

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

NOTICE IS HEREBY GIVEN that the City Council of the City of South Gate will hold a Public Hearing at **6:30 PM on Tuesday, August 25, 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: South Gate Tow Yard Project
PROJECT APPLICANT: Commercial Development Resources Inc. on behalf of Mr. C's Towing of South Gate, Inc / FUBAR Properties LLC.
PROJECT LOCATION: 9313 Rayo Avenue, South Gate
(APNs 6222-005-028 and 6222-005-030)

PROJECT DESCRIPTION: The Project consists of an Ordinance, amending the citywide Zoning Map of Title 11 (Zoning) of the SGMC, to change the zoning designation of the rear portion of the property from IF (Industrial Flex) to M3 (Heavy Manufacturing), to match the current M3 zoning designation of the front portion of the property. Pursuant to Table 11.21-4 (Commercial Industrial Zones Allowed Land Uses) of SGMC Section 11.21.030 (Land Use Permission Tables), "vehicle towing/impounding" uses are permitted by-right in the M3 zone. The applicant is seeking to expand the towing business operations that occur on the front (easterly) portion of the Project Site and occupy the entire site; however, the rear portion must be re-zoned to M3 to allow the expansion. The Project includes installation of a new vehicle storage site area (paving and striping), new site lighting, and construction of an approximately 560-square-foot office building. The Project includes operation of the tow yard across the entire property.

Members of the public may participate in this public hearing either in person or remotely. Information regarding meeting access, remote participation, the submission of written comments, and requests for reasonable accommodations is provided in the meeting agenda. Agendas are available on the City's website at www.cityofsouthgate.org, posted on the bulletin board outside City Hall, and available at the City Clerk's Office, Monday through Thursday, from 7:00 a.m. to 5:30 p.m. The public hearing is regarding the following item:

1. Approval of an Ordinance amending the citywide Zoning Map of Title 11 (Zoning) of the SGMC, to change the zoning designation of the rear portion of the property at 9313 Rayo Avenue from IF (Industrial Flex) to M3 (Heavy Manufacturing), to match the current M3 zoning designation of the front portion of the property and the existing General Plan land use designation of Industrial.

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 City Council adopt the MND. The City Council 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 July 24, 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 John F. Signo, AICP, Planning Manager at jsigno@sogate.org.

PUBLIC REVIEW: The 30-day public review period begins on July 24, 2026, and ends August 24, 2026. Any interested person or agency may comment on this matter by submitting comments via email to jsigno@sogate.org (please indicate "South Gate Tow Yard Project") in the subject or via postal mail to: John F. Signo, AICP, Planning Manager, 8650 California Ave., South Gate, CA 90280. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on August 24, 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 John F. Signo, AICP, Planning Manager, at jsigno@sogate.org.

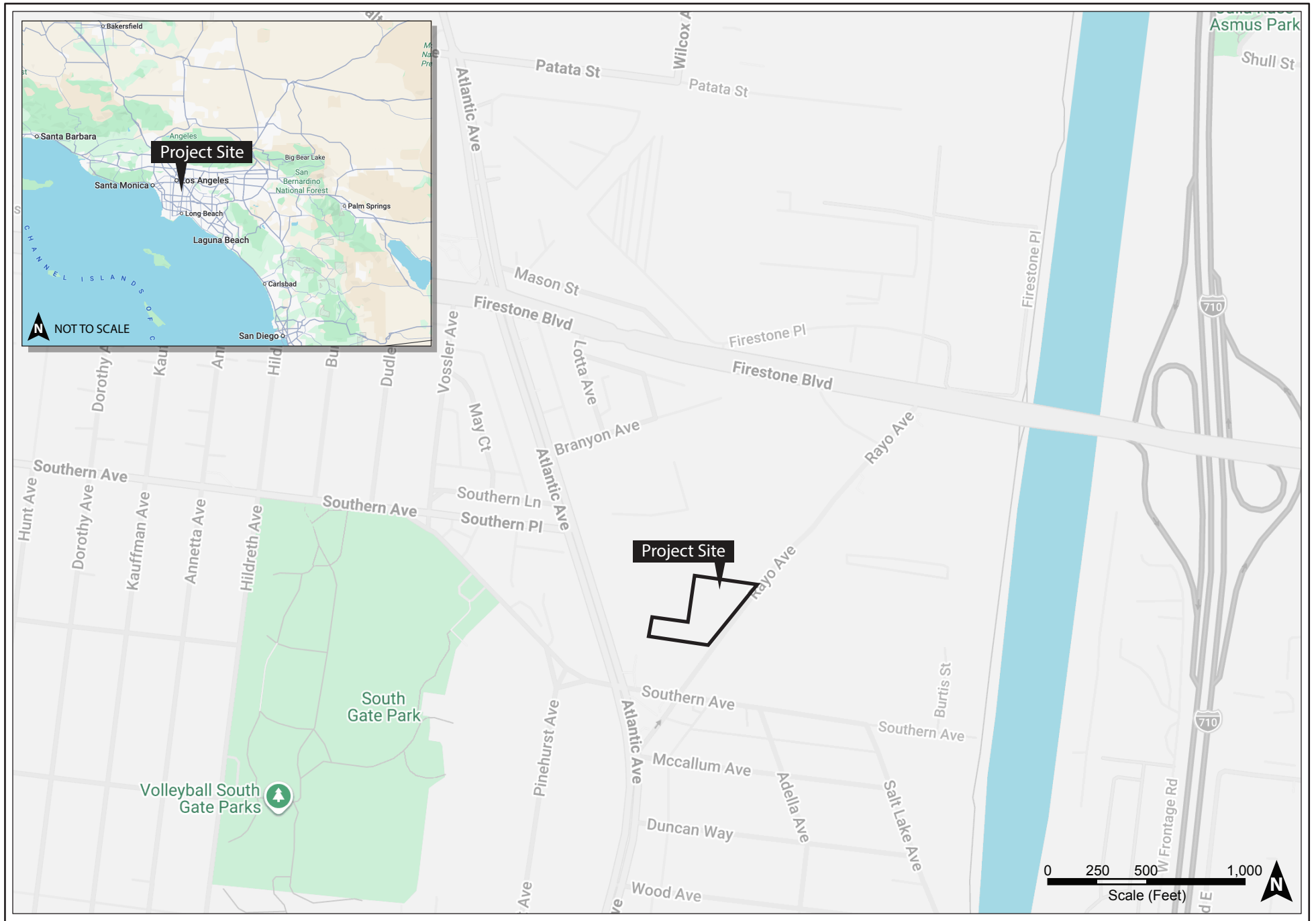
Pursuant to Government Code Section 65009, if you challenge the items listed above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council at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



John F. Signo, AICP
Planning Manager

Posted: **July 24, 2026**
 South Gate City Hall

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



Source: Google Maps, 2026

Vicinity Map of Project Site

9313 Rayo Avenue, South Gate, CA 90280