

City Council Chambers
8650 California Avenue, South Gate, CA 90280
(323) 563-9510 * Fax (323) 563-5411 * www.cityofsouthgate.org

***ADDENDUM TO THE CITY COUNCIL
REGULAR MEETING AGENDA***

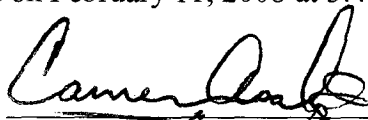
Tuesday, February 12, 2008

3. El Portal/Gateway

The City Council will conduct a Public Hearing to consider: (CD)

- a. Adopting a **Resolution** _____ certifying a Final Environmental Impact Report/Preliminary Environmental Assessment No. 1782 with Mitigation Monitoring and Program, adopting findings and statement of overriding considerations, approving conformance with the General Plan of the City of South Gate, and approving the Proposed El Portal/Gateway; and
- b. Adopting a **Resolution** _____ approving Site Plan 285 at 4365 Firestone Boulevard for the planned development of 517,000 square feet of commercial retail use; and
- c. Adopting a **Resolution** _____ approving Conditional Use Permit No. 782 for a 50,000 square foot Movie Theater use at 4365 Firestone Boulevard; and
- d. Adopting a **Resolution** _____ approving Conditional Use Permit No. 783 for a 45,000 square foot Health Club and swimming pool use at 4365 Firestone Boulevard; and
- e. Adopting a **Resolution** _____ approving Lot Line Adjustment No. 89 located on Parcels 1 and 2 at 4635 Firestone Boulevard in the M-3 (Heavy Manufacturing) Zone **and M-2 (Light Manufacturing Zone)**.

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on February 11, 2008 at 5:45 p.m., as required by law.



Carmen Avalos, City Clerk

*City of South Gate***ITEM NO. 3**

CITY COUNCIL

AGENDA BILL*For the Regular Meeting of: February 12, 2008**Originating Department: Community Development**Dept. Head: Steven A. Lefever**City Manager: Ronald Bates*

SUBJECT: ENVIRONMENTAL IMPACT REPORT PEA 1782, SITE PLAN 285, CONDITIONAL USE PERMIT 782, CONDITIONAL USE PERMIT 783, AND LOT LINE ADJUSTMENT 89 FOR THE DEVELOPMENT OF A COMMERCIAL RETAIL PROJECT LOCATED AT 4365 FIRESTONE BOULEVARD – GATEWAY PROJECT

ACTION: Following the conclusion of the Public Hearing:

- a. **ADOPT** a Resolution certifying a Final Environmental Impact Report/Preliminary Environmental Assessment No. 1782 with Mitigation Monitoring and Program, adopting findings and statement of overriding considerations, approving conformance with the General Plan of the City of South Gate, and approving the Proposed Gateway Project; and,
- b. **ADOPT** a Resolution approving Site Plan 285 at 4365 Firestone Boulevard for the planned development of 517,000 square feet of commercial retail use; and
- c. **ADOPT** a Resolution approving Conditional Use Permit No. 782 for a 50,000 square foot Movie Theater use at 4365 Firestone Boulevard; and,
- d. **ADOPT** a Resolution approving Conditional Use Permit No. 783 for a 45,000 square foot Health Club and swimming pool use at 4365 Firestone Boulevard; and,
- e. **ADOPT** a Resolution approving Lot Line Adjustment No. 89 located on Parcels 1 and 2 at 4635 Firestone Boulevard in the M-3 (Heavy Manufacturing) Zone and M-2 (Light Manufacturing) Zone.

FISCAL IMPACT: It is estimated that when fully operational the Gateway will provide the City of South Gate with an estimated 2.0 million in annual Sales Tax revenue.

NOTICING PROCEDURES: On January 30, 2008 a Hearing Notice was sent to property owners within a 300-foot radius of the Project as well as interested parties and Agencies, declaring the City Council's intent to conduct a City Council Hearing for the Gateway. (See attachment B). The Public Hearing Notice for this Meeting was also published on February 1, 2008 in The Long Beach Press Telegram. Notices were also posted on the City's Public Bulletin Boards, and on the City's Web Site.

REPORT SUMMARY: The Planning Commission, at its meeting of January 15, 2008 reviewed the Draft Environmental Impact Report (EIR) for the Gateway and made the tentative finding that the City Council consider the environmental impact report (EIR) for the proposed Project.

On August 1, 2006 the City Council authorized the retention of an environmental consulting firm for the preparation of an environmental assessment for the Gateway, including a traffic study in compliance with the California Environmental Quality Act (CEQA). The Environmental Impact Report and Traffic Study have been completed. A Draft EIR has been prepared pursuant to the requirements of California Environmental Quality Act (CEQA), and focuses on potential impacts of the project on land use, aesthetics, traffic, air quality, noise, hazardous materials, fire