

City of South Gate

Hollydale Village Specific Plan

February 2017

PUBLIC HEARING DRAFT



The work upon which this publication is based was funded in whole or in part through a grant awarded by the Strategic Growth Council. The City of South Gate was a recipient of a Sustainable Communities Planning Grant administered through the State of California Department of Conservation.

The statements and conclusions of this report are those of the City of South Gate and the consultant team and not necessarily those of the Strategic Growth Council or of the Department of Conservation, or its employees. The Strategic Growth Council and the Department of Conservation make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.

ACKNOWLEDGEMENTS

City Council

Mayor W.H. “Bill” De Witt
Vice Mayor Maria Davila
Council Member Maria “Belen” Bernal
Council Member Gil Hurtado
Council Member Jorge Morales

City Manager

Michael S. Flad

Planning Commission

Sylvia Masushige, Chair
Angel Colon
Carlos Velasquez

Community Development Department

Joe Perez, Director
Alvie Betancourt, Senior Planner
Erika Soriano, Administrative Services
Coordinator

Public Works Department

Arturo Cervantes, P.E., Director/City Engineer
Clint Herrera, P.E., Assistant City Engineer
David Torres, Field Operations Manager

Other City Departments

City Attorney
Fire Department
Department of Parks and Recreation
Police Department

Steering Committee

The City wishes to thank the following members of the Steering Committee for their participation and input in the development of this Specific Plan:

Alexis Gevorgian
Virginia Johnson
Larry Kliger
Monica Meza
Linda Parsonson

Jose Salgado
Bryan Singer
Larry Tistaert
Scott Tistaert
Carlos Velasquez

Consultant Team

The Arroyo Group, Planning and Urban Design
The Mobility Group, Mobility and Parking
EPT DESIGN, Landscape Architecture
Stanley R. Hoffman Associates, Economics
Waronzof Associates, Land Economics and Financial Feasibility
JMC², Infrastructure Assessment
KPA, Inc., Community Engagement

THIS PAGE INTENTIONALLY LEFT BLANK.

Chapter 1: Introduction

1.1 Introduction..... 1
 1.2 Special Plan Location..... 1
 1.3 Background..... 2
 1.4 Purpose..... 4
 1.5 Citywide Planning Efforts..... 4
 1.6 Sustainable Communities Planning Grant and Incentives Program 6
 1.7 Administration 6
 A. Consistency with the General Plan 6
 B. Consistency with the Zoning Code..... 7
 C. Applicability and Conformity of Development 7
 D. Approval Process..... 8
 1.8 Organization of Specific Plan..... 8

Chapter 2: Planning and Design Process

2.1 Introduction..... 11
 2.2 Community Engagement Process 11
 2.3 Community Issues and Opportunities..... 12

Chapter 3: Goals and Policies

3.1 Introduction..... 21
 3.2 Goals and Policies 21

Chapter 4: Specific Plan Zones

4.1 Introduction..... 27
 4.2 Establishment of Specific Plan Zones..... 27
 4.3 Provisions Applicable to All Zones..... 29
 A. Nonconforming Uses and Buildings..... 29
 B. Applicable Chapters of the Comprehensive Zoning Code (CZC)..... 29
 C. Processing and Permits 30
 4.4 Urban Mixed Use Zones..... 30
 A. Purpose..... 30
 B. Land Use Regulations..... 30
 C. Development Regulations 35
 1. HMU1 Zone 36
 2. HMU2 Zone 42
 3. HMU3 Zone 46
 4. CDR3 Zone..... 50
 4.5 Light Manufacturing (M2) Zone..... 52
 A. Purpose..... 52
 B. Land Use Regulations..... 52
 C. Development and Design Standards..... 52
 4.6 Neighborhood Medium (NM) Zone..... 54
 A. Purpose..... 54
 B. Land Use Regulations..... 54
 C. Development and Design Standards..... 54

4.7 Neighborhood Low (NL) Zone	56
A. Purpose	56
B. Land Use Regulations	56
C. Development and Design Standards	56
4.8 Open Space (OS) Zone	58
A. Purpose	58
B. Land Use Regulations	58
C. Development and Design Standards	58
4.9 Additional Design Standards and Guidelines	59
A. Commercial and Mixed Uses	59
B. Multi-Family Residential Uses	66
C. Single-Family Residential Uses	68
D. Industrial Uses	70

Chapter 5: Mobility and Parking

5.1 Introduction	73
5.2 Background	73
5.3 Mobility Goals	75
5.4 Roadway System	75
5.5 Pedestrian Circulation	77
5.6 Bicycle Circulation	79
5.7 Transit	81
5.8 Parking	82

