

City of South Gate

Tweedy Boulevard 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 Maria Davila
Vice Mayor Maria Belen Bernal
Councilmember Denise Diaz
Councilmember Jorge Morales
Councilmember Al Rios

City Manager

Michael S. Flad

Planning Commission

Carlos Velasquez, Chair
Jerry Guevara, Vice Chair
Jose Delgado
Gil Hurtado
Sylvia Masushige

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:

Robert Alejandre

Gary A. Baker

Laverne Bates

Cyndi L. Bendezü Palomino

Mary Castillo

Angel L. Colon

Ismael Diaz

Evan Greenspan

Barbara Hernandez

Greg Martinez

Grisel Oquendo

Grant Pstikyan

Lida Rabany

Norma Sanchez

Jacquie Stewart

Hector Torres

Carlos Velasquez

Victor Zamudio

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.....	5
1.4 Purpose	5
1.5 Citywide Planning Efforts	5
1.6 Sustainable Communities Planning Grant and Incentives Program	7
1.7 Administration	7
A. Consistency with the General Plan	7
B. Consistency with the Comprehensive Zoning Code.....	9
C. Applicability and Conformity of Development	9
D. Approval Process.....	9
1.8 Organization of Specific Plan.....	10

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.....	23
3.2 Goals and Policies	23

Chapter 4: Specific Plan Zones

4.1 Introduction.....	29
4.2 Establishment of Specific Plan Zones.....	29
4.3 Provisions Applicable to All Zones.....	30
A. Nonconforming Uses and Buildings.....	30
B. Applicable Chapters of the Comprehensive Zoning Code (CZC)	33
C. Processing and Permits	33
4.4 Urban Mixed Use Zones.....	34
A. Purpose	34
B. Land Use Regulations	34
C. Development Regulations	39
1. TMU1 Zone.....	40
2. TMU2 Zone.....	44
4.5 Light Manufacturing (M2) Zone.....	50
A. Purpose	50
B. Land Use Regulations	50
C. Development and Design Standards	51
4.6 Light Industrial (LI) Zone	52
A. Purpose	52
B. Land Use Regulations	52
C. Development and Design Standards	52
4.7 Neighborhood Medium (NM) Zone.....	54
A. Purpose	54

B. Land Use Regulations.....	54
C. Development and Design Standards.....	54
4.8 Neighborhood Low (NL) Zone	56
A. Purpose.....	56
B. Land Use Regulations.....	56
C. Development and Design Standards.....	56
4.9 Civic (CV) Zone.....	57
A. Purpose.....	57
B. Land Use Regulations.....	57
C. Development and Design Standards.....	57
4.10 Open Space (OS) Zone.....	57
A. Purpose.....	57
B. Land Use Regulations.....	57
C. Development and Design Standards.....	57
4.11 Additional Design Standards and Guidelines.....	58
A. Commercial and Mixed Uses.....	58
B. Multi-Family Residential Uses	70
C. Single-Family Residential Uses	75
D. Industrial Uses	77

Chapter 5: Mobility and Parking

5.1 Introduction.....	79
5.2 Background.....	79
5.3 Mobility Goals	80
5.4 Roadway System	83
5.5 Pedestrian Circulation.....	84
5.6 Bicycle Circulation and Parking.....	89
5.7 Transit	91
5.8 Parking	93
A. General Parking Characteristics in Urban Mixed Use Areas.....	93
B. Existing Parking Supply.....	95
C. Parking Strategy	96
D. Parking Requirements	97
E. Future Parking Supply.....	99

Chapter 6: Open Space and Streetscape Improvements

6.1 Introduction.....	101
6.2 Streetscape Improvements	101
A. Street Trees	102
B. “Garden Rooms” along Tweedy Mile.....	106
C. Residential Parkways	114
D. Pedestrian Amenities.....	116
E. Streetscape Connections to Regional Open Space Resources.....	123
6.3 Open Space	123
A. Existing Park Space.....	123
B. Other Open Space Resources	124

