SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, November 18, 2025 at 6:30 p.m.

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

1. Call To Order

2. Pledge of Allegiance

3. Roll Call

4. City Officials

CHAIRPERSON
Lizette Ruiz

VICE CHAIRPERSON
Daisy Prieto

COMMISSIONERS
Mayra Castaneda
Jimmy Ozaeta
Margarita Valenzuela

5. Report On Posting

I, Javier Barraza, Special Projects Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on November 13, 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 21, 2025**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of October 21, 2025.

Documents:

PC Minutes 10.21.25.pdf

B. **PLANNING COMMISSION MINUTES FOR NOVEMBER 4, 2025**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of November 4, 2025.

Documents:

PC Minutes 11.04.25.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 (CUP) NO.25-03 FOR A MEDICAL AND DENTAL OFFICE FACILITY WITH URGENT CARE SERVICES WITHIN AN EXISTING COMMERCIAL BUILDING AT 4433 AND 4437 TWEEDY BOULEVARD, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Staff recommends that the Planning Commission:

1. Find that in accordance with CEQA, this project qualifies for a categorical exemption under CEQA Guidelines Section 15301, (Class 1) “Existing Facilities” and Section 15332, (Class 32) “In-Fill Development,” and is thereby exempt from CEQA in that the project consists only of improvements to existing structures with no expansions being proposed, and is surrounded by urban uses.

2. Adopt Resolution No. 2025-11 approving CUP No. 25-03.

Documents:

4433 Tweedy Blvd_AB Packet_PC 11182025.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.

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 Monday, December 8, 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 21, 2025

1. CALL TO ORDER – 6:30 p.m.

The Planning Commission of the City of South Gate met in-person on October 21, 2025, at 6:30 p.m., Chair Ruiz presiding.

2. PLEDGE OF ALLEGIANCE

Commissioner Valenzuela led the Pledge of Allegiance.

3. ROLL CALL

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

4. CITY OFFICIALS

Staff Present:	John F. Signo, AICP, Planning Manager
	Raul F. Salinas, City Attorney
	Sandra Valera, Special Projects Coordinator
	Javier Barraza, Special Projects Coordinator

5. REPORT ON POSTING

Special Projects Coordinator Barraza certified 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 October 7, 2025.

Approval of the minutes for the regular Planning Commission meeting of October 7, 2025.

Action: Approved 5-0.
Motion by Commissioner Valenzuela.
Seconded by Vice Chair Prieto.

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

8. PUBLIC HEARING

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 conducted a Public Hearing to consider a 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 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 included 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.

Planning Manager Signo gave a presentation on CUP No. 25-04 and PL No. 25-0312.

Applicant Silvestre Madrigal Jr. spoke in support of the project.

Public testimony was taken and the City received comments in support of the project from the following: Mario Domiguez Jr., Eric Estrada, Adela Herrera, Gregory Benjamin, Gustavo Cortes, Melvin Castro, Jimmy, Juan Hernandez, Andres Lugo (applicant), and Dieter.

City Attorney Salinas stated that there were questions and comments that needed to be stated for the record about the CUP.

Planning Manager Signo asked questions about future vendors and wanted the applicant to understand and state for the record the acceptance of the conditions of approval and enforcement by the City for the CUP.

Chairperson Ruiz asked if the conditions needed to be added to the written conditions of the CUP.

City Attorney Salinas stated that it is standard for the applicant to state for the record that he understands the conditions and will abide by them.

Planning Manager Signo pointed out a section of the CUP that states the enforcement details.

Commissioner Ozaeta asked questions about alcohol sales, noise barriers, conditions of the alley, and parking. Planning Manager Signo and Applicant Lugo responded.

Commissioner Ozaeta stated that if there were any changes, he would like this item to be brought back to the Planning Commission.

Commissioner Castaneda and City Attorney Salinas commented about public parking changes not being part of this item. Commissioner Ozaeta responded.

Vice Chair Prieto and Commissioner Ozaeta commented and asked questions about parking and lighting in the public parking lot. Director of Community Development Gabriel Perez, City Attorney Salinas, and Applicant Madrigal Jr. responded.

Chairperson Ruiz commented that, for the sake of transparency, she met with the applicant at the site. She commented and asked questions about parking enforcement, past tenants of this site, other businesses that are successful near this location on Tweedy Boulevard, and safety concerns in the alley and public parking lots near the alley. Planning Manager Signo responded.

Commissioner Valenzuela commented that if there are changes to this project that she would request that this item be brought back to the Planning Commission.

Action: Approved 5 - 0.
Motion by Commissioner Casteneda to approve project as recommended by staff.
Seconded by Commissioner Ozaeta.

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

9. OPEN SESSION ITEMS

A. UPDATE ON U.S. EPA 2023 COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT

Special Projects Coordinator Varela gave a presentation to update the Planning Commission about U.S. EPA 2023 Community-Wide Brownfields Assessment Grant.

Staff 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.

There was a public comment from Mario Domiguez Jr.

Action: Approved 5 - 0.
Motion by Vice Chair Prieto.
Seconded by Commissioner Valenzuela.

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

10. COMMENTS

A. Public Comments:

- Speakers: Teresa, and Mario Domiguez Jr.

B. City Staff Comments:

- No Comments

C. Planning Commission Comments:

- Vice Chair Prieto stated that she needed help login into the Harassment Prevention Training. Chairperson Ruiz also needed assistance. Planning Manager Signo and City Attorney Salinas responded.

11. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Respectfully submitted by:

_____
John F. Signo, AICP, Planning Manager

_____
Lizette Ruiz, Chairperson

ACTION MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, NOVEMBER 4, 2025

1. CALL TO ORDER – 6:30 p.m.

The Planning Commission of the City of South Gate met in-person on November 4, 2025, at 6:30 p.m., 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 Mayra Castaneda

4. CITY OFFICIALS

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

5. REPORT ON POSTING

Special Projects Coordinator Barraza certified the meeting agenda was properly posted.

6. MEETING COMPENSATION DISCLOSURE

Special Projects Coordinator Barraza disclosed the Commissioners' compensation.

7. CONSENT CALENDAR

No items on the consent calendar.

8. PUBLIC HEARING

No items on the consent calendar.

9. OPEN SESSION ITEMS

A. **WORKSHOP ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**
Associate Planner Valdez gave a presentation.

Staff 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.

Commissioners asked questions and staff responded.

Action: Approved 5-0.
Motion by Vice Chair Prieto to receive and file.
Seconded by Commissioner Casteneda.

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

10. COMMENTS

A. Public Comments:
- No comments.

B. City Staff Comments:

- Planning Manager Signo reminded the commissioners that the Harassment Prevention training is due that week. He announced that Senior Planner Pelayo has been out of the office on paternity leave and will return at the end of the month. He updated the commissioners about future projects and reminded the commissioners of future meetings.

C. Planning Commission Comments:

- Commissioner Ozaeta asked about the recommended process when lobbyists or applicants contact them about site visits. Assistant City Attorney Hardwick and Planning Manager Signo responded.
- Chair Ruiz, Commissioner Ozaeta, Commissioner Valenzuela, had follow-up questions and comments and staff responded.

11. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

Respectfully submitted by:

_____
John F. Signo, AICP, Planning Manager

_____
Lizette Ruiz, Chairperson

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***November 18, 2025***

Associate Planner: *Joshua Valdez* ***Planning Manager***: *John F. Signo, AICP*

Joshua Valdez

SUBJECT:
Conditional Use Permit No.25-03 (CUP No.25-03) for a request to establish a medical and dental office facility with urgent care services within an existing commercial building at 4433 and 4437 Tweedy Boulevard, and finding the action exempt from the California Environmental Quality Act.

PROJECT PROPOSAL/REQUEST:
Request to develop a medical and dental office facility with urgent care services within an existing commercial building, including a comprehensive interior remodel, façade renovations, and site improvements. The request includes a finding that under the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15301, (Class 1) "Existing Facilities" and Section 15332, (Class 32) "In-Fill Development," and is thereby exempt from CEQA in that the project consists only of improvements to existing structures with no expansions being proposed, and the project site is located in a developed urban area; as such, the project qualifies for a Class 1 and 32 categorical exemption.

