



Planning Commission Agenda

Tuesday, November 16, 2021 at 7:00 p.m.

SOUTH GATE COUNCIL CHAMBER OR
TELECONFERENCE
DIAL-IN-NUMBER: 1-669-900-6833
MEETING ID: 892 8963 8900
<https://us02web.zoom.us/j/89289638900>

Call To Order

Pledge Of Allegiance

Roll Call

City Officials:

CHAIRPERSON	COMMISSIONERS
Fabiola Inzunza	Jose Delgado
	Jenny Perez
	Diego Sepulveda
VICE CHAIRPERSON	
Jose De La Paz	

Report On Posting

I, Jose Montano, Administrative Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on November 11, 2021 at 6:00p.m., as required by law.

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 Planning Commission meeting of November 2, 2021.

Documents:

[ITEM NO. 1.PDF](#)

Item No. 2

The Planning Commission will conduct a public hearing to consider approving the Zoning Ordinance regarding Inclusionary Housing and In Lieu Fee.

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, December 7, 2021 at 7:00 p.m.

In compliance with the Americans 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, November 29, 2021.

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 REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, NOVEMBER 2, 2021**

INTRODUCTORY PROCEDURES

Chairperson Fabiola Inzunza called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was led by Jose Montano, Recording Secretary.

ROLL CALL: By Jose Montano, Recording Secretary.

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

Commissioner Jenny Perez arrived at 7:03PM

Absent/Excused:

Staff: Acting Housing Administrator Erika Soriano, Yalini Siva Senior Planner, and Recording Secretary Jose Montano, and City Attorney Craig Hardwick

REPORT ON POSTING: By Jose Montano, Recording Secretary.

1. MINUTES

The Planning Commission considered approving the minutes for the Planning Commission meeting of September 21, 2021. Chairperson Fabiola Inzunza moved, and Commissioner Diego Sepulveda seconded the motion to approve the Planning Commission minutes of September 21, 2021, with amendments under audience comments to correct “SP” to SB and “Transit Quarter” to West Santa Ana Branch Transit Corridor.

Roll call vote was taken as follows:

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

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

2. PUBLIC HEARING ZONING CODE AMENDMENT NO. 171 OF TITLE 11, CHAPTER 11.51 OF THE SOUTH GATE MUNICIPAL CODE TO REVISE THE CITY'S ORDINANCE PERTAINING TO ADMINISTRATIVE PERMITS AND APPROVALS

Yalini Siva, Senior Planner provided the staff report and presentation for this item. This Public hearing is to consider a recommendation to the City Council to approve the Zoning Code Amendment and adoption of an Ordinance amending No. 171 of Title 11, Chapter 11.51 of the South Gate Municipal Code (SGMC). The proposed amendment is to provide clarity in the City's administrative plan review and administrative permit process. The South Gate Municipal Code includes administration responsibilities and procedures for administrative permits and administrative site plan reviews that fall under the responsibility of the City's Community Development Department. The Department has identified it necessity to provide more clarity to the administrative plan review process and the issuance of administrative permits. The current Municipal Code provisions on that subject at Section 11.51.050 is vague, offering little guidance to applicants and the Community Development Department.

The proposed text amendment will provide clarity to applicants, Community Development Department staff and director, in the scope and the parameters of the administrative review plan process. The proposed amendment will allow the director and planning staff to analyze administrative uses based on provided site plans, including vehicular traffic, parking, landscaping, signage, setbacks, and other design features.

Chairperson Fabiola Inzunza opened the public meeting. With no comments received, Chairperson Fabiola Inzunza closed the public hearing.

Commissioner Diego Sepulveda asked that the language on the following area of the paragraph be changed "In conducting the administrative plan review and evaluating the site plan, the planning division and director may consider, without limitation, any and all of the following which the director deems relevant to the issue of whether or not to issue an administrative permit for the development as proposed by the site plan"; remove the site plan and replace it with "applicant".

Chairperson Fabiola Inzunza requested the that the following language be removed from the proposed Zoning Code Amendment. "The director and the planning division will not require or seek to impose restrictions or conditions on the manner in which the applicant will operate the site once it has been developed but shall instead confine their analysis and response to the physical aspects of the proposed development. In conducting the administrative plan review and evaluating the site plan, the planning division and director may consider, without limitation, any and all of the following which the director deems relevant to the issue of whether or not to issue an administrative permit for the development as proposed by the site plan: (i) pedestrian and vehicular traffic circulation, both on the site and on adjacent streets and sidewalks; (ii) the number, location and configuration of parking spaces; (iii) building setbacks, building heights, and floor area ratios; (iv) landscaping; (v) types and location of exterior lighting; (vi) signage; (vii) the location and configuration of buildings and other improvements relative to uses of or improvements on adjacent properties; and (viii) any other design features. The fact that a site plan submitted by the applicant complies with minimum zoning code requirements for measurable items such as building setbacks, parking spaces and other objectively quantifiable design elements shall not automatically entitle the applicant to receive an administrative permit; the director may determine that greater setbacks, additional parking spaces, or other changes to the site plan above the minimum requirements established by the zoning code are necessary before the proposed development can be issued an administrative permit".

City Attorney Craig Hardwick informed the Planning Commission the purpose of the Zoning Code Amendment, is to provide clarity to the applicant on the process.

Vice Chairperson Jose De La Paz informed the Planning Commission that he has no objection with the recommended Zoning Code Amendment and agreed with Commissioner Diego Sepulveda recommended changes.

City Attorney Craig Hardwick explained to the Planning Commissioners the importance of the proposed amendments.

