



Planning Commission Agenda

Tuesday, August 4, 2020 at 7:00 p.m.

TELECONFERENCE

DIAL-IN-NUMBER: 1-669-900-6833

MEETING ID: 886 3270 1516#

<https://us02web.zoom.us/j/88632701516>

Call To Order

Pledge Of Allegiance

Roll Call

Report On Posting

City Officials:

CHAIRPERSON

Jenny Perez

COMMISSIONERS

Jose Delgado

Jose De La Paz

Diego Sepulveda

VICE CHAIRPERSON

Fabiola Inzunza

COVID 19 Meeting Procedures

Pursuant to Government Newsom's Executive Order N-29-20, dated March 17, 2020, members of the Planning Commission, staff, and the public will participate in the August 4, 2020 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with Planning Commission Members participating via teleconference by calling Dial-in-Number 1-669-900-6833 and Meeting ID: 886 3270 1516# and <http://us02web.zoom.us/j/88632701516>.

Additionally, you may submit your comments electronically by emailing Erika Soriano, Administrative Services Coordinator at

esoriano@sogate.org.

Procedure for Participation:

Any person wanting to participate may request to "speak" on an agenda item. Once acknowledged and authorized by the Chairperson the person may speak. Alternatively, any person may submit comments on an item electronically by emailing esoriano@sogate.org. Submission by email must be received 30 minutes prior to the posted start time of the meeting if emailing subject.

Subject line should read: **COMMENT FOR ITEM NO. _____, MEETING OF August 4, 2020.**

Please note, you will enter the meeting muted, but if you want to comment on an Agenda Item or during the public comment portion of the Agenda, raise your hand or press *9 at the appropriate time indicated by the Chairperson. When you are selected to speak, you will hear that you are unmuted, this is the time to make your public comments. Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic. Thank you.

Accessibility:

Reasonable accommodations for individuals with disabilities will be handled on a case-by-case basis and in accordance with the Americans with Disabilities Act and Governor Newsom's Executive Order N-29-20. Please call the Community Development Department at (323) 563-9529.

Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission Commissioners is \$125.00 per meeting.

Item No. 1

The Planning Commission will consider approving the minutes for the special Planning Commission meeting of July 23, 2020.

Documents:

[ITEM NO. 1.PDF](#)

Item No. 2

The Planning Commission will receive a presentation on local housing policy.

Documents:

[ITEM NO. 2.PDF](#)

Comments

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

Audience Comments

City Staff Comments

Planning Commission Comments

Adjournment

Adjournment to the Regular Planning Commission meeting on Tuesday, August 18, 2020 at 7:00 p.m.

I, Erika Soriano, Administrative Services Coordinator, certify that a true and correct copy of the foregoing Meeting Agenda was properly posted on July 30, 2020 at 6:00 p.m., as required by law.

Erika Soriano, Administrative Services Coordinator Erika Soriano

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact the Comm.Development Department.

Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility.

Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filing the request with the City Clerk prior to 5:00 pm on Monday, August 17, 2020.

Materials related to an item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office, 8650 California Avenue, South Gate, CA 90280 (323) 563-9510 * fax (323) 563-5411 *
www.cityofsouthgate.org

**MINUTES OF THE SPECIAL MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
THURSDAY, JULY 23, 2020**

INTRODUCTORY PROCEDURES

Vice Chairperson Jenny Perez called the meeting to order at 7:05 P.M.

The Pledge of Allegiance was led by Commissioner Jose Delgado.

ROLL CALL: By Erika Soriano, Recording Secretary.

Present: Chairperson Jenny Perez, Vice Chairperson Fabiola Inzunza, Commissioners Jose Delgado, Jose De La Paz, and Diego Sepulveda.

Absent/Excused: None.

Staff: Community Development Director Joe Perez, Senior Planner Erika Ramirez, City Attorney Craig Hardwick and Recording Secretary Erika Soriano.

REPORT ON POSTING: By Erika Soriano, Recording Secretary.

1. MINUTES

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of July 7, 2020. Vice Chairperson Fabiola Inzunza moved and Commissioner Jose Delgado seconded the motion to approve the Planning Commission minutes of July 7, 2020.