- **Project Location: 4433 and 4437 Tweedy Boulevard**
- Assessor's Parcel Numbers: 6217-016-059 and 6217-016-060
- Property Owners: Jack Azad
- Applicant: Ben Borukhim
- Specific Plan: Tweedy Boulevard Specific Plan
- Zoning: Tweedy Mixed Use-2 (TMU-2)
- General Plan Designation: Tweedy Corridor, Sub-Area 3
- Lot Size: 3,798 square feet (SF) or 0.0879 acre (AC) and 7,613 SF or 0.1759 AC
- Existing Building Size: 6,904 SF total

RECOMMENDATION:
Staff recommends that the Planning Commission:

1. Find that in accordance with CEQA, this project qualifies for a categorical exemption under CEQA Guidelines Section 15301, (Class 1) "Existing Facilities" and Section 15332, (Class 32) "In-Fill Development," and is thereby exempt from CEQA in that the project consists only of improvements to existing structures with no expansions being proposed, and is surrounded by urban uses.

2. Adopt Resolution No. 2025-11 approving CUP No. 25-03.

PUBLIC NOTIFICATION:
Advertising and notification of the public hearing for the application were conducted in compliance with Chapter 11.50.020, Title 11 of the South Gate Municipal Code. Notice of the hearing was originally posted and published in the "*South Gate Press*" newspaper and was mailed to surrounding properties on November 6, 2025.

PROJECT DESCRIPTION:
Jack Azael is the property owner of both subject lots, and Ben Borukhim has applied for a CUP on behalf of Mr.Azael to establish and operate a medical and dental office with a pharmacy component within the existing structures. This project is envisioned as a modern, community-serving medical destination designed to provide accessible and high-quality health care along Tweedy Boulevard. The project includes a comprehensive renovation of an existing commercial building to accommodate an urgent care center, dental office, and pharmacy, creating a coordinated hub for essential health services, with an emphasis on thoughtful design to foster convenience and continuity of care for residents while contributing to the ongoing transformation of Tweedy Boulevard into a vibrant, pedestrian-friendly district. The applicant has drawn inspiration from successful neighborhood healthcare models that blend contemporary design with community accessibility, demonstrating how adaptive reuse can elevate both public health and the built environment.



Figure 1 – Aerial Image

Tenant Composition
The project includes two developed parcels with a shared one-story building, predominantly built to the property line along Tweedy Boulevard (*See Figure 1*). There will be a total of three (3) tenants across the one building:

Ground Level (3 Units):
- Dental Office: 2,655.8 SF
- Pharmacy: 531.6 SF
- Urgent Care: 3,716.9 SF
- Total Building Size: 6,904 SF

Hours of Operation
The collective hours of operation for the project are as follows:
- Dental Office: 8:00 AM – 6:00 PM, Monday through Saturday, and closed on Sunday.
- Pharmacy: 9:00 AM – 6:00 PM, Monday through Friday, and closed on weekends.
- Urgent Care: 8:00 AM – 12:00 AM, seven days a week.

ENVIRONMENTAL ANALYSIS:
Under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines"), the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (Class 1 – Existing Facilities) and Section 15332 (Class 32 – In-Fill Development) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

BACKGROUND:

Project Overview
The project site consists of two developed lots (4433 Tweedy Boulevard and 4437 Tweedy Boulevard), each with a single-story building, at the southeast corner of Tweedy Boulevard and Bryson Avenue. The combined site measures approximately 11,411 SF or approximately 0.26 AC. It is a rectangular-shaped site with street frontage on Tweedy Boulevard to the south and Bryson Avenue to the west. There is an alley and public parking to the north. The existing buildings were designed for one tenant, and the site provides a total of nine parking spaces.

The corner lot at 4433 Tweedy Boulevard is 7,613 SF and is proposed for an urgent care and pharmacy. The lot at 4437 Tweedy Boulevard, to the west of the corner lot, is 3,798 SF and is proposed as a dental office. The project site is in the TBSP, with a General Plan land use designation of Tweedy Corridor, Sub-area 3, zoned Tweedy Mixed-Use 2 (TMU-2). As such, this project is subject to the development and permit procedures listed in the TBSP, which requires a CUP for "medical services" land use type, as shown in Table 4-2 of the TBSP.

The Tweedy Boulevard Specific Plan, Table 4-2 programmatically separates medical services into 4 categories, which are subsequently defined in South Gate Municipal Code (SGMC), Title 11, Chapter 11.60, Section 11.60.160 "M" definitions. Based on proposed business activities, Staff determined that the applicant is requesting a CUP for "medical services, clinic/ urgent care" and "medical services, medical/ dental/ holistic" land use types, with the pharmacy component being classified as a 'Retail Sales, General' land use – which is permitted by right. SGMC 11.60.160 defines "medical services, clinic/ urgent care" as "[a] medical office of five or more licensed

practitioners and/ or medical specialties" and "an establishment providing limited clinical and emergency medical services generating primarily walk-in service." Similarly, SGMC 11.60.160 defines "medical services, medical/ dental/ holistic" as "a facility other than a hospital where medical, dental, holistic, mental health, surgical, and/ or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, and other than nursing staff) within an individual office suite." Together, these classifications ensure that the project's proposal is appropriately regulated under the City's zoning framework, aligning the facility's operations with the intent and standards of the Tweedy Boulevard Specific Plan.

Both structures have historically been used as one building, which served as a dental office. City records indicate that the historical business licenses have been registered under one address, 4433 Tweedy Boulevard (see *Table 1*).

Table 1 – License History	
1961	Sebastian's Men & Boys Wear
1977	Dentistry
1996	Harrison Dental Ceramics
2000	Castle Dental Center
2006	Consumer Health Inc. dba Newport Dental

Surrounding properties include commercial uses along Tweedy Boulevard and residential uses to the north along Bryson Avenue. To the south, across Tweedy Boulevard is an existing dentistry. 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	Tweedy Mixed-Use 2 (TMU-2)	City parking lot and residences
East	Tweedy Mixed-Use 1 (TMU-1)	Services
South	Tweedy Mixed-Use 2 (TMU-2)	Medical and dental services
West	Tweedy Mixed-Use 2 (TMU-2)	Commercial