Chairperson Fabiola Inzunza moved and Commissioner Jose Delgado seconded, to accept the determination that this is not a project, as defined by California Environmental Quality Act; adopt the findings as outlined in Resolution No. 2021-15 and recommend that the City Council adopt the draft Ordinance approving Zone Text Amendment No. 171; with the amendment to remove the following language: “The director and the planning division will not require or seek to impose restrictions or conditions on the manner in which the applicant will operate the site once it has been developed, but shall instead confine their analysis and response to the physical aspects of the proposed development. In conducting the administrative plan review and evaluating the site plan, the planning division and director may consider, without limitation, any and all of the following which the director deems relevant to the issue of whether or not to issue an administrative permit for the development as proposed by the site plan: (i) pedestrian and vehicular traffic circulation, both on the site and on adjacent streets and sidewalks; (ii) the number, location and configuration of parking spaces; (iii) building setbacks, building heights, and floor area ratios; (iv) landscaping; (v) types and location of exterior lighting; (vi) signage; (vii) the location and configuration of buildings and other improvements relative to uses of or improvements on adjacent properties; and (viii) any other design features. The fact that a site plan submitted by the applicant complies with minimum zoning code requirements for measurable items such as building setbacks, parking spaces and other objectively quantifiable design elements shall not automatically entitle the applicant to receive an administrative permit; the director may determine that greater setbacks, additional parking spaces, or other changes to the site plan above the minimum requirements established by the zoning code are necessary before the proposed development can be issued an administrative permit”.

Roll call vote was taken as follows:

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

The motion carried (3-2), with Vice Chairperson Jose De La Paz and Commissioner Diego Sepulveda voting no and all other Commissioners voting in favor

Audience Comments

No audience comments

City Staff Comments

Acting Housing Administrator Erika Soriano informed the Planning Commission that the new Community Development Director Meredith Elguira will start on November 15, 202.

Ms. Soriano also introduced the new Senior Planner Yalini Siva.

Planning Commission Comments

Commissioner Jose Delgado encourage the Planning Commission and staff to register for the “2021 Homeless Count” that will take place in January 2022.

Chairperson Fabiola Inzunza expressed her disappointment that the Housing Element was not brought to the Planning Commission for their review and input.

ADJOURNMENT

There being no further business before the Planning Commission, Chairperson Fabiola Inzunza adjourned the meeting at 7:49 P.M.

Respectfully,

Erika Soriano, Acting Secretary

APPROVED:

Fabiola Inzunza, Chairperson

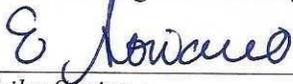
City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: November 16, 2021

Acting Housing Administrator:


Erika Soriano

SUBJECT: ZONING ORDINANCE REGARDING INCLUSIONARY HOUSING AND IN LIEU FEES

PURPOSE: Public hearing to consider a recommendation to the City Council of an ordinance adopting and implementing Section 11.29 Inclusionary Housing; and amending Title 11, Division II in the South Gate Municipal Code.

RECOMMENDED ACTIONS: It is recommended that the Planning Commission open the public hearing, take public testimony, and continue the Public Hearing to December 7, 2021.

PUBLIC NOTIFICATION: Advertising and notification of the public hearing for this item was conducted in compliance with Chapter 11.50, Title 11, of the South Gate Municipal Code. Notice of the hearing was originally posted and published in the "Los Angeles Wave" on November 4, 2021.

BACKGROUND: At the recommendation of the City Attorney, staff is requesting that this item be continued to the Planning Commission meeting of December 7, 2021, to allow additional time to review the proposed Ordinance and Resolution.

ATTACHMENT: Public Hearing Notice

**PUBLIC NOTICE
CITY OF SOUTH GATE
PLANNING COMMISSION**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate will hold a public hearing for an Ordinance to amend Title 11, Division II, Chapter 11.29 of the South Gate Municipal Code to implement inclusionary housing.

DATE OF HEARING: Tuesday, November 16, 2021

TIME OF HEARING: 7:00 pm

LOCATION OF HEARING: Members of the public wishing to observe the meeting may join through a Call-in Conference. For the updated Dial-In Number and Conference Code for the November 16, 2021 Planning Commission meeting please visit the City's website at www.cityofsouthgate.org/AgendaCenter.

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: An Ordinance amending Title 11, Division II, Chapter 11.29 of the South Gate Municipal Code to implement Inclusionary Housing.

ENVIRONMENTAL REVIEW: The adoption of this Ordinance does not constitute a Project for purposes of the California Environment Quality Act ("CEQA"). Pursuant to Section 15378 and Public Resources Code Section 21065, such an amendment can only constitute a Project if it will cause a direct physical change in the environment (or a reasonably foreseeable indirect physical change in the environment). Here, no such change will result from the amendments contemplated by this Ordinance, because (a) the Ordinance merely enacts revisions necessary to comply with state law mandates, (b) the Ordinance does not involve any commitment to any specific project, and (c) any future project which will be subject to the amendments enacted by this Ordinance will be subject to CEQA review. If this Ordinance were to be deemed a Project under CEQA, this Ordinance has no likelihood of causing a significant negative effect on the environment. This Ordinance is exempt from the application of CEQA, pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

INVITATION TO BE HEARD: All interested persons are invited to the public hearing to be heard in favor of or in opposition to the proposed project or to provide comments. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal 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 City of South Gate prior to or at the public hearing.

Those desiring a copy of the staff report or further information related to this project should contact:

Contact: Erika Soriano, Acting Housing Administrator
Phone: 323-563-9529
E-mail: esoriano@sogate.org
Mailing Address: Community Development Department
City of South Gate
8650 California Avenue
South Gate, CA 90280-3075

ESPAÑOL

Información en Español acerca de esta junta puede ser obtenida llamando al 323-563-9529.

Published November 4, 2021