Roll call vote was taken as follows:

Chairperson Jenny Perez:	Yes
Vice Chairperson Fabiola Inzunza:	Yes
Commissioner Jose Delgado:	Yes
Commissioner Jose De La Paz:	Yes
Commissioner Diego Sepulveda	Yes

The motion carried (5-0), with all Commissioners in favor.

2. PUBLIC HEARING RESOLUTION RECOMMENDING APPROVAL OF INCENTIVES AND WAIVERS TO ALLOW FOUR AFFORDABLE HOUSING UNITS AT THE PROPOSED 78-UNIT LEGACY APARTMENT PROJECT FOR PROPERTY LOCATED AT 10130 ADELLA AVENUE

Community Development Director Perez introduced the Resolution recommending approval of incentives and waivers to allow four affordable units at the proposed 78-unit legacy apartment project located at 10130 Adella Avenue.

Senior Planner Erika Ramirez provided a power point presentation. The applicant is requesting relief from specific provisions of the South Gate Zoning Ordinance through the adoption of three waivers. The first waiver request is private open space requirement. Legacy Apartments by code is required to provide 39 units with private open space that has a minimum of 36 square feet area and 6 feet width. The applicant has indicated that the increase costs associated with construction of private open space would make it infeasible to provide the

proposed four income-restricted units. However, the project design provides substantial community open space in the form of two courtyards and 8 roof patios.

The second waiver request is building frontage type requirements. Residential projects in the IF zoning district are required to use one of the following Building Frontage Types – Terrace/Stoop, Porch or Front Yard to create a pedestrian friendly environment and connect where possible to the future amenities offered by the Los Angeles River Bikeway. Each of these three options requires that private open space be located at the ground level along the Legacy Lane and Adella Street frontages. The applicant asserts that security concerns and costs make it unfeasible to meet the Building Frontage Requirement and still provide the four income restricted units. To achieve the goals of the zoning district without meeting the specific requirement, the project incorporates public improvements and landscaping along the street frontage and the buildings have been designed with street facing living rooms.

The third waiver request is to allow interior trash and recycling. The applicant is concerned that placing the trash collection facilities outside would affect the feasibility of the project. The project is designed to provide approximately 1,300 of interior space for trash and recycling. There is an interior trash enclosure of approximately 300 square feet on the ground floor of each building and smaller trash closets of approximately 25 square feet on each floor of each building.

The applicant withdrew the request to allow 4 of the parking spaces assigned to two-bedroom units to be designated as guest parking. The applicant changed the unit mix which reduced the parking requirements and therefore the incentive was no longer needed.

Chairperson Jenny Perez asked why the traffic analysis study was conducted on the intersection of Atlantic Avenue and Firestone Boulevard. Senior Planner Erika Ramirez informed the Commission that the traffic analysis requires a Congestion Management Process (CMP) designated intersection.

Chairperson Jenny Perez raised concerns regarding the high volume of traffic at the intersection of Tweedy Boulevard and Atlantic Avenue and also the lack of street parking.

Vice Chairperson Fabiola Inzunza asked where bicycles would be parked. Senior Planner Erika Ramirez informed the Commission that the bicycle parking will be located in the rear western corner of the building and staff would work with applicant to identify a location for bike rails closer to the river.

Vice Chairperson Fabiola Inzunza asked for the location of the affordable units. Senior Planner Erika Ramirez informed the Commission that the affordable units will be floating units and that the locations will vary based on the eligibility of the tenant.

Commissioner Jose De La Paz raised concerns regarding the traffic in the area and asked about the closure of Adella Avenue to vehicle traffic. Community Development Director Joe Perez informed the Commission that if Adella was opened, traffic would negatively impact the single family residential neighborhood negatively and by keeping Adella Avenue closed to vehicular traffic, cut-through traffic would be eliminated in the neighborhood.

Commissioner Jose De La Paz requested that a Traffic Impact Study be conducted. Senior Planner Erika Ramirez informed the Commission that Public Works Conditions of Approval require the applicant to conduct a Traffic Impact Study.

Commissioner Jose Delgado asked if there was any consideration to make the affordable housing units very low income requirements.

