW 7006
"EXTRA WHITE"

NO. 4 ID-5
STEEL LETTERING
PAINTED BLACK SW
6991 "BLACK MAGIC"

NO. 2 ID-5
DECORATIVE
PERFORATED STEEL
SCREEN PAINTED BLACK
SW 6991 "BLACK
MAGIC"

PROPOSED SIDE ELEVATION

SCALE : NTS

REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 1/30/25
CALIFORNIA

440 E HUNTINGTON DR, STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS
1	8-5-2024	PLANNING CORRECTIONS

DRAWN BY: Andy Luna
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

SHEET
ID-2

NO. 2 ID–5
STEEL FRAME
PAINTED BLACK
SW 6991 "BLACK
MAGIC" W/
RETRACTABLE
MESH AWNING

PAINTED
GALVANIZED
STEEL
PLANTERS

NO. 7 ID–5
SILVER FALLS
DICHONDRA

NO.3 ID–5
WOOD SLATS ON NO.
6 ID–5 WHITE
PAINTED EXTERIOR
WALL SW 7006
"EXTRA WHITE"

NO. 8 ID–5
OLIVE TREE

NO. 5 ID–5
FICUS TREE



NO.1 ID–5
CONCRETE
PLASTER MAX
42"H

NO.2 ID–5
STEEL DOORS
PAINTED BLACK
SW 6991
"BLACK MAGIC"

NO.1 ID–5
CONCRETE
PLANTERS MAX
42"H

PROPOSED BACK ELEVATION

SCALE : NTS

REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 1/30/25
CALIFORNIA

440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION

NO.	DATE	COMMENTS
1		
2		
3		
4		
5		

DRAWN BY: Andy Luo
CHECKED BY:
DATE:
SCALE: 3/16"=1'-0"

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

~SHEET~
OF ID-3













REGISTERED ARCHITECT
LEONARD J. CARDONI
No. C 9955
EXP. 1/30/23
CALIFORNIA

URBAN LIFESTYLE GROUP
ARCHITECTURE | ENGINEERING | DESIGN | CONSTRUCTION
440 E HUNTINGTON DR STE 300, ARCADIA, CA 91006
TEL: 310-351-1403 Email: info@theulg.com

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

THE PLACE @ TWEEDY
3703 Tweedy Blvd, South Gate, CA 90280

SHEET
ID-4



NO.1 ID-5
CONCRETE
PLASTER MAX
42"H



NO. 2 ID-5
SW 6991
"BLACK MAGIC"



NO.3 ID-5
WOOD SLATS



NO. 4 ID-5
STEEL LETTERING
PAINTED BLACK SW
6991 "BLACK MAGIC"



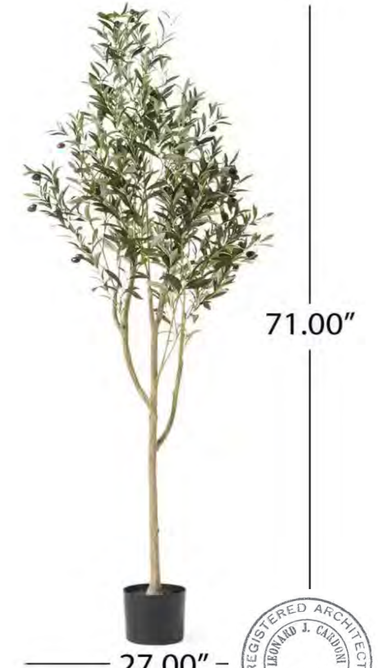
NO. 5 ID-5
FICUS TREE



NO.6 ID-5 WHITE
PAINTED EXTERIOR
WALL SW 7006
"EXTRA WHITE"