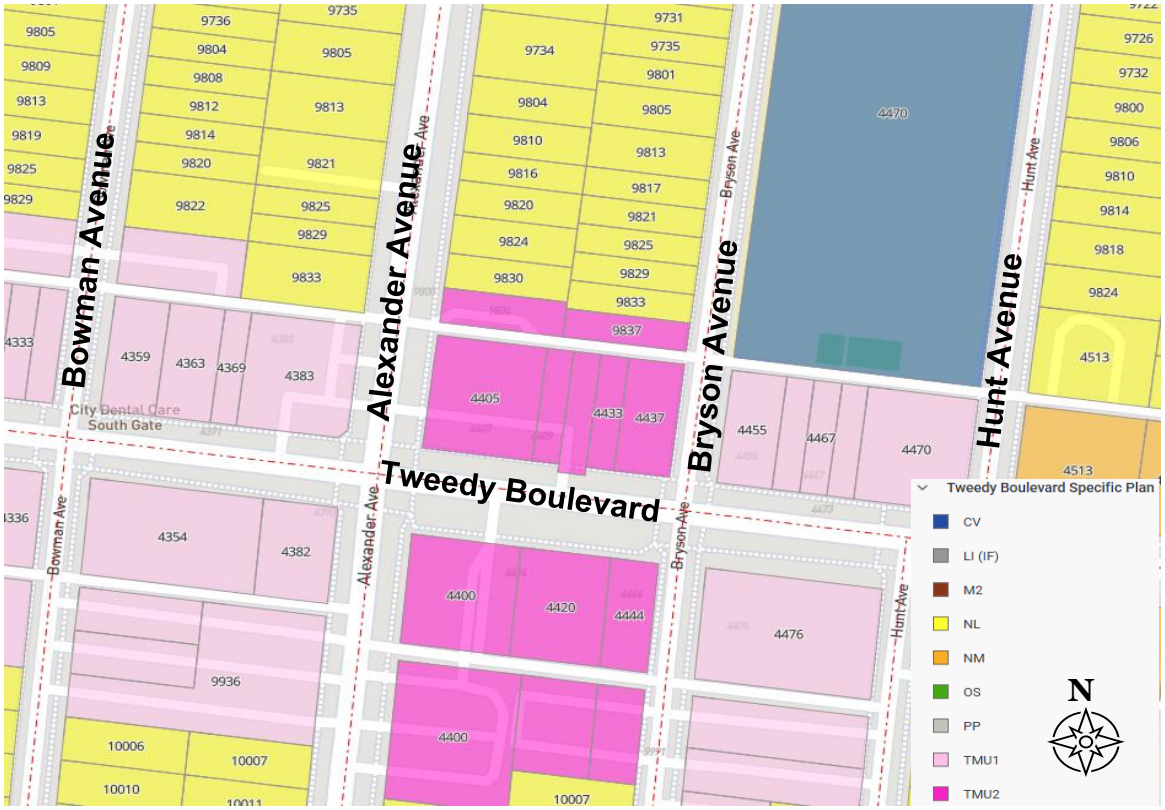


Figure 2 – Zoning Map

The project site is currently underutilized, and the buildings have been vacant for years, with records showing the last business closing its operations in 2015. The proposed project will activate this underutilized parcel while connecting to the existing medical services south of the project site. The project proposal consists of an interior remodel of both the existing structure and comprehensive façade and exterior enhancements (see Exhibit 2). The interior remodel will reconfigure the existing floor plan to accommodate three distinct tenant spaces for an urgent care clinic (3,716.9 SF), dental office (2,655.8 SF), and pharmacy (531.6 SF), each with dedicated treatment rooms, reception and waiting areas, staff facilities, and support spaces. The project also includes accessibility upgrades, new interior finishes, and a connecting doorway between the medical suites to allow for operational coordination. The façade and exterior improvements include updated architectural finishes, new windows and doors, metal awnings, enhanced lighting, signage consistent with City standards, and new landscaping with raised planters and drought-tolerant plantings. Additionally, a mural is proposed on the west elevation as a public art feature to complement the project's contemporary design and contribute to the visual character of Tweedy Boulevard. The mural design has not yet been finalized and will be presented to the Planning Commission at a later date. Collectively, these improvements will modernize the building's appearance and functionality, providing a cohesive and inviting facility along Tweedy Boulevard.

The project site currently provides on-site parking spaces. The proposed reconfiguration of parking will maintain the existing parking spaces. Furthermore, the TBSP allows for the concept of a shared parking program for any commercial uses located within the "Tweedy Mile Subarea.", which includes the central portion of the Tweedy Corridor between State Street and Hunt Avenue. One of the strategies listed in the TBSP includes the "Park Once" 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."

ANALYSIS:

TBSP Requirements for a CUP: Pursuant to TBSP Table 4-2, "medical services, clinic/ urgent care" and "medical services, medical/ dental/ holistic" land use types require a CUP subject to the SGMC. 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).

Required Findings for a CUP: Pursuant to SGMC Section 11.52.030, before a CUP may be granted, the Planning Commission (or the City Council on appeal) shall make all the following findings, as applicable to the property:

A. Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's General Plan.

B. The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.

C. Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.

The proposed Resolution supports the findings required under Section 11.52.030.

Development Standards
The proposed project is 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	1 story; 21'-8"
Floor Area Ratio (FAR)		
Maximum	1.5	0.66
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' for 70% of frontage; 3'-9 ¾" for 30% of frontage with 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	0' proposed with some landscaping

	may be setback up to 10 ft. to create usable outdoor space.	
Interior Property Line	0 ft; 15 ft. adjacent to existing single-family residential with shared property line; 5 ft. with alley	21'-2"
Alley Property Line	3 ft.	3'
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 the sidewalk with landscaping near the entrance.
Shopfront	Allowable	
Forecourt	Allowable	
Terrace/Stoop	Prohibited	n/a
Porch	Prohibited	n/a
Front Yard	Prohibited	n/a

Issue of Concern

Parking

The project site is within the "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 the 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, medical services land use type, and a pharmacy would require 1 parking space per 150 gross square feet. A such, a 6,904.3-SF building would require a total of 47 onsite parking spaces. 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 and areas in close proximity. 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. There are 5 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.

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. 2025-11
2. Proposed Plans

RESOLUTION NO. 2025-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, APPROVING A CONDITIONAL USE PERMIT NO. 25-03, FOR THE OPERATION OF A MEDICAL AND DENTAL OFFICE FACILITY WITH URGENT CARE SERVICES AT 4433 AND 4437 TWEEDY BOULEVARD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Ben Borukhim ("Applicant"), on behalf of Jack Azad ("Property Owner"), filed a complete application requesting the approval of a Conditional Use Permit (CUP No. 25-03) described herein ("Application"); and

WHEREAS, the Application pertains to the redevelopment of a medical and dental office with urgent care services within an existing commercial building, including a comprehensive interior remodel, façade renovations, and site improvements. The project site is 11,411 square feet (0.26 acre) and located at Los Angeles County Assessor's Parcel Numbers 6217-016-059 and 6217-016-060, more commonly known as 4433 and 4437 Tweedy Boulevard, South Gate, California ("Property"); and

WHEREAS, the Applicant requests approval of a Conditional Use Permit ("CUP") to allow the operation of a medical and dental office facility with urgent care services. Pursuant to the Tweedy Boulevard Specific Plan ("TBSP") Table 4-2, "medical services, clinic/ urgent care" and "medical services, medical/ dental/ holistic" land use types require a CUP subject to the South Gate Municipal Code ("SGMC"). 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); 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 November 6, 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 November 18, 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. ***The subject property has a designated zoning of Tweedy Mixed Use-2 (TMU-2) as indicated in the Tweedy Boulevard Specific Plan. The TBSP allows for medical/dental uses through the approval of a conditional use permit. Additionally, the proposed development will be compatible with the goals and policies of the TBSP by encouraging pedestrian activity that is compatible with the surrounding land uses, which include other medical services, commercial, and retail establishments within the designated area.***

The project site has a General Plan land use designation of Tweedy Corridor, Subarea 3, which identifies several "highly desirable" place types, including Neighborhood Medium-High, Boulevard Medium-High, Main Street, and Open Space. "Single-Use Retail", by contrast, is identified as a discouraged place type. Within the Boulevard Medium-High and Main Street place types, the General Plan identifies office, retail, and service uses as appropriate land use types. The proposed project, which combines medical office and pharmacy uses within a modernized commercial building, aligns with these intended uses by supporting neighborhood-serving services and contributing to the mixed-use character envisioned for the Tweedy Corridor. Therefore, the project is consistent with the City's General Plan and advances its goals for reinvestment and corridor revitalization.

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. ***The subject property is located within the Tweedy Boulevard Specific Plan, which requires a conditional use permit to operate medical services with additional use regulations. The proposed development will be compatible with the goals and policies of the Tweedy Boulevard Specific Plan by encouraging the redevelopment along Tweedy Boulevard that increases pedestrian activity, provides a variety of services, and supports a lively urban corridor character (Goal T-1.1), and support adaptive reuses of existing buildings and infill development within the Specific Plan area to maximize land resources and reinvest in the built environment (Goal T-1.2).***

Providing medical services will not introduce new incompatible land uses or development impacts, as there are similar land use types already established in the area. The conditions of the CUP will ensure that the proposed land use types 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. ***Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood, as the project proposal does not constitute any expansion of the existing buildings' footprint, aside from interior remodel and façade improvements. The proposed tenant improvements are designed to modernize and enhance the appearance of the existing structures through updated architectural materials, new landscaping, and improved lighting, contributing to a more cohesive and visually appealing streetscape along Tweedy Boulevard. The project maintains the existing commercial scale and intensity of use while introducing community-serving medical and retail services that are compatible with surrounding land uses. Additionally, there are already similar medical and dental offices located south of the project site; as such, the proposed project will add to, strengthen, and unify the existing cluster of medical services in the area. Collectively, the project will enhance the corridor's function as a local hub for health-related services while supporting the City's General Plan and Tweedy Boulevard Specific Plan goals for corridor reinvestment and revitalization.***

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code Section 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Section 15000, et seq., the "CEQA Guidelines") and finds the project to be exempt under a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) and Class 32 Categorical Exemption pursuant to Section 15332 (In-Fill Development) 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; the development consists only of improvements to existing structures with no expansions being proposed, and the surrounding area is developed with similar commercial uses.