Community Development Joe Perez informed the Commission that the City does not have an Inclusionary Housing Ordinance and the developers are not obligated to have any affordable rental housing units. Mr. Perez informed the Commission that staff encouraged the applicant to include affordable housing units and the applicant proposed low-income units, which staff believes still supports the City's goal of providing affordable housing. Staff is working on an Inclusionary Housing Ordinance and will be discussed at a future Planning Commission meeting.

Commissioner Diego Sepulveda asked how the units will be marketed and how the applications will be processed. Senior Planner Erika Ramirez informed the Commission that the Affirmative Action Plan document will outline the outreach process and application process.

Commissioner Jose De La Paz asked about the applicant's security frontage concerns. Senior Planner Erika Ramirez informed the Commission that the South Gate Zoning Code requires frontage porch entrances but the applicant felt it was safer to have the residents enter via the gated parking lot.

Chairperson Jenny Perez opened the public hearing.

Dave Mossman, applicant, spoke in favor of this project. Mr. Mossman informed the Commission that they felt it was safer to have the residence enter through the gated parking lot.

Art Alvarez, resident, 5305 Aldrich Road, South Gate, CA, thanked staff for working to get the old building demolished at 10130 Adella. Mr. Alvarez, expressed concerns about the project's impact on traffic and parking. He said he opposed opening up Adella and, in regards to affordable units, he said did not want this project to be another Calden Court Apartments. He discussed current problems such as homelessness and vehicles making doughnuts in the street. He also expressed interest in raising the height of the existing wall on his property.

Susan Janer, resident, 5314 Patata Street, South Gate, CA, expressed concerns regarding traffic and parking impacts this project will bring to the neighborhood. Ms. Janner also raised concerns regarding the traffic on Chakemco Street and stated the need for another traffic study. She also said the project contains too many units and has too many stories. She said she wants to keep Adella Avenue closed.

There being no additional comments or questions, Chairperson Jenny Perez closed the public hearing.

Vice Chairperson Fabiola Inzunza expressed concerns regarding the four affordable units and asked if the units will be smaller than the market rate, and will the units not have access to all amenities. City Attorney Craig Hardwick informed the Commission that by law it is prohibited for low income units to be treated differently from the market rate units.

Commissioner Jose De La Paz asked if the roof top patios will be fully furnished. Dave Mossman informed the Commission that all community open space will be fully furnished.

Commissioner Diego Sepulveda asked if the units will have ADA accessibility. Community Development Director Joe Perez informed the Commission that the development will need to comply with the State of California ADA requirements.

Community Development Director Joe Perez informed the Commission that the City is beginning a project to improve pedestrian mobility and safety on Chakemco Street. The improvements are scheduled to begin in August and will take three months to complete. Chakemco Street improvements will be new sidewalks, ADA curb ramps, and new road pavement improvements. These changes will promote pedestrian safety, enhance traffic circulation and encourage walking and biking.

Vice Chairperson Fabiola Inzunza requested that the developer incorporate a design to represent the City of South Gate.

Chairperson Jenny Perez suggested a living wall.

Community Development Director Joe Perez informed the Commission that staff will work with the applicant to incorporate a design to represent the City of South Gate.

Community Development Director Joe Perez informed the Commission that audience members wanted to speak on this item.

Chairperson Jenny Perez re-opened the item to the public hearing.

Ismael Delgado, resident, expressed concerns regarding traffic and parking impacts this project will bring to the neighborhood. Mr. Delgado also raised concerns about police not patrolling the area, the riverbed not being safe and homeless issues.

Susan Janer, resident, 5314 Patata Street, South Gate, CA, requested that a traffic signal be placed on Chakemco Street.

Melissa Rodriguez, 5305 Aldrich Road, South Gate, CA, expressed concerns regarding the access to the riverbed and the homeless issues.

Chairperson Jenny Perez closed the public hearing.

Chairperson Jenny Perez motioned and Commissioner Jose Delgado seconded the motion to accept the determination that this project is exempt under Categorically Exemption Class 32 (In-Fill Exemption) under Section 15332 of the California Environmental Quality Act; adopt the findings as outlined in Resolution No. 2020-04; and recommend that the City Council approve relief from specific sections of the South Gate Municipal Code as permitted by South Gate Municipal Code Section 11.31.50 and subject to the recommended conditions of approval, contained in Resolution No. 2020-04, and amend the resolution by eliminating the affordable housing incentive.