NO. 7 ID-5
SILVER FALLS
DICHONDRA



NO. 8 ID-5
OLIVE TREE

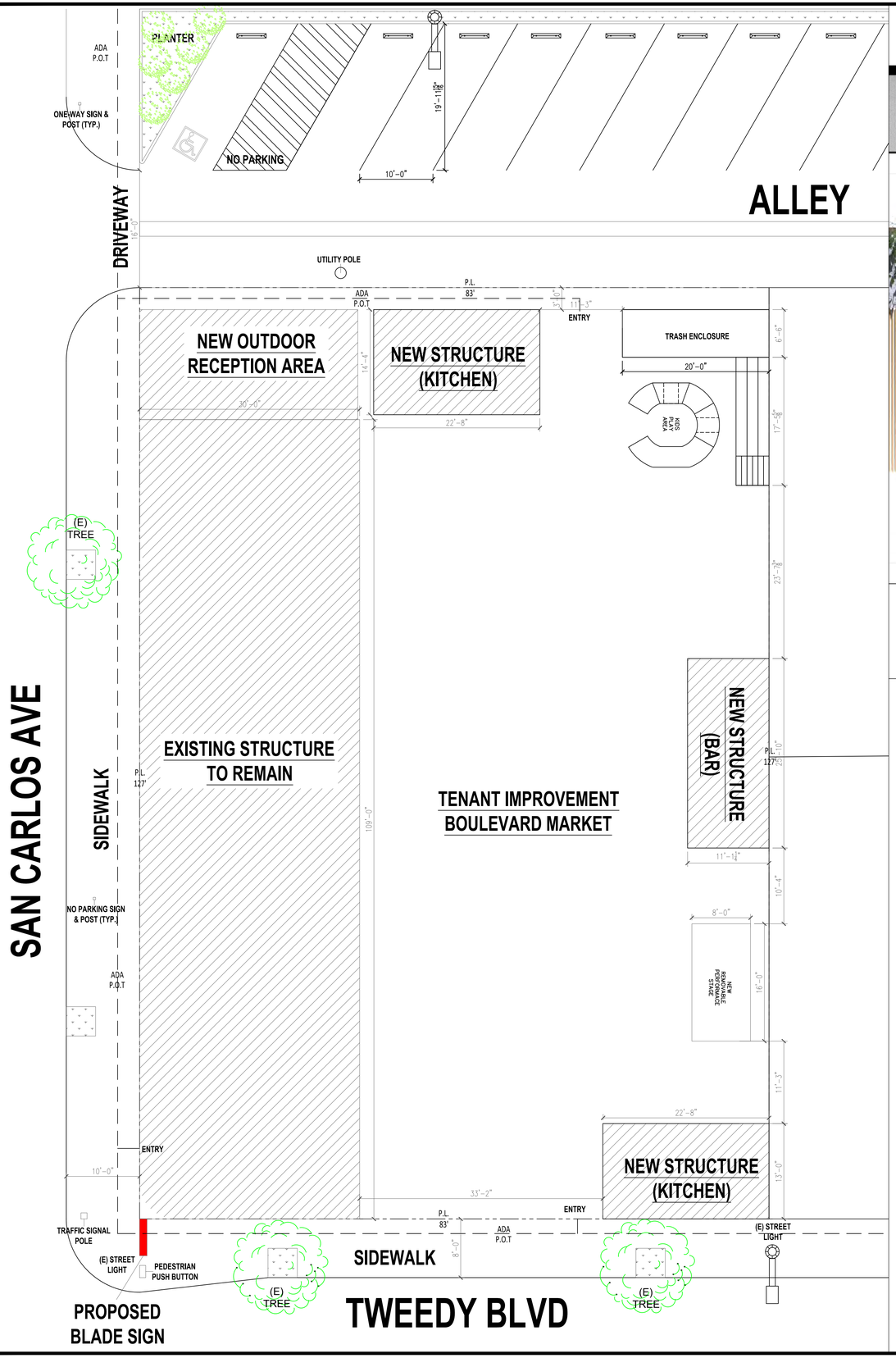
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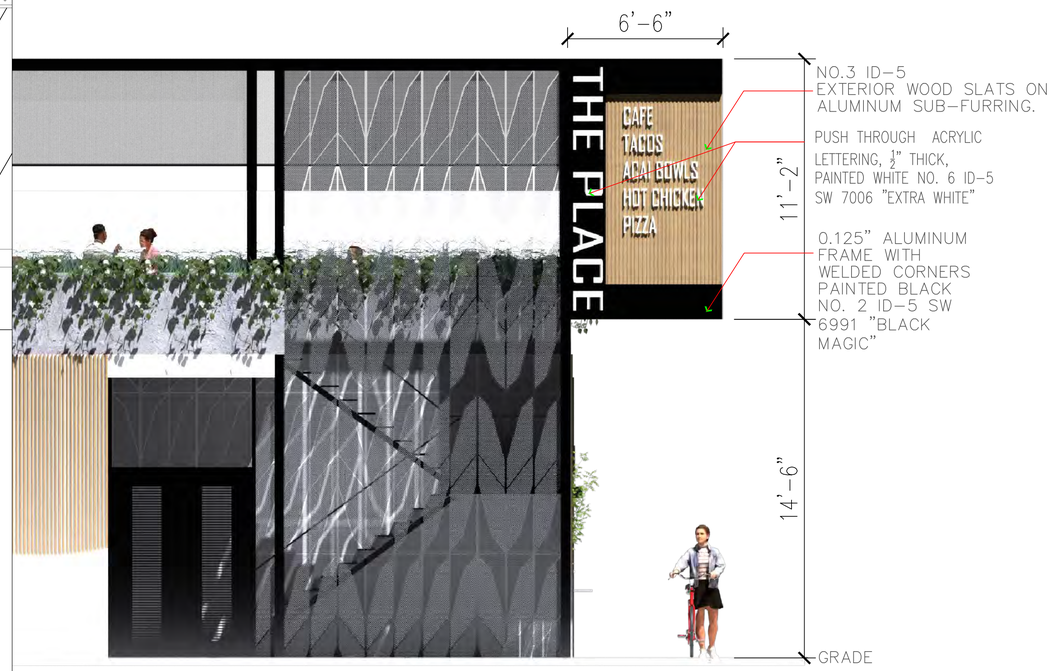
NO.	DATE	COMMENTS