Chapter 7: Infrastructure

7.1 Introduction	127
7.2 Water System	127
7.3 Sewer System.....	128
7.4 Storm Drain System.....	133
7.5 Electrical System	134
7.6 Natural Gas System.....	138
7.7 Telecommunications System	138
7.8 Cable Television System.....	139
7.9 Existing Oil Transmission Lines.....	139

Chapter 8: Implementation Strategy

8.1 Introduction.....	143
8.2 Opportunities for Economic Development.....	144
8.3 Summary of the Capital Improvement Program.....	144
8.4 Implementation Strategy	145
8.5 Tweedy Mile Parking Management Plan.....	150
8.6 Community Benefits	150
8.7 Description of Selected Financing Methods.....	153

Chapter 9: Capital Improvement Program

9.1 Introduction and Summary	161
9.2 Potential Capital Improvements	161
9.3 Projected Operations and Maintenance Costs.....	162

Figures

Figure 1-1: Specific Plan Area	3
Figure 2-1: Land Uses and Design Opportunities.....	13
Figure 4-1: Specific Plan Zones	31
Figure 4-2: Building Height Step Back Adjacent to Residential Use or Zone.....	42
Figure 4-3: Typical Outdoor Dining Layout.....	48
Figure 4-4: Treatments for Material Changes at Corners.....	64
Figure 4-5: Privacy for Residential Units	72
Figure 4-6: Treatments for Material Changes at Corners.....	72
Figure 4-7: Yard Depths	75
Figure 4-8: Massing	75
Figure 4-9: Orientation.....	76
Figure 4-10: Screening of Mechanical Equipment	76
Figure 5-1: Roadway Classifications	82
Figure 5-2: Tweedy Boulevard	86
Figure 5-3: Tweedy Boulevard Before and After Views	87
Figure 5-4: Bicycle Transportation	88
Figure 5-5: Transit Service.....	90
Figure 5-6: Proposed Tweedy Boulevard Shuttle	92
Figure 5-7: City-Owned Parking Lots in Tweedy Mile	94
Figure 6-1: Streetscape Improvements Plan.....	103

Figure 6-2: Street Tree Palette	105
Figure 6-3: Typical Garden Room - Plan View.....	107
Figure 6-4: Typical Garden Room - Before and After View.....	108
Figure 6-5: Plant Palette for Garden Rooms	110-113
Figure 6-6: Plant Palette for Residential Parkways.....	115
Figure 6-7: Furniture Palette.....	118
Figure 6-8: Street Light Fixture	118
Figure 7-1: Existing and Planned Water System.....	129
Figure 7-2: Existing Sewer and Storm Drain System	131
Figure 7-3: Existing Dry Utilities	135
Figure 7-4: Tweedy Mile Oil Transmission Lines	141
Figure 8-1: Projected Increase in Population, Housing Units and Employment	
Mid-term and Build-out Scenarios.....	151
Figure 8-2: Projected General Fund Recurring Revenues Mid-term and.....	
Build-out Scenarios	152

Tables

Table 4-1: General Land Use Permit Types and Process.....	35
Table 4-2: Allowed Land Uses for Urban Mixed-Use Zones	35-38
Table 4-3: TMU1 Development Standards	40
Table 4-4: TMU2 Development Standards	44
Table 5-1: TMU2 - Bicycle Parking Requirements.....	98
Table 6-1: Plant Palette for Garden Rooms.....	109
Table 6-2: Plant Palette for Residential Parkways	114
Table 8-1: Summary of Capital Improvement Plan Priorities	145
Table 8-2: Summary of Implementation Strategy	148-149
Table 8-3: Summary of Potential Financing Techniques	154-155
Table 9-1: Summary of Capital Improvement Plan Elements	162
Table 9-2: CIP Elements: Improvements, Priority, and Costs	163