SECTION 4. The Planning Commission hereby approves CUP No. 25-03 subject to the execution and fulfillment of the 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. 2025-11 was adopted by the Planning Commission at their Regular Meeting held on November 18, 2025, by the following vote:

AYES:

NOES:

APPROVED and ADOPTED this 18th day of November 2025.

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

Exhibit "A" - Resolution No. 2025-11
CONDITIONS OF APPROVAL (CUP 25-03)

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

Planning Division

1. Within thirty (30) days after issuance of the permit, the permittee shall certify his/ her acceptance of the conditions placed on the approval by signing a notarized Affidavit of Acceptance stating that he/ she accepts and shall be bound by all of the conditions.

2. 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, indemnifying, or holding 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.

3. 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.

4. 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).

5. 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.

6. 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.

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

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

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 Director of Community Development 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. 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>

13. 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).

14. 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.

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

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

17. 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.

18. The number of licensed primary practitioners shall not exceed four at any given time, for the "medical services, medical/ dental/ holistic" land use type.

19. Applicant shall apply for a lot merger to merge APN 6217-016-059 and 6217-016-060 prior to issuance of a building permit.

Building & Safety

20. Applicant shall provide and maintain ADA parking stall(s) with path of travel clearly identified at all times.

21. Applicant shall obtain Fire Department approval.

22. All exterior common areas shall be properly illuminated.

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

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

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

Police Department

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

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

Public Works

<u>General Design Parameters</u>

28. Pavement Moratorium approved by City Council under Resolution No. 2118, Section 5.04.040, will apply to the proposed development frontage of Tweedy Boulevard. 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.

29. 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.

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

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

32. 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, an efficient irrigation system, and the use of California native plants.

33. All the drainage design criteria shall be per the Los Angeles Floor Control District and the APWA Standard Plans for Public Work Construction, latest editions.

    a. Any cross-flow drainage from the property over the sidewalk is not permitted. Developer shall construct parkway drains per City standard where warranted.
    b. 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.

Fees and Deposits

34. 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.

35. 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.

36. 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.

37. 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.

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

39. 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

40. 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.

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

42. 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.

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

Encroachment Prohibitions

44. The development shall not include any overhead structures encroaching onto the public right-of-way.

45. Remove concrete behind 4433 Tweedy Boulevard encroaching into the public right-of-way. City's right-of-way shall be reconstructed in asphalt pavement. Parking stall striping shall not encroach into the public right-of-way.

Streets Improvements

46. Remove and reconstruct damaged/ lifted sidewalk along Bryson Avenue; improvements shall be constructed as required by the City Engineer.

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

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

49. Upon completion of construction, the developer shall remove temporary construction markings (USA markings). 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 the 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

50. 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.

51. All on-site parking and circulation areas shall be paved as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to review and approval of the Public Works and Community Development Department.

52. 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

53. The developer shall prepare a Sewer Capacity Memo. 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.

54. 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 plugged at the main line per standard plans and specifications.

Potable Water System

55. 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 registered engineer and prepare a Comprehensive Water Capacity Study. Provide fire flow calculations to justify the size and velocity in the pipe (not to exceed 10 ft/sec). If any water upgrades are needed to meet the water demand, the developer shall be responsible for the construction of all water upgrades.

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

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

Traffic

58. 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.

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

Utilities

60. 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.

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

Use and Occupancy

62. 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.

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

Other

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

TWEEDY BLVD DEVELOPMENT

4433/4437 Tweedy Blvd South Gate CA 90280

PROJECT TEAM

OWNER:

11900 AVALON BLVD @100
LOS ANGELES, CA CA
EMAIL: jackazad@gmail.com
TEL: 310.598.6330
FAX: 310.496.2185
CONTACT: Dr. Jack Azad

ARCHITECT:

bBIA STUDIOS, INC.
6380 WILSHIRE BLVD
LOS ANGELES, CA 90048
EMAIL: ben@bbastudios.com
TEL: 310.598.6330
FAX: 310.496.2185
CONTACT: BEHDAD (BEN) BORUKHIM

STRUCTURAL ENGINEER:

BERKOZ AND ASSOC., INC.
5530 CORBIN AVE., STE. 229
TARZANA, CA 91356
EMAIL: cad@ber-se.com
CONTACT: Naci Berkoz

SCOPE OF WORK

RENOVATION OF EXISTING BUILDING FOR PHARMACY, URGENT CARE, AND DENTAL USE. NEW DOORS AND WINDOWS. NEW EXTERIOR MATERIALS. COMPREHENSIVE INTERIOR REMODEL, FACADE REMODEL, STOREFRONT ALTERATIONS, PARKING LOT IMPROVEMENTS INCLUDING ASPHALT RESURFACING, RESTRIPPING, NEW LANDSCAPING, LOT MERGE

Medical/Dental Offices are proposed to be subleased to two separate outside practitioners, but the two spaces will be accessible to each other by a connecting door. Pharmacy is to be subleased as well. Pharmacy use to be a shell buildout and interior T.I. and specific floor plan configuration will be provided by future tenants. Total of three separate business entities. There will be one licensed practitioner per space at any time.

Urgent Care Services and Hours of Operation: The Urgent Care clinic will provide a wide range of medical services aimed at addressing non-life-threatening conditions that require immediate attention. Services include treatment for minor injuries (such as sprains, fractures, and cuts), acute illnesses (like infections, colds, flu, and allergic reactions), and routine medical care (including physical exams, vaccinations, and diagnostic testing like X-rays and lab work). The clinic will also offer occupational health services, including drug screenings and work-related injury treatment. The Urgent Care will be open seven days a week, from 8:00 AM to 12:00 AM, ensuring that patients have access to care during extended hours. The urgent care will have a staff of 2 to 6 at any given time.

Dental Office Services and Hours of Operation: The Dental Office will provide comprehensive dental care for patients of all ages. Services offered include general dentistry (such as cleanings, fillings, and extractions), preventive care (including fluoride treatments and sealants), cosmetic dentistry (like teeth whitening and veneers), and specialized services (such as orthodontics and endodontics). The dental practice will also offer emergency dental services, including treatment for toothaches, broken teeth, and other urgent dental issues. The Dental Office will operate from 8:00 AM to 6:00 PM, Monday through Saturday, to accommodate patients with busy schedules. The dental office will have a maximum of two dentists and two dental assistants during the operating hours.

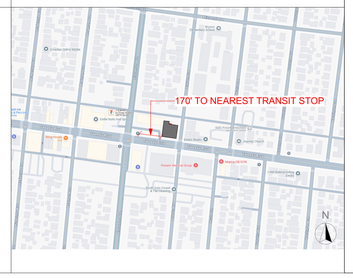
Pharmacy Services and Hours of Operation: The pharmacy will be open from 9:00 AM to 6:00 PM, Monday through Friday and will have one pharmacist and one pharmacy tech during the operating hours.