Roll call vote was taken as follows:

Chairperson Jenny Perez:	Yes
Vice Chairperson Fabiola Inzunza:	Yes
Commissioner Jose Delgado:	Yes
Commissioner Jose De La Paz:	No
Commissioner Diego Sepulveda	Yes

The motion carried (4-1), with Commissioner Jose De La Paz voting no.

Audience Comments

None

City Staff Comments

Community Development Director Perez informed the Planning Commission of the following upcoming events, project, and staffing updates:

- The City is providing a temporary use permit for temporary outdoor business operations. This is a no fee application that will receive an expedited review.
- LA County will launch a new drive-thru COVID-19 testing site at South Gate Park beginning Monday, July 27, 2020.
- Census Action week will be the week of July 27th and the City will be organizing Census Pop-ups to encourage 2020 Census participation.
- The City will be hosting a Community Call regarding Mortgage Payment Relief program on Wednesday, August 19th from 12:00pm -1:00pm.
- The City has submitted the PLHA grant application in which the City is eligible to receive \$712,320 for the first year of funding to fund various programs to be used to implement plans to increase the affordable housing stock.

Planning Commission Comments

Chairperson Jenny Perez asked if the City of South Gate is taking the same approach as the City of Los Angeles and fining business for posting un-permitted signage during the pandemic.

Community Development Director Joe Perez informed the Commission that the City is not fining business for such issues and is working to assist them during this pandemic.

ADJOURNMENT

There being no further business before the Planning Commission, Chairperson Perez adjourned the meeting to August 4, 2020. The meeting was adjourned at 8:57 P.M.

Respectfully,

Joe Perez, Secretary

APPROVED:

Jenny Perez, Chairperson

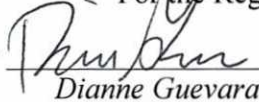
City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: August 4, 2020

Management Analyst:


Dianne Guevara

Community Development Director:


Joe Perez

SUBJECT: PRESENTATION ON LOCAL HOUSING POLICY

PURPOSE: To present the Planning Commission with an informational report on local housing policy. This item was added to the agenda at the request of Vice Chairperson Inzunza.

RECOMMENDED ACTION: Receive and file.

ANALYSIS: Increasing the housing inventory is a priority of California, Los Angeles County and the City, particularly as it pertains to the supply of affordable housing, as housing costs for South Gate households continue to escalate. Some local housing challenges that affect the City in increasing housing inventory include having different housing needs that are emerging, an increase demand for rental housing, and an increase in housing prices/lease rates that are out of reach for residents. Renters are particularly impacted, as approximately two out of every three South Gate renters are paying more than 30 percent of their income on housing, and rents continue to escalate at a pace of over five percent since last year. Rent control (enacted by AB 1482) will not have a material effect on reducing rents for South Gate residents.

Coupled with these local issues are the current and anticipated fair share allocation of housing production from the RHNA (Regional Housing Needs Assessment), through which the State will require thousands of new units to be built in the city. The California Department of Housing and Community Development (HCD) is still in the process of determining what the City of South Gate's next ("6th Round") fair share allocation from the Regional Housing Needs Assessment for the 8 year period beginning in 2021, the preliminary figures suggest South Gate may expect to see the need to produce 8,263 housing units, of which 2,130 (26 percent) would need to be affordable to very low income households (earning less than 50 percent of the County median income) with an almost equal amount of additional affordable units for low and moderate income households.

Since it is likely that market conditions may result in most of the new units to be listed at rents well above levels of affordability, the City is considering taking proactive actions to ensure that South Gate residents are not facing gentrification as a result of these challenges. New housing is anticipated in infill locations within South Gate, particularly in specific plan and transit-oriented development locations where residents may be less car-dependent with the development of the West Santa Ana Branch light rail line. To compliment these initiatives, the City will be considering an inclusionary housing ordinance that would require that a percentage of new housing built in South Gate is restricted for low- and moderate-income households.

A presentation will be made to provide the Planning Commission with an overview of housing policies in the City.