

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, JULY 16, 2019**

INTRODUCTORY PROCEDURES

Chairperson Gil Hurtado called the meeting to order at 7:02 P.M.

The Pledge of Allegiance was led by Commissioner Sylvia Masushige.

ROLL CALL: By Victor H Ferrer, Management Analyst/Recording Secretary.

Present: Chairperson Gil Hurtado, Vice Chairperson Jenny Perez, Commissioners Sylvia Masushige, Jose Delgado and Carlos Velasquez.

Absent/Excused: None.

Staff: Director of Community Development Joe Perez, City Attorney Craig Hardwick, Management Analyst Victor Ferrer.

REPORT ON POSTING: By Victor H Ferrer, Management Analyst/Recording Secretary.

1. MINUTES

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of June 18, 2019.

Commissioner Velasquez motioned and Commissioner Delgado seconded the motion to approve the Planning Commission minutes of June 18, 2019. The motion carried (4-0-1) with all Commissioners in favor and Vice Chairperson Perez Abstaining.

2. PUBLIC HEARING EXTENSION FOR TENTATIVE PARCEL MAP NO. 74973 FOR PROPERTY LOCATED AT 12411 INDUSTRIAL AVENUE

Director Perez presented the item and explained that the item is an extension of a tentative parcel map that was approved by the Planning Commission on June 6, 2017 with a two year term that is expiring this year. Additionally, Director Perez clarified that the applicant is requesting a one year extension.

Chairperson Hurtado opened the item to the public.

David Kim, JR & CO, LLC representative, 1840 S Floyd Court, La Habra, CA, expressed that his boss the president of the company would have liked to be at the meeting to thank the Planning Commission but could not attend due to a family matter. Mr. Kim also expressed that the company anticipated the project to be completed in two years; however, due to unforeseen conditions, they need an additional year to complete the project.

Chairperson Hurtado asked Mr. Kim if they believe that one year is enough to complete the project.

Mr. Kim stated that one year would suffice and provided details about the delays to the project, but reassured that it would be completed in less than a year.

Chairperson Hurtado clarified that his question was related to an inquiry made to staff regarding the amount of years that can be granted to an extension. In which case, if the project were to take longer than twelve months, Mr. Kim would request two years instead. Chairperson Hurtado directed the question to the City Attorney.

City Attorney Craig Hardwick answered that the Subdivision Map Act allows for six, twelve-month extensions which cannot be combined.

Chairperson Hurtado motioned and Commissioner Masushige seconded to approve extending Tentative Parcel Map No. 74973 for 12 months. The motion carried (5-0), with all Commissioners in favor.

General Business

Director Perez shared information regarding the Hollydale Library grand re-opening.

Commissioner Velasquez inquired information pertaining to the lease agreement between the library and the property owner.

Director Perez mentioned that he is not familiar with the details of the lease; however, the lease usually is for a long term. Additionally, Director Perez mentioned that the property owner, UWS, has been very good and involved with the South Gate community.

Director Perez also shared the upcoming Southeast Los Angeles (SELA) Arts Festival being hosted in the Los Angeles River on July 27 from 2 PM – 10 PM.

Audience Comments

None.

City Staff Comments

None.

Planning Commission Comments

Vice Chairperson Perez inquired information regarding the process and policies surrounding bulky item pickups and illegal dumping.

Director Perez mentioned that he can bring back a report regarding illegal dumping and how it relates to code enforcement.

Vice Chairperson Perez asked if the City is taking legal action against property owners who purposefully maintain buildings vacant. Additionally, Vice Chairperson Perez provided examples of vacant buildings throughout the City.

Director Perez answered that the primary effort is undertaken by the Code Enforcement Division.

City Attorney Craig Hardwick mentioned that the City cannot force a property owner to lease a building and explained the legal proceedings the City can perform pertaining to the inquiry.

Chairperson Hurtado mentioned that the City Council attempted to address the vacancy issue but were limited legally.

Commissioner Vasquez inquired about the Community Development Department's vacancies.

Director Perez shared that the Department completed interviews for the Senior Planner position, but will be re-advertised due to not having a good candidate for the position. Additionally, that the application period for the Assistant Planner position has closed and the applications are currently under preliminary review.

Commissioner Masushige asked Director Perez why vehicles are allowed to park by the railroads along Ardmore Avenue/Independence Avenue.

Chairperson Hurtado explained that Union Pacific Rail Road (UPRR) owns the property and little can be done unless UPRR complains.

ADJOURNMENT

There being no further business before the Planning Commission, Chairperson Hurtado motioned to adjourn the meeting and Commissioner Vasquez seconded that motion. The motion carried (5-0), with all Commissioners in favor. The meeting was adjourned to August 6, 2019. The meeting was adjourned at 7:32 P.M.

Respectfully,

Joe Perez, Secretary

APPROVED:

Gil Hurtado, Chairperson