APPLICABLE CODES

CALIFORNIA BUILDING CODE 2022
CALIFORNIA GREEN BUILDING CODE 2022
CALIFORNIA FIRE CODE 2022
T-24 ENERGY STANDARD 2022

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

VICINITY MAP



PROJECT INFORMATION

PROJECT	4433/4437 Tweedy Blvd
ADDRESS:	South Gate, CA 90280
A.P.N.:	6217-016-059, 6217-016-060
LOT AREA:	4433 Tweedy: 3798 sq ft 4437 Tweedy: 7613 sq ft TOTAL: 11411 SQ FT
TRACT:	NO 6000
LOT:	778, 779, 780
ZONE:	TWEEDY BLVD SPECIFIC PLAN - TMU2
CONST. TYPE:	VA
SPRINKLERS:	NO
FIRE ALARM:	MANUAL FIRE ALARM SYSTEM PER 907.2
OCCUPANCY:	B & M(PER CBC CHAPTER 3)



SETBACKS

	REQUIRED	PROPOSED
FRONT	**0'-10'**	**0'-0" FOR 70% OF FRONTAGE.** **3'-9 3/4" FOR 30% OF FRONTAGE**

(NOTE: 65% OF THE BUILDING SHALL INCLUDE A 0 FT. SETBACK AND BUILD TO THE PROPERTY LINE. THE REMAINING FACADE MAY BE SET BACK UP TO 10 FT. TO CREATE USABLE OUTDOOR SPACE)

REAR	**3'-0"**	**21'-2"**
SIDE	**0'-0"**	**0'-0"**

(NOTE: 40% OF THE BUILDING SHALL INCLUDE A 0 FT. SETBACK AND BUILD TO THE PROPERTY LINE. THE REMAINING FACADE MAY BE SET BACK UP TO 10 FT. TO CREATE USABLE OUTDOOR SPACE)

HEIGHT LIMIT

MAX. ALLOWED 40', 3 STORIES

PROPOSED **21'-8", 1 STORY**

LOT COVERAGE

PROPOSED 7314.8 SQ FT / 11,411 SQ FT = **64.1%**

PARKING

REQUIRED 50 SPACES
EXISTING 09 SPACES
PROPOSED **09 SPACES** (The proposed commercial project is exempt from minimum off-street parking requirements pursuant to the regulations of Govt. Code Section 65863.2. AB2097 Subjet Parcel is located within Tweedy mile and is subjecgt to the Tweedy Park Once Program)

LAND USE TYPE	PARKING REQUIRED BY SGMC11.33	GROSS FLOOR AREA	PARKING SPACES REQUIRED
PHARMACY	1 PER 150 SQ. FT. GFA	569.8 SQ FT	4
URGENT CARE CENTER	1 PER 150 SQ. FT. GFA	3860.9 SQ FT	26
DENTAL OFFICE	1 PER 150 SQ. FT. GFA	2884.1 SQ FT	20

BICYCLE PARKING

REQUIRED 02 LONG TERM SPACES, 02 SHORT TERM SPACES
PROPOSED **02 LONG TERM SPACES, 02 SHORT TERM SPACES**

FAR

MAXIMUM 1.5
EXISTING 4433 TWEEDY BLVD
2900 SQ FT / 3798 SQ FT = 0.76 FAR
PROPOSED 4433 TWEEDY BLVD
2884.1 SQ FT / 3798 SQ FT = 0.76 FAR

EXISTING 4437 TWEEDY BLVD
4623 SQ FT / 7613 SQ FT 0.61 FAR
PROPOSED 4437 TWEEDY BLVD
4430.7 SQ FT / 7613 = 0.58 FAR

SHEET LIST

Layout ID	Layout Name
A0.0	COVER SHEET
A1.1	SITE PLAN
A2.1	DEMO PLAN
A2.2	FLOOR PLAN
A2.3A	EXISTING ROOF PLAN
A2.3B	PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A4.0	RENDERS
A5.0	MATERIAL BOARD

bB|A STUDIOS, INC.
6380 WILSHIRE BLVD, SUITE 1709
LOS ANGELES, CA 90048
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FAX 310.496.2185
WEB www.bBAstudios.com
EMAIL info@bBAstudios.com

LICENSED ARCHITECT
BEHDAD BORUKHIM
No. C-33202
REN. 08.31.2025
STATE OF CALIFORNIA

CLIENT:
TWEEDY BLVD DEVELOPMENT

IN COLLABORATION WITH:

OWNER:
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TEL: 310.598.6330
FAX: 310.496.2185
CONTACT: Dr. Jack Azad

ARCHITECT:
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EMAIL: cad@ber-se.com
CONTACT: Naci Berkoz

COMMENTS	DATE	BY
CUP SUBMITTAL	04.17.2025	BB

PROJECT NUMBER
23.245.01

ALL RIGHTS RESERVED.
THE USE OF THESE PLANS & SPECIFICATIONS SHALL BE RESTRICTED TO THE SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION OR RE-USE BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS & SPECIFICATIONS REMAIN WITH **bBA STUDIOS INCORPORATED.**

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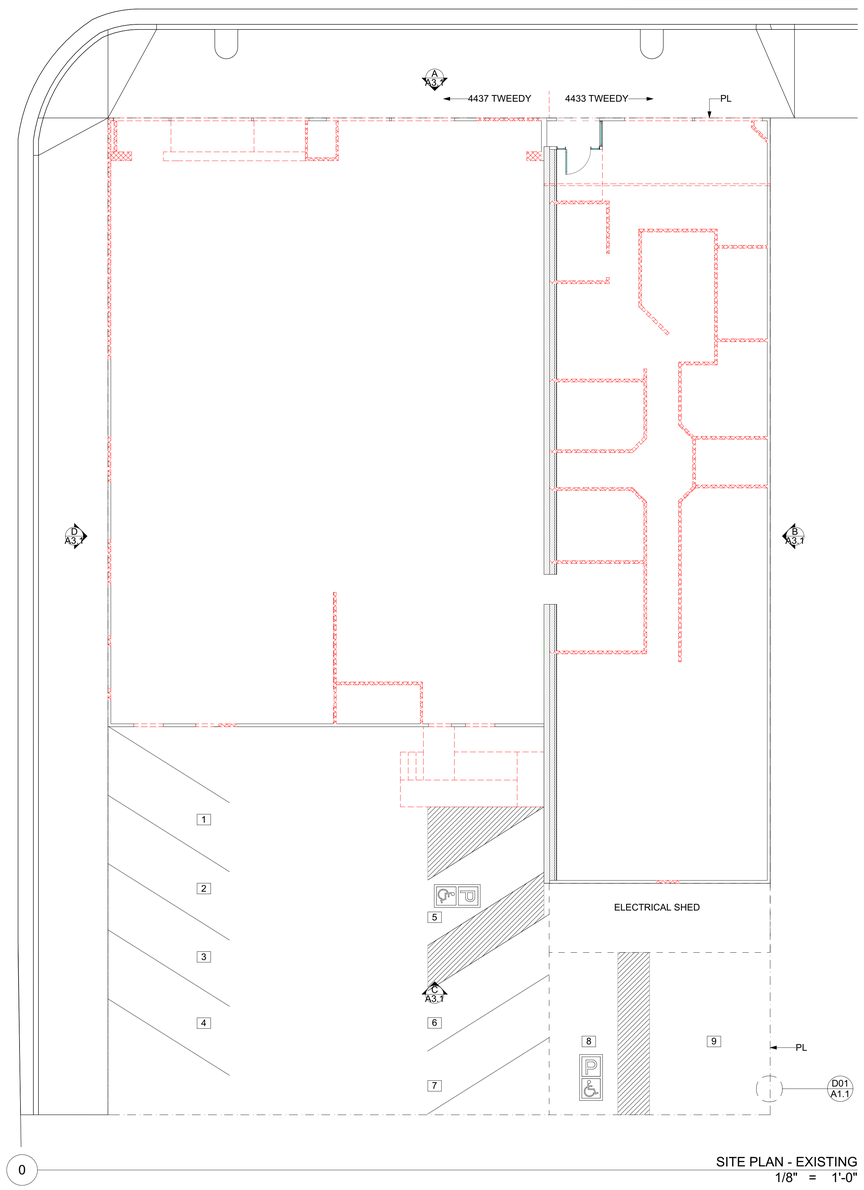
SHEET TITLE
COVER SHEET

