

MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, JUNE 16, 2020

INTRODUCTORY PROCEDURES

Vice Chairperson Jenny Perez called the meeting to order at 7:07 P.M.

The Pledge of Allegiance was led by Commissioner Jose Delgado.

ROLL CALL: By Erika Soriano, Recording Secretary.

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

Absent/Excused: None.

Staff: Community Development Director Joe Perez, Senior Planner Erika Ramirez, Contract Planner Candida Neal, Management Analyst Dianne Guevara, 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 February 18, 2020. Commissioner Jose Delgado moved and Commissioner Fabiola Inzunza seconded the motion to approve the Planning Commission minutes of February 12, 2020. The motion carried (4-0) with abstention from Commissioner Jose De La Paz.

2. REORGANIZATION REORGANIZATION OF THE PLANNING COMMISSION

Annually, the Commission re-organizes by selecting a Chairperson and Vice- Chairperson to coincide with the reorganization of the City Council.

Commissioner Jose Delgado nominated Vice Chairperson Jenny Perez as Chairperson.

Roll call vote was taken as follows:

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

The vote was (5-0), to select Jenny Perez as Chairperson.

Commissioner Delgado nominated Commissioner Fabiola Inzunza as Vice-Chairperson.

Roll call vote was taken as follows:

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

The vote was (5-0) to select Fabiola Inzunza as Vice Chairperson.

3. PUBLIC HEARING CONDITIONAL USE PERMIT NO. 838 TO ALLOW AN INDEPENDENT STUDY LEARNING CENTER AT 3848 TWEEDY BOULEVARD

Community Development Director Perez introduced Conditional Use Permit No. 838 to allow an Independent Study Learning Center at 3848 Tweedy Boulevard.

Senior Planner Erika Ramirez informed the Commission that the applicant withdrew the conditional use permit application.

Chairperson Jenny Perez opened the public hearing. There being no comments from the audience, Chairperson Jenny Perez closed the item.

Vice Chairperson Fabiola Inzunza motioned and Commissioner Diego Sepulveda seconded the motion to table the application for Conditional Use Permit No. 838. The motion carried (5-0) with all other Commissioners in favor.

4. PUBLIC HEARING CONDITIONAL USE PERMIT NO. 840 TO ALLOW A 396-SPACE OFF-SITE PARKING FACILITY FOR THE AMAZON DISTRIBUTION CENTER IN THE INDUSTRIAL FLEX (IF) AND HEAVY MANUFACTURING (M3) DISTRICTS AT 9208 ATLANTIC AVE

Community Development Director Perez introduced Conditional Use Permit No. 840 to allow a 396-space off-site parking facility for the amazon distribution center in the Industrial Flex (IF) and Heavy Manufacturing (M3) districts at 9208 Atlantic Ave.

Contract Planner Candida Neal gave a power point presentation on Conditional Use Permit No. 840 to allow a 396-space off-site parking facility for the amazon distribution center in the Industrial Flex (IF) and Heavy Manufacturing (M3) districts at 9208 Atlantic Ave. The proposed parking lot will provide parking for the delivery vans and delivery van drivers working at the South Gate Amazon Distribution Center located north and east of the parking lot at 9350 Rayo Avenue. The Amazon distribution center is located on the east side of Rayo Avenue, 880 feet north of the entrance to the proposed parking facility which is on the west side of Rao Avenue. The Amazon facility is a permitted use in the M3 zoning district. Amazon has completed tenant improvements to the 211,456 square foot distribution facility designed to accommodate their operation inside the building and is currently operating; however, not at full capacity, under a temporary Certificate of Occupancy pending off-site improvements. There are 224 parking spaces on Amazon's Rayo Avenue site for the employees who sort the merchandise, load the delivery vehicles and work in the offices. The proposed off-site parking lot will not be used by the workers at the distribution facility.

Contract Planner Candida Neal informed the Commission as part of the Conditions of Approval, Amazon has agreed to reconstruct pavement on Rayo Avenue curb-to-curb between the site and the Amazon Distribution Center southern driveway; slurry seal and repair damaged pavement in number one lane of Atlantic Avenue; reconstruct damaged or deficient, driveways, ramps, curb and gutter, and sidewalk; plant 36" box street trees 50' on center along Atlantic Avenue and 2 new 36" box street trees on Rayo Avenue along with other Public Works Department recommendations.

The Traffic Analysis study found that the project will not generate more than 26 trips during any weekday peak hour. The criteria for a significant impact is when a project generates more than 50 trips during a peak hour, based on the study the project will not have any regional traffic impacts.

Chairperson Jenny Perez opened the public hearing.

Richard Ludt, Applicant, 8990 Atlantic Ave., South Gate, CA, came spoke in favor of his project and thanked the Commission for considering this application.

Commissioner Jose De La Paz, inquired on the hiring process for City residents.

Community Development Director Joe Perez informed the Commission that Amazon was provided the contact information for HUB cities to assist with local hiring.

Commissioner Jose Delgado, raised concerns regarding the superfund properties located near the project.

Contract Planner Candida Neal, informed the Commission that the superfund properties will have no negative impact.

Vice Chairperson Fabiola Inzunza, asked if Amazon will be providing any transit benefits to the employees.

Contract Planner Candida Neal, informed the Commission that the employees will use pedestrian sidewalks off of Atlantic Avenue and Rayo Avenue.