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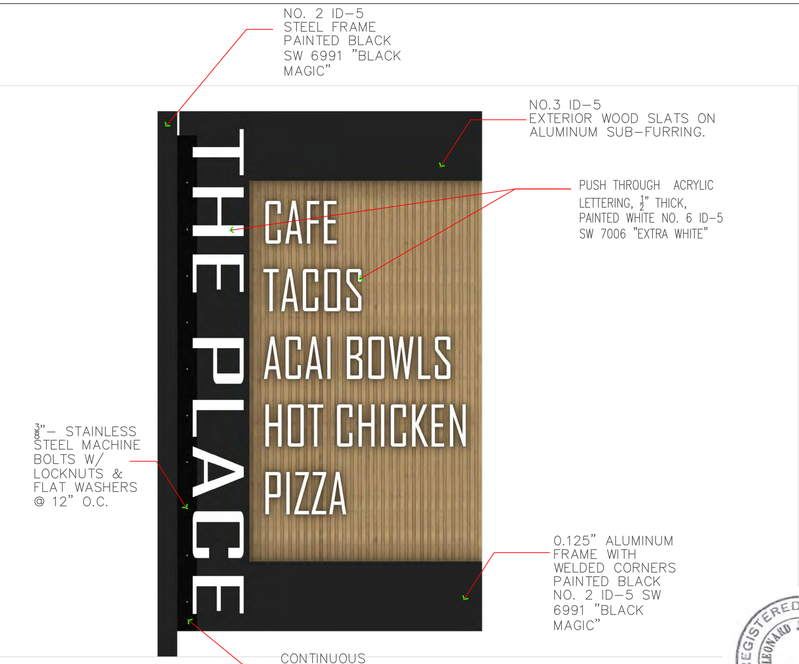
~SHEET~
OF ID-5





PROPOSED WEST ELEVATION BLADE SIGN

SCALE : NTS



BLADE SIGN DETAILS

SCALE : NTS

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~SHEET~
OF ID-6

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***October 21, 2025***

Special Projects Coordinator: *Sandra Varela* ***Planning Manager:*** *John F. Signo, AICP*

SUBJECT: U.S. EPA 2023 COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT. PLANNING COMMISSION UPDATE

PURPOSE: The City of South Gate was awarded a $500,000 U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant to assess properties that could be cleaned up and redeveloped to meet the City's economic and housing goals.