DATE 11/13/2025
SHEET NO.
A0.0

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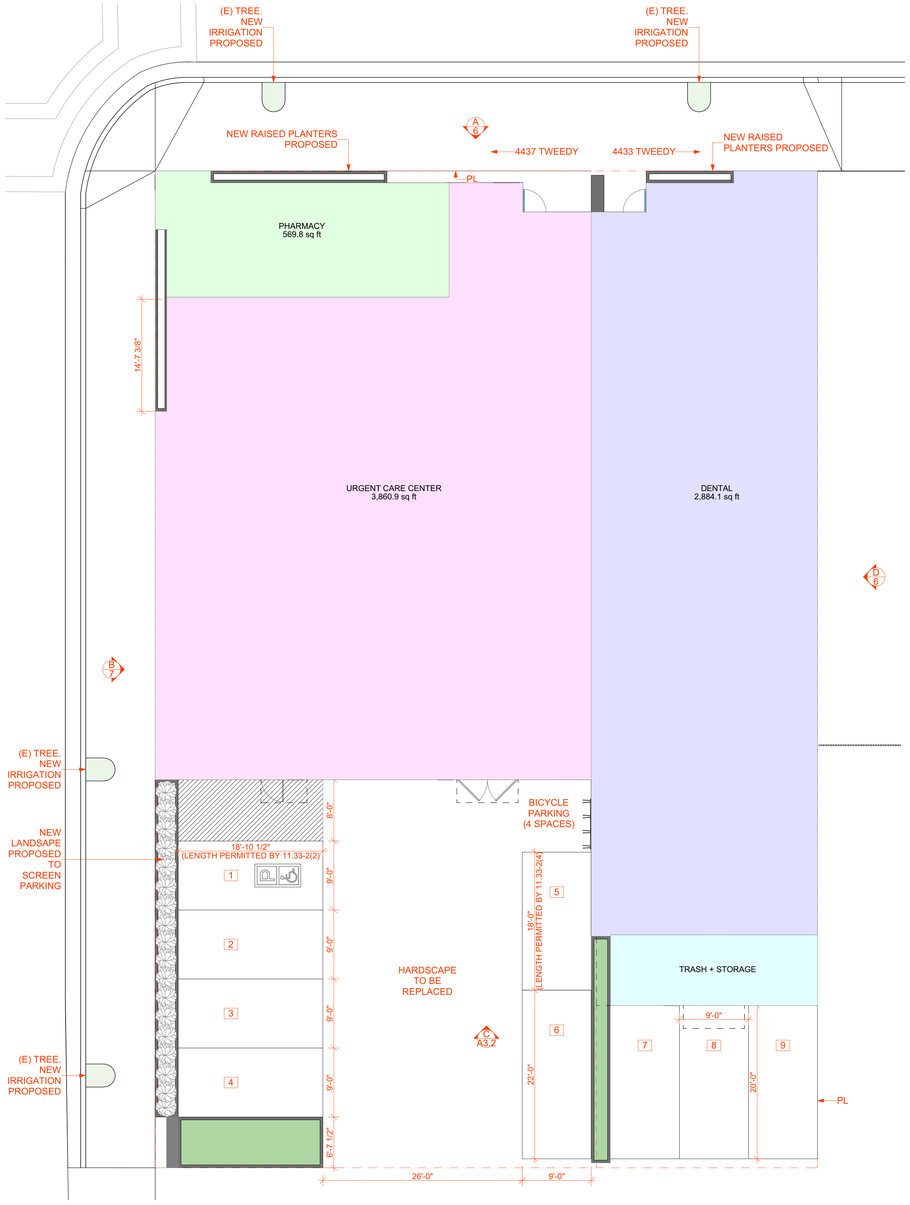
DEMO FLOOR PLAN KEY:

- (E) WALLS TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- (E) WINDOW TO BE DEMOLISHED BUT WALL TO REMAIN



SITE PLAN - EXISTING
1/8" = 1'-0"

PHARMACY (531.6 SQ FT)
URGENT CARE CENTER (3716.9 SQ FT)
DENTAL (2655.8 SQ FT)



SITE PLAN - PROPOSED
1/8" = 1'-0"

N

bB|A STUDIOS, INC.
6380 WILSHIRE BLVD, SUITE 1709
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TEL 310.598.6330
FAX 310.496.2185
WEB www.bBAstudios.com
EMAIL info@bBAstudios.com

LICENSED ARCHITECT
BEHDAD BORUKHIM
No. C-33202
REN. 08.31.2025
STATE OF CALIFORNIA

CLIENT:

TWEEDY BLVD DEVELOPMENT

IN COLLABORATION WITH:

OWNER:
11900 AVALON BLVD @100
LOS ANGELES, CA CA
EMAIL: jackazad@gmail.com
TEL: 310.598.6330
FAX: 310.496.2185
CONTACT: Dr. Jack Azad

ARCHITECT:
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CONTACT: BEHDAD (BEN) BORUKHIM

STRUCTURAL ENGINEER:
BERKOZ AND ASSOC., INC.
5530 CORBIN AVE., STE. 229
TARZANA, CA 91356
EMAIL: cad@ber-se.com
CONTACT: Naci Berkoz

COMMENTS	DATE	BY
CUP SUBMITTAL	04.17.2025	BB

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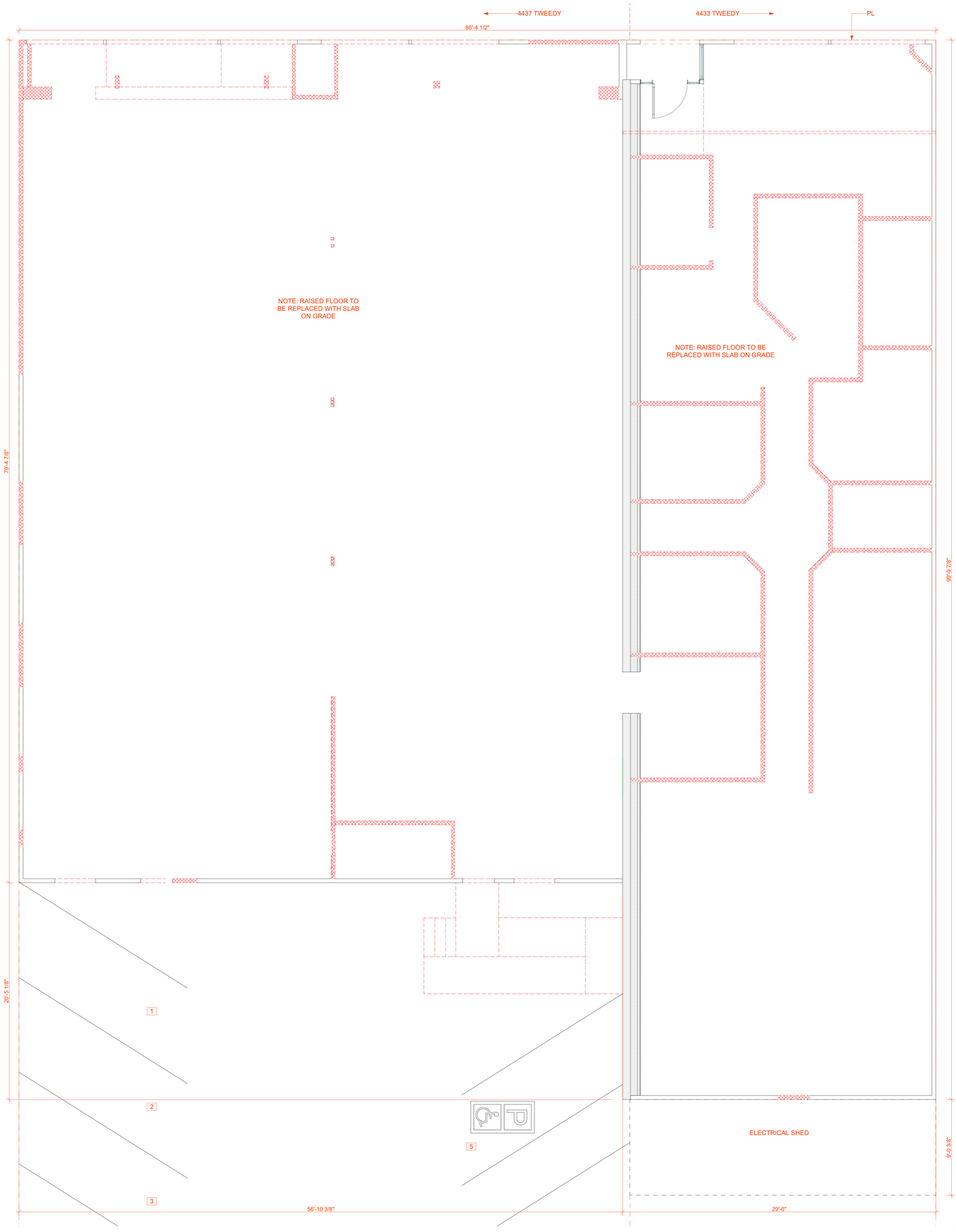
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SHEET TITLE
SITE PLAN

DATE 11/13/2025
SHEET NO.

