

**NOTICE OF PUBLIC HEARING AND INTENTION TO ADOPT
A MITIGATED NEGATIVE DECLARATION
PLANNING COMMISSION
OF THE CITY OF SOUTH GATE, CALIFORNIA**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate will hold a Public Hearing at **6:30 PM on Tuesday, July 21, 2026**. The Public Hearing will be held in the Council Chamber at South Gate City Hall, 8650 California Avenue, South Gate, California.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, this notice is to advise you that the City of South Gate intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below:

LEAD AGENCY: City of South Gate
PROJECT TITLE: 9001-19 Long Beach Boulevard Residential Project
PROJECT APPLICANT: Habitat for Humanity of Greater Los Angeles
PROJECT LOCATION: 9001-9019 Long Beach Boulevard, South Gate
(APNs 6204-025-900, -901, and -092)

PROJECT DESCRIPTION: The Project is for the removal of all existing on-site improvements and structures within the 0.66-acre site and construction of a common interest subdivision and affordable housing development. The Project includes the construction of 14 two- and three-story attached townhomes in four buildings. The proposed townhomes total 18,656 square feet of building area and have a combined building footprint of 9,772 square feet. Each building will have a maximum height of 33 feet, two inches to the top of the parapet. All 14 townhomes will be sold to qualified low-income homebuyers at an affordable housing cost. The units will include six floor plans ranging from 1,100 to 1,372 square feet. The common areas will include guest surface parking areas, outdoor benches, and community green space. Landscaping will be installed along the perimeter and interior of the site.

Members of the public wishing to observe these meetings may attend in-person or view the meeting live at [HTTPS://YOUTUBE.COM/@SOUTHGATECA90280](https://youtube.com/@southgateca90280). For updated information regarding the meeting, please visit the City's website at www.cityofsouthgate.org/AgendaCenter regarding the following items:

1. Tentative Tract Map No. 84210: Consideration of Tentative Tract Map No. 84210 to allow the subdivision of three parcels into a 14-unit affordable residential townhouse development, within the Urban Neighborhood (UN) zone.
2. Administrative Modifications (Major) PL No. PL26-0191: Consideration of a request for four Administrative Modifications to: (1) reduce the required parking setback from 10 feet to zero feet; (2) reduce the required building setback from 10 feet to 5 feet for Unit 10; (3) increase the fence height along the street frontages from 3 feet to 3½ feet; and (4) increase the fence height along the southwest corner of Long Beach Boulevard and Willow Place.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study and determined that the Project may have a significant effect on the environment, but by implementing the identified mitigation measures, the Project's impacts would be reduced to less than significant levels. Accordingly, City staff is recommending that the Planning Commission adopt the MND. The Planning Commission shall consider adopting the MND as part of their consideration of the Project.

Hazardous Waste Site: The proposed work involves a site on a list enumerated under Section 65962.5 of the Government Code pertaining to hazardous wastes.

DOCUMENT AVAILABILITY: Copies of the Draft Initial Study (IS) and MND will be available for public review beginning June 18, 2026, at the following locations:

- City of South Gate website – Environmental Documents Page:
<https://www.cityofsouthgate.org/Government/Departments/Community->

[Development/Planning/Zoning/Environmental-Documents](#)

- City of South Gate, Department of Community Development – 8650 California Ave., South Gate

If you are not able to download a copy of the Draft IS/MND, please contact Joshua Valdez, Associate Planner at jvaldez@sogate.org.

PUBLIC REVIEW: The 30-day public review period begins on June 18, 2026, and ends July 20, 2026. Any interested person or agency may comment on this matter by submitting comments via email to jvaldez@sogate.org (please indicate “9001-9019 Long Beach Boulevard Residential Project”) in the subject or via postal mail to: Joshua Valdez, Associate Planner, 8650 California Ave., South Gate, CA 90280. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on July 20, 2026.** Due to possible mail delays, comments via email are preferred. Responsible agencies should limit their comments to those Project activities that are within their area of expertise, or that will be required to be carried out or approved by their agency.

All parties wishing to speak for or against the matter should attend the public hearing and express their thoughts on the proposed project. Any person desiring to provide written comments on this matter must do so prior to or at the public hearing. Written comments can be sent via U.S. Mail, or hand-delivered to the Planning Division, 8650 California Avenue, South Gate, CA 90280, prior to said public hearings. For further details, contact Joshua Valdez, Associate Planner, at jvaldez@sogate.org.

Pursuant to Government Code Section 65009, if you challenge the items listed above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearing.

Joshua Valdez
Associate Planner

Posted: June 18, 2026
South Gate City Hall

Información en español acerca de esta junta puede ser obtenida llamando al 323-563-9565.

ZONING MAP OF PROJECT SITE **9001-9019 LONG BEACH BOULEVARD, SOUTH GATE, CA 90280**