RECOMMENDED ACTIONS: Receive and file

BACKGROUND: The city received the U.S. EPA Community-Wide Brownfields Assessment Grant in October 2022. The grant requires quarterly briefings on the project's progress. In addition, City staff regularly updates US EPA Region 9 field staff regarding the status of the grant. The grant kick-off was held in May 2023, and a number of community outreach events have taken place since then. The grant period has been extended to October 2026.

ANALYSIS: This project supports the City Council's goals of "encouraging economic development" and "protecting strong, sustainable neighborhoods." To implement the City's Economic Development Strategy and affordable housing goals, the City aims to identify all potential sites where hazardous materials may impact commercial and industrial areas, as well as the affordable housing sites identified in our Housing Element.

The grant will help the City identify and study sites in key areas to see which ones are best suited for future housing development. It will support creating a list of sites, evaluating their conditions, and planning for cleanup on the most promising sites. The goal is to find and focus on the properties that can best support the City's plans for economic growth and revitalization

City staff, SCS Engineers, our environmental consultant, and Craig Communications, our Community Engagement consultant, will collaborate to inform South Gate residents and business owners about grant's goals and objectives and gather community feedback on prioritizing sites for economic and housing development. To learn more about the City's Brownfields Community-Wide Assessment grant, visit the Planning Division's webpage.

ATTACHMENTS:

1. EPA Brownfields Community-Wide Assessment Grant Power Point presentation







City of South Gate Community-Wide Brownfields Assessment Grant

Planning Commission Update

October 21, 2025

EPA Grant Brownfields Study Process

Step 1
Completed

- Developed list of potential Brownfield sites
- Collected input on sites from Advisory Committee and larger community

Step 2
In Progress

- Selected 8 sites and performing Phase I Environmental Site Assessments (ESAs)
- Historical research to evaluate past and current uses and possibility for contamination

Step 3

- Perform Phase II ESAs on 6 selected sites
- Field testing to determine nature and extent of contamination

Step 4

- Perform redevelopment and reuse planning for 4 sites
- Planning and cleanup documents
- Use these to help secure federal/state funding for cleanup/redevelopment