Vice Chairperson Fabiola Inzunza asked if the City received any feedback from the Los Angeles Unified School District. Vice Chairperson Fabiola Inzunza also inquired the term of lease for the proposed parking lot.

Contract Planner Candida Neal, informed the Commission that the City did not receive any feedback from Los Angeles Unified School District. The term of lease for the parking lot is for ten years.

Vice Chairperson Fabiola asked for an explanation on how there is no traffic impact on Rayo Avenue.

Contract Planner Candida Neal informed the Commission that there was no significant increase of traffic during the peak hours.

Chairperson Jenny Perez, asked if the traffic study was conducted before the Safer at Home orders were in place.

Contract Planner Candida Neal informed the Commission that the traffic study was conducted on February 2020, before the Safer at Home orders were in place.

There being no other comments from the audience or the Planning Commission, Chairperson Jenny Perez closed the public hearing.

Commissioner Diego Sepulveda motioned and Commissioner Jose De La Paz seconded the motion to adopt the Negative Declaration No. 840 finding that there is no substantial evidence, in light of the whole record before the Planning Commission that the project may have a significant effect on the environment; adopt the finding as outlined in Resolution No. 2020-01; and approve Conditional Use Permit No. 840, subject to the recommended conditions of approval, as contained in Resolution No. 2020-01. The motion carried (5-0) with all other Commissioners in favor.

5. PRESENTATION REVIEW AND SELECT TWELVE HOMES FOR THE HOME RECOGNITION PROGRAM

Management Analyst Guevara provided a presentation regarding the Home Recognition Program and recommended that the Planning Commission select 12 of 31 homes to be recognized by the City Council.

Chairperson Jenny Perez recommended that two to three homes be chosen from each of the five City areas, totaling 12.

The Planning Commission proceeded with reviewing homes from Area 1, Area 2, Area 3, Area 4 and Area 5 while selecting homes from each area, respectively.

Vice Chairperson Fabiola Inzunza motioned and Commissioner Diego Sepulveda seconded to award the following homes as part of the Home Recognition Program:

Area 1	Area 2	Area 3	Area 4	Area 5
10306 Capistrano Ave	8944 Garden View Ave	8644 San Luis Ave	4834 Tweedy Blvd	7404 Howery Ave
10210 Capistrano Ave	8636 Garden View Ave	4070 Michigan Ave	9811 Kauffman Ave	11725 Utah Ave.
		8130 San Luis Ave	10505 St James Ave	

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

General Business

None

Audience Comments

None

City Staff Comments

Community Development Director Perez informed the Planning Commission of the steps the City is taking during the current pandemic COVID-19.

- The City has reopened with temporary hours. The City has provided a City Hall reopening guide as a resource for the community that includes the safety protocol implemented for the reopening of the City Hall.
- The Online Permit Counter is now available to the public on the City’s website. This new service allows residents, contractors, and business owners to apply for permits, schedule inspections, view the status of permits, and pay for permits online.
- The Planning software allows staff to process development applications and monitor the progress of development projects. The module will be fully integrated with the new Online Permit Counter.

Community Development Director Perez informed the Planning Commission that LA County has completed its Final Environmental Impact Report (Final EIR) for the Rancho Los Amigos South Campus Project and will be presented to the Board of Supervisors for certification on the June 23, 2020 board meeting.

Management Analyst Dianne Guevara informed the Planning Commission that the City received CDBG-CV funding in the amount of \$874,841. The City Council authorized funds to be added to the FY 2019/20 budget and also allocated \$375,000 of un-programmed CDBG funds.

The following programs received funding under the CDBG-CV funds;

- Compator, Inc. – Mental Health Counseling Services received \$81,173;
- Bet Tzedek – Legal Advocacy Program received \$80,000;
- AltaMed – Drive through assessment and testing for COVID-19 received \$ 62,500;
- Parks & Recreation Department – Senior Food Distribution received \$261,200;
- Salvation Army – Homeless Services received \$45,000;
- Police Department – Family Violence and Prevention received \$20,000;
- Helpline Youth Counseling, Inc. – Homelessness Prevention and Counseling Services received \$45,000;

The following programs received funding under the CDBG funds;

- Community Development – Small Business Job Retention and Creation - \$200,000
- HUB Cities – Workforce Development received \$175,000

Management Analyst Dianne Guevara gave the following updates on the 2020 Census.

- The City is organized a Census Caravan on June 17th from 4:00pm-6:00pm. This was in partnership with the SELA Collaborative; Ms. Guevara invited the Planning Commission to participate.
- Census takers around the nation will begin visiting households at the beginning of August that have not yet responded to the 2020 Census to help complete the count. This will adjust depending on the evolving COVID-19 outbreak.
- Deadline to submit the Census has been extended until October 31, 2020.

Planning Commission Comments

None

ADJOURNMENT

Vice Chairperson Fabiola Inzunza requested that the meeting be adjourned in memory of George Floyd, the South Gate resident victims whom have passed away from COVID-19 and the end of Systematic racism.

There being no further business before the Planning Commission, Chairperson Perez adjourned the meeting to July 7, 2020. The meeting was adjourned at 9:27 P.M.

Respectfully,

Joe Perez, Secretary

APPROVED:

Jenny Perez, Chairperson