**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, November 3, 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:

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| **LEAD AGENCY:** | **City of South Gate** |
| **PROJECT TITLE:** | **7916 Long Beach Boulevard Housing Project** |
| **PROJECT APPLICANT:** | **South Gate Townhomes LLC** |
| **PROJECT LOCATION:** | **7916 Long Beach Boulevard, South Gate (APNs 6202-010-900 and 6202-010-901)** |

**PROJECT DESCRIPTION:** The Project includes the construction of 11 new affordable for-sale townhomes in two separate three-story buildings at a maximum height of 37 feet and a private driveway serving all units on 0.41 acres. The units will include eight (8) floor plans ranging from 1,559 to 1,874 square feet. Landscaping will be installed along the perimeter and interior of the site.

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 the Thursday evening prior to the meeting 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. Tentative Parcel Map No. 084827: to allow the subdivision of the project site into an 11-unit affordable residential townhouse development, within the Urban Neighborhood (UN) zone.
2. Density Bonus approval: consideration of five proposed waivers (1) reduction in the required front and side yard setbacks; (2) waiver from the common open space dedication; (3) waiver from a centralized trash enclosure; (4) waiver to allow mechanical equipment placement in front and side yard areas; (5) waiver to allow reduction in on-site parking requirements.

Related cases subject to administrative approval:

3. Design Review and Administrative Site Plan for PL No. PL23-0019: Design and site plan consideration of 11 new affordable for-sale townhomes in two separate three-story buildings.

**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 October 1, 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 Gabriel Perez, Community Development Director at gperez@sogate.org.**

**PUBLIC REVIEW:** The 30-day public review period begins on October 1, 2026, and ends October 31, 2026. Any interested person or agency may comment on this matter by submitting comments via email to gperez@sogate.org (please indicate "7916 Long Beach Boulevard Housing Project" in the subject) or via postal mail to: Gabriel Perez, Community Development Director, 8650 California Ave., South Gate, CA 90280**. Written comments on the Draft IS/MND must be submitted no later than 5:00 PM on October 31, 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 Gabriel Perez, Community Development Director, at gperez@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.

Gabriel Perez
Community Development Director

**Posted:** **October 1, 2026**
South Gate City Hall

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

# VICINITY MAP OF PROJECT SITE
# 7916 LONG BEACH BOULEVARD, SOUTH GATE, CA 90280

