

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, FEBRUARY 4, 2020**

INTRODUCTORY PROCEDURES

Chairperson Jose Delgado called the meeting to order at 7:03 P.M.

The Pledge of Allegiance was led by Commissioner Fabiola Inzunza.

ROLL CALL: By Erika Soriano, Recording Secretary.

Present: Vice-Chairperson Jenny Perez, Commissioners Sylvia Masushige, and Fabiola Inzunza.

Absent/Excused: Commissioners Jose Delgado and Carlos Velasquez.

Staff: Community Development Director Joe Perez, Management Analyst Dianne 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 November 5, 2019. Commissioner Masushige moved and Commissioner Inzunza seconded the motion to approve the Planning Commission minutes of November 5, 2019. The motion carried