A1.1

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1. DEMOLITION PLAN
1/4" = 1'-0"

DEMO FLOOR PLAN KEY:

- (E) WALLS TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- WINDOW TO BE DEMOLISHED BUT WALL TO REMAIN

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SHEET TITLE
DEMO PLAN

DATE 11/13/2025
SHEET NO.
A2.1

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1. PLAN
1/4" = 1'-0"

WALL LEGEND:

- (E) WALLS TO REMAIN
- WALLS
- PLANTER

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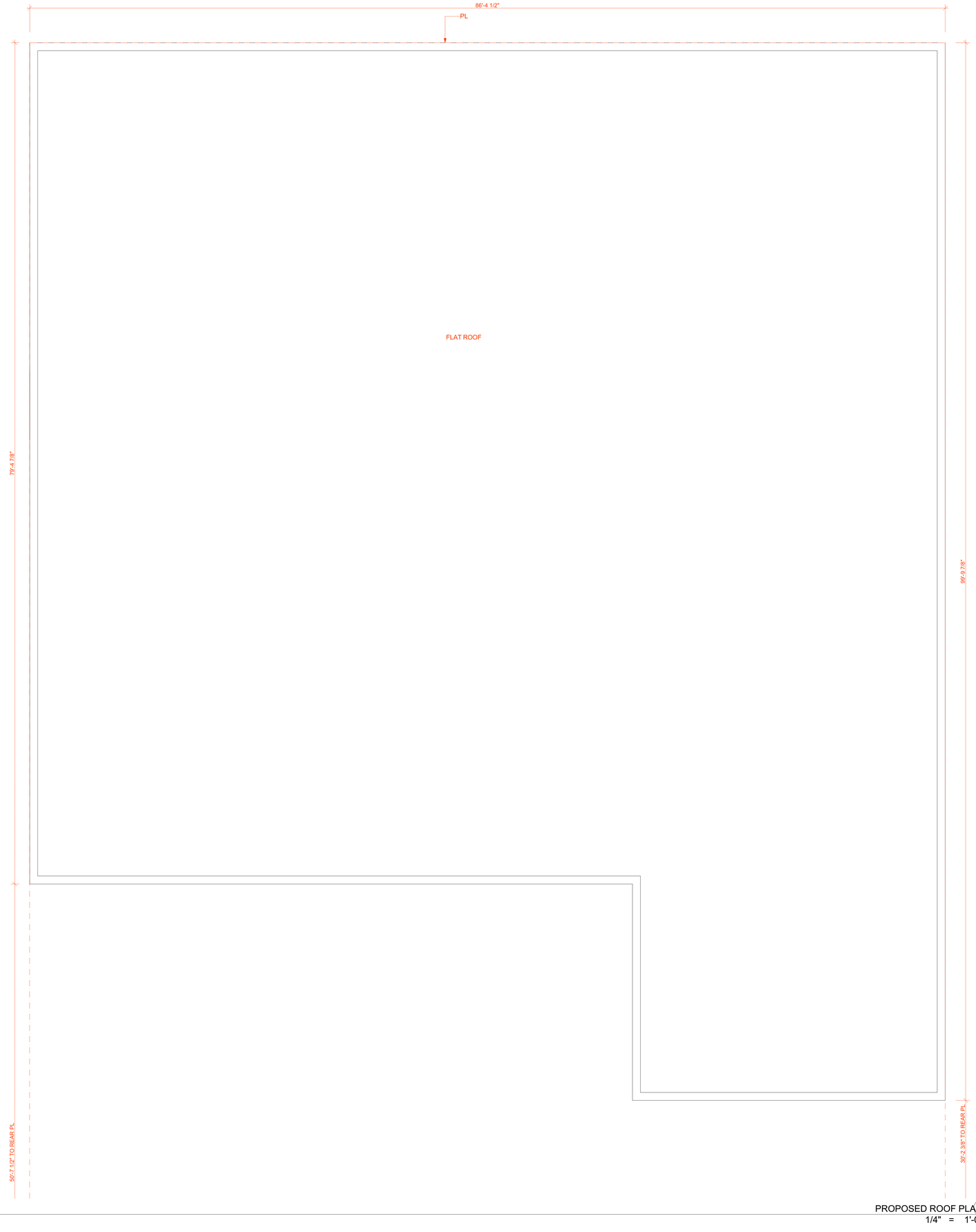
SHEET TITLE
FLOOR PLAN

DATE 11/13/2025
SHEET NO.

A2.2

N

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ATTACHMENT 2

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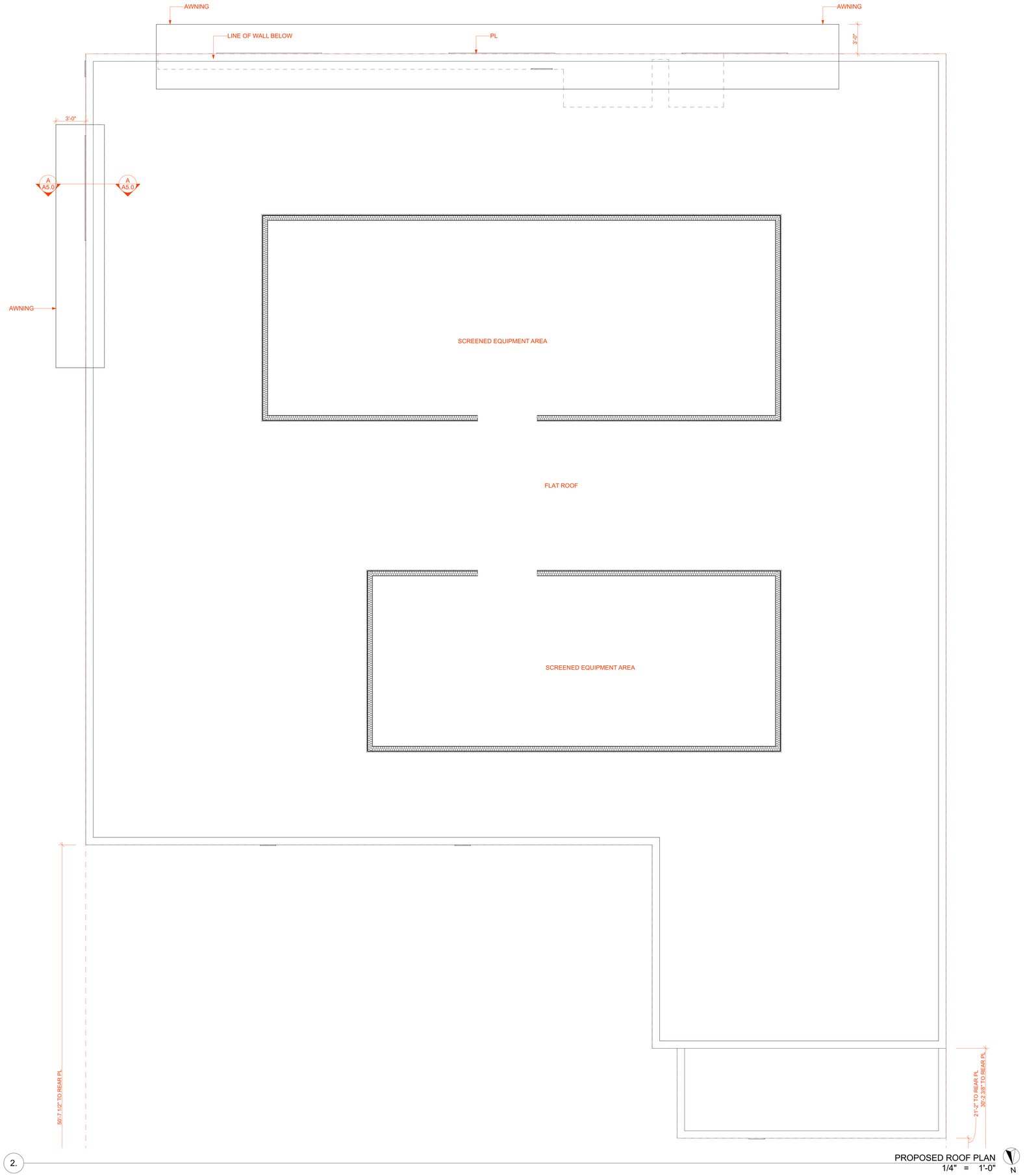
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SHEET TITLE
EXISTING ROOF PLAN

DATE 11/13/2025
SHEET NO.