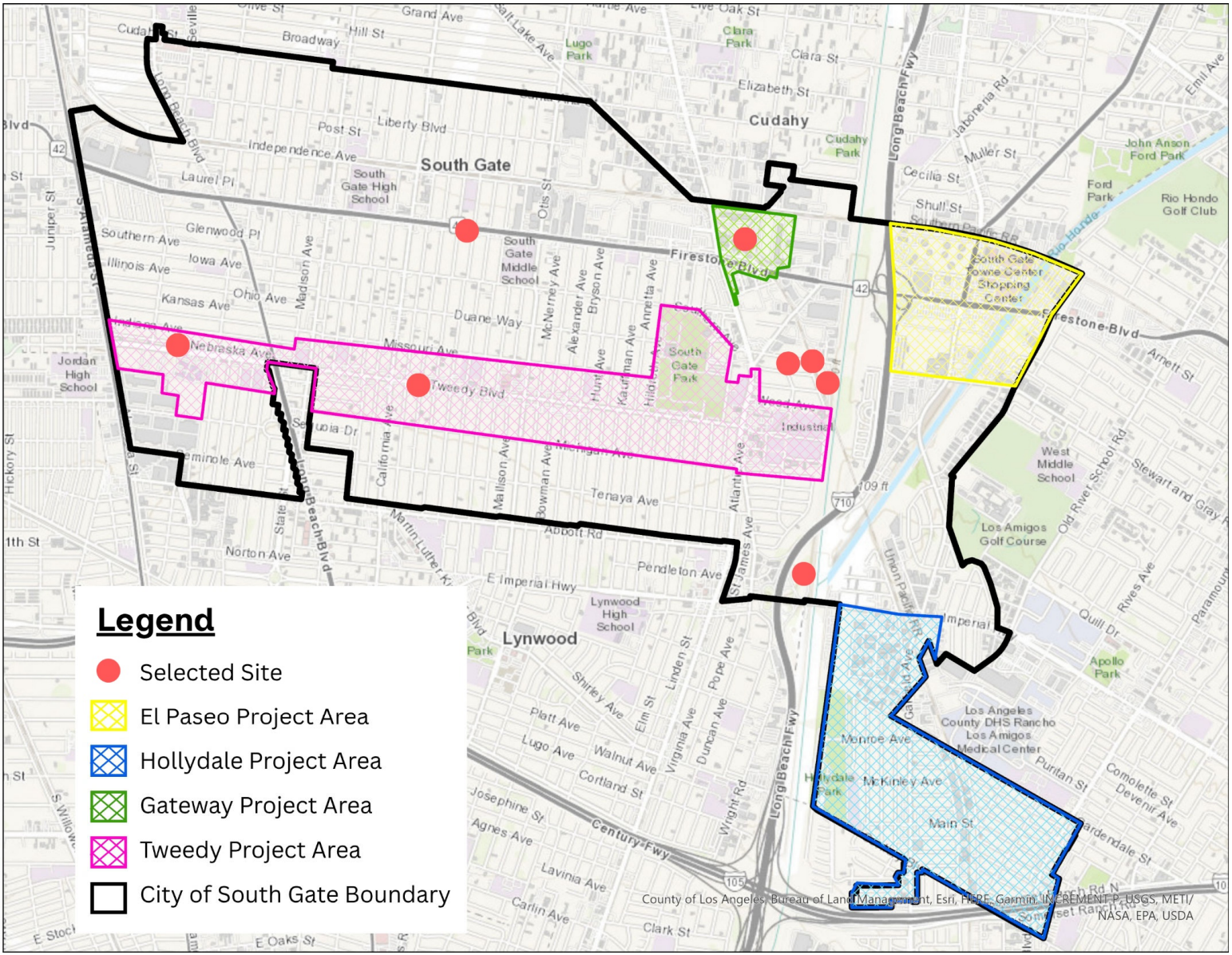




How did we develop and rank the list of potential sites?

- Development potential
  - Does this meet City economic goals
  - Possible housing site (affordable?)
  - Would reuse help the community (park, school, etc.)
- Location in relation to target areas
- Willingness of property owner to participate
- Community outreach/feedback
- Look at specific parcels – size, zoning, etc.
- Review various federal, state, county and city databases
- Regulatory history
- Extent of contamination
- Complexity of remediation
- Possible funding sources for cleanup/redevelopment