Chapter 6: Open Space and Streetscape Improvements

6.1 Introduction	85
6.2 Streetscape Improvements	85
A. Street Trees	85
B. Garfield Avenue Median Improvements	95
C. Landscaped Median on Paramount Boulevard	97
D. “Green Street” Improvements on Main Street	98
E. Residential Parkways	101
F. Pedestrian Amenities	103
G. Connections to Regional Open Space Resources	108
6.3 Open Space	108
A. Existing Park Space	108
B. Regional Open Space Resources	109

Chapter 7: Infrastructure

7.1 Introduction	113
7.2 Water System	113
7.3 Sewer System	115
7.4 Storm Drain System	115
7.5 Electrical System	119
7.6 Natural Gas System	120
7.7 Telecommunications System	121
7.8 Cable Television System	121
7.9 Existing Oil Transmission Line	121

Chapter 8: Implementation Strategy

8.1 Introduction..... 123
 8.2 Opportunities for Economic Development..... 124
 8.3 Summary of the Capital Improvement Program..... 124
 8.4 Implementation Strategy 125
 8.5 Community Benefits..... 130
 8.6 Description of Selected Financing Methods..... 133

Chapter 9: Capital Improvement Program

9.1 Introduction and Summary141
 9.2 Potential Capital Improvements141
 9.3 Projected Operations and Maintenance Costs..... 142

Figures

Figure 1-1: Specific Plan Area 3
 Figure 2-1: Land Uses and Design Opportunities.....14
 Figure 4-1: Specific Plan Zones 28
 Figure 4-2: Building Height Step Back Adjacent to Residential Use or Zone..... 38
 Figure 4-3: Typical Outdoor Dining Layout..... 40
 Figure 4-4: Treatments for Material Changes at Corners..... 64
 Figure 4-5: Privacy for Residential Units 67
 Figure 4-6: Yard Depths..... 68
 Figure 4-7: Massing 68
 Figure 4-8: Orientation..... 69
 Figure 4-9: Screening of Mechanical Equipment 69
 Figure 5-1: Roadway Classifications 74
 Figure 5-2: Pedestrian Improvements 76
 Figure 5-3: Paramount Boulevard..... 78
 Figure 5-4: Bicycle Network..... 80
 Figure 6-1: Landscape Improvements..... 86
 Figure 6-2: Street Tree Plan 88
 Figure 6-3: Street Tree Palette 90-94
 Figure 6-4: Plant Palette for Medians..... 96
 Figure 6-5: Paramount Boulevard - Before and After Views.....97
 Figure 6-6: Paramount Boulevard Street Section..... 98
 Figure 6-7: Plant Palette for Bioswale Along Main Street..... 99
 Figure 6-8: Main Street Bioswale - Before and After Views..... 100
 Figure 6-9: Plant Palette for Residential Parkways..... 102
 Figure 6-10: Furniture Palette 105
 Figure 6-11: Street Light Fixture 105
 Figure 7-1: Existing and Planned Water System 114
 Figure 7-2: Existing Sewer and Storm Drain System 116
 Figure 7-3: Existing Dry Utilities 118
 Figure 7-4: Existing Oil Transmission Line..... 122
 Figure 8-1: Projected Increase in Population, Housing Units and Employment
 Mid-term and Build-out Scenarios..... 131
 Figure 8-2: Projected General Fund Recurring Revenues Mid-term and.....
 Build-out Scenarios 132



Tables

Table 4-1: General Land Use Permit Types and Process.....	31
Table 4-2: Allowed Land Uses for Urban Mixed-Use Zones	31-34
Table 4-3: HMU1 Development Standards.....	36
Table 4-4: HMU2 Development Standards.....	42
Table 4-5: HMU3 Development Standards.....	46
Table 4-6: CDR3 Development Standards	50
Table 6-1: Street Tree Designations.....	89
Table 6-2: Recommended Plant Palette for Medians.....	95
Table 6-3: Plant Palette for Bioswale	98
Table 6-4: Plant Palette for Residential Parkways	101
Table 8-1: Summary of Capital Improvement Plan Priorities	125
Table 8-2: Summary of Implementation Strategy	128-129
Table 8-3: Summary of Potential Financing Techniques	134-135
Table 9-1: Summary of Capital Improvement Plan Priorities	142
Table 9-2: CIP Elements: Improvements, Priority, and Costs	143