A2.3A

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2. PROPOSED ROOF PLAN
1/4" = 1'-0"

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ATTACHMENT 2

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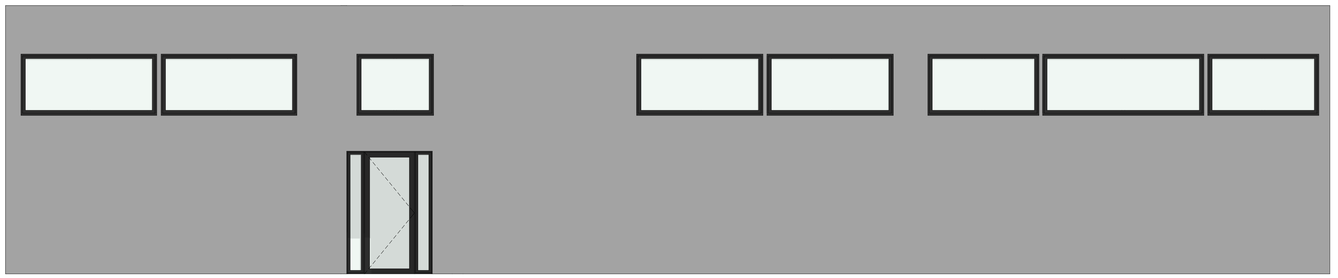
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SHEET TITLE
PROPOSED ROOF PLAN

DATE 11/13/2025
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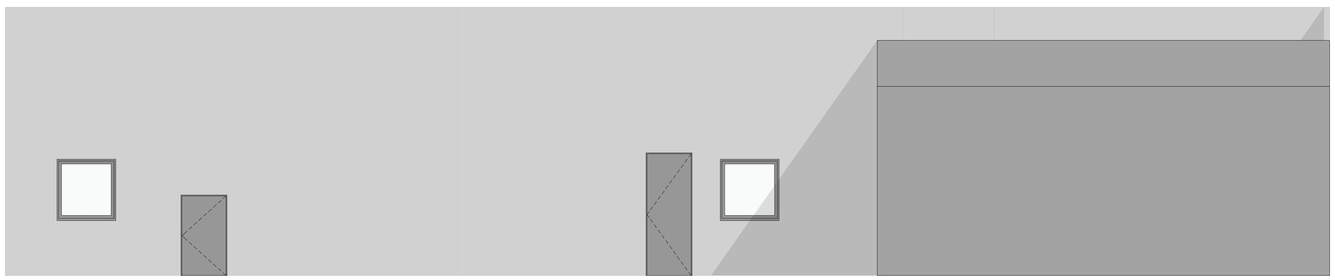
A2.3B



A — (E) South Elevation
1/4" = 1'-0"



B — (E) W Elevation
1/4" = 1'-0"



C — (E) N Elevation
1/4" = 1'-0"



D — (E) E Elevation
1/4" = 1'-0"

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LICENSED ARCHITECT
BEHDAD BORUKHIM
No. C-33202
REN. 08.31.2025
STATE OF CALIFORNIA

CLIENT:

TWEEDY BLVD DEVELOPMENT

IN COLLABORATION WITH:

OWNER:
11900 AVALON BLVD @100
LOS ANGELES, CA CA
EMAIL: jackazad@gmail.com
TEL: 310.598.6330
FAX: 310.496.2185
CONTACT: Dr. Jack Azad

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SHEET TITLE
EXISTING ELEVATIONS

DATE 11/13/2025
SHEET NO.

A3.1

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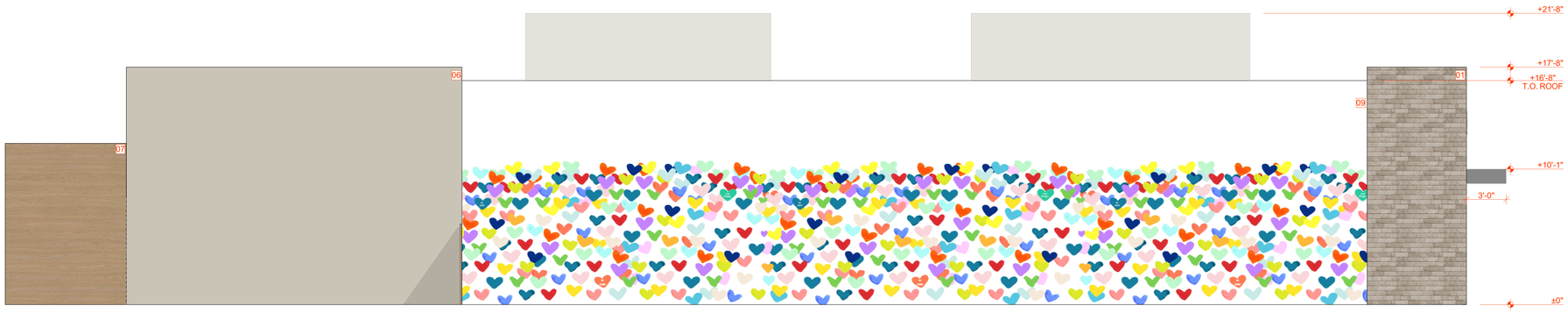
A

Proposed South Elevation
1/4" = 1'-0"



B

Proposed East Elevation
1/4" = 1'-0"



D

Proposed West Elevation
1/4" = 1'-0"



C

Proposed North Elevation
1/4" = 1'-0"

SIGNAGE PLAN

MAXIMUM SIZE: SIGN AREA SHALL NOT EXCEED 2 SQ FT OF AREA PER LINEAR FOOT OF STREET BUILDING FRONTAGE. SIGN SHALL NOT EXCEED 40% OF THE BUILDING FRONTAGE.
PROPOSED SIZE: 16"X1'-8"
PROPOSED FONT: CENTURY GOTHIC OR SIMILAR
NOTE: SIGNAGE SHALL BE CHANNEL LETTERS AND INTERNALLY ILLUMINATED

MATERIAL LEGEND

01	CARBONDALE BRICK BY GENERAL SHALE
02	TRAVERTINE BY TRISTONE & TILE INC.
03	BLACK METAL AWNING
04	WINDOW BY FLEETWOOD
05	BLACK METAL PLANTER
06	STUCCO
07	WOOD
08	BLACK WOOD DOOR
09	MURAL - DESIGN TBD
10	EXTERIOR LIGHTING

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SHEET TITLE
PROPOSED ELEVATIONS

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SHEET NO.

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SHEET TITLE
RENDERS

DATE 11/13/2025
SHEET NO.

A4.0

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ATTACHMENT 2



CARBONDALE BRICK BY GENERAL SHALE



NATIVE DROUGHT TOLERANT PLANTING ON AWNING



METAL PLANTERS



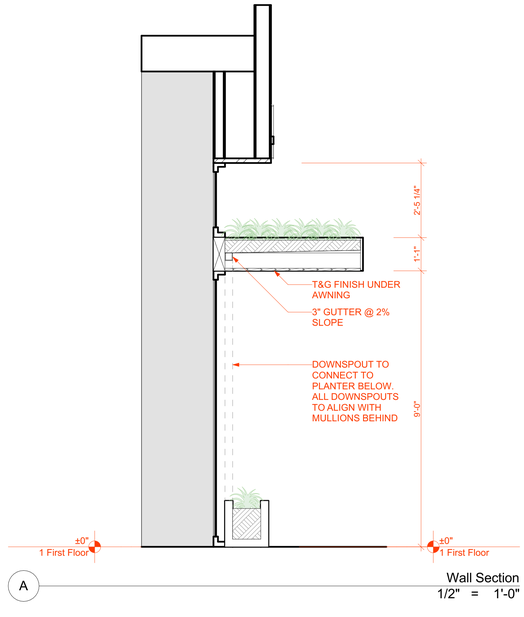
REAR FENCE WITH LANDCSAPING



TRAVERTINE BY TRISTONE & TILE INC.



UNDER EAVE WOOD BY RESAWN TIMBER CO.



A Wall Section
1/2" = 1'-0"

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