Sites Selected

Sites Selected

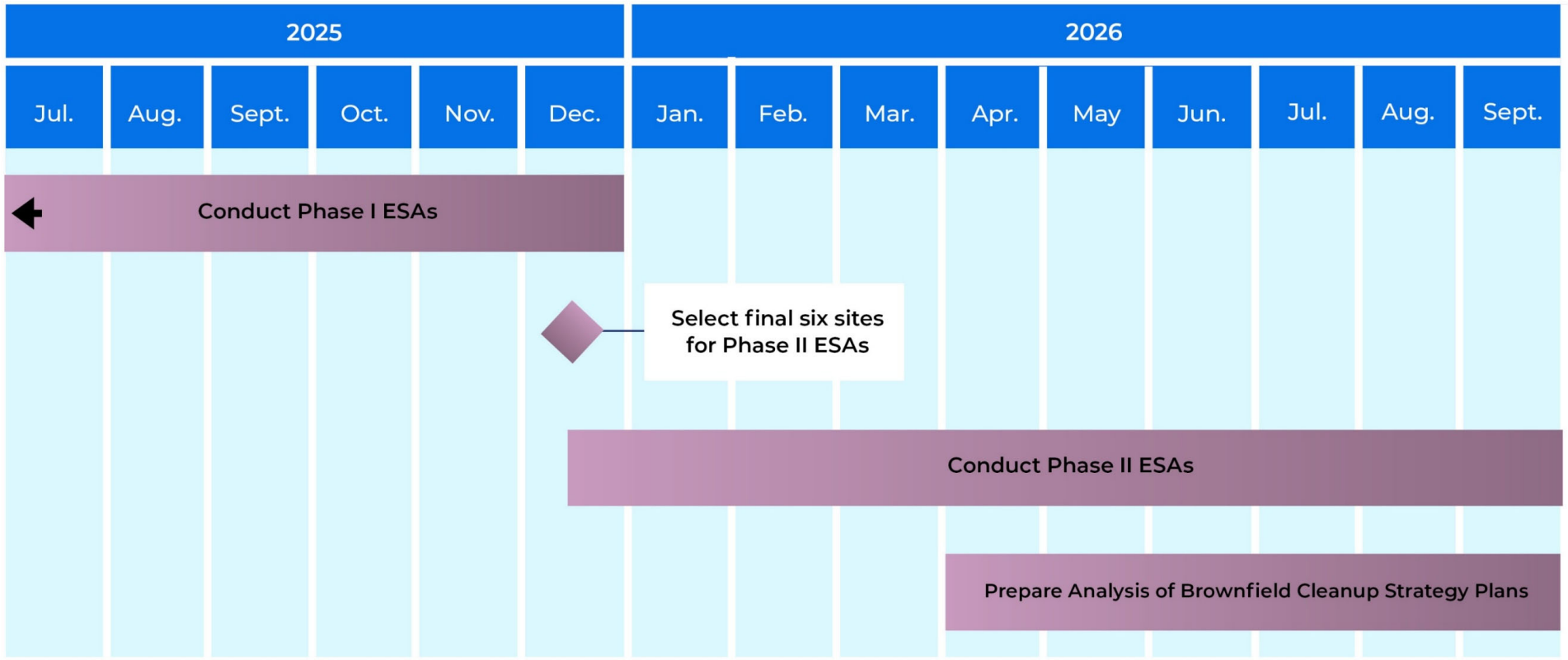
Site	Reason for Selection	Status
Parque Dos Rios	To support Watershed Conservation Authority; we support their vision of protecting open space for people and wildlife	Phase I ESA in progress
9525 Salt Lake Avenue + adjacent water tower	Close to future transit; potential to redevelop into mixed-use, residential, or transit-oriented development	Phase I ESA in progress
5250 Southern Avenue	Close to future transit; potential to redevelop into mixed-use, residential, or transit-oriented development	Phase I ESA in progress
5310 Southern Avenue	Potential to redevelop into residential or transit-oriented development	Phase I ESA in progress



Sites Selected

Site	Reason for Selection	Status
3800 block of Firestone Blvd	Cesar Chavez Foundation plans to redevelop into multifamily housing	Phase I ESA in progress
4909 Mason Street + adjoining parcel	Within the Gateway target area; close to future transit; potential to redevelop into mixed-use or transit-oriented development	Phase I ESA in progress
2703 Tweedy Boulevard + adjoining 4 parcels	Within the Tweedy target area; close to future transit; potential to redevelop into mixed-use or transit-oriented development	Phase I ESA in progress
3626 Tweedy Boulevard + adjoining 2 parcels	Within the Tweedy target area; close to future transit; potential to redevelop into mixed-use or transit-oriented development	Phase I ESA in progress

Schedule


2025
2026
Jul.
Aug.
Sept.
Oct.
Nov.
Dec.
Jan.
Feb.
Mar.
Apr.
May
Jun.
Jul.
Aug.
Sept.
Conduct Phase I ESAs
Select final six sites for Phase II ESAs
Conduct Phase II ESAs
Prepare Analysis of Brownfield Cleanup Strategy Plans

Thank you.

FOR MORE INFORMATION:

Sandra Varela
Special Projects Coordinator
City of South Gate/Community Development
323-563-9563
svarela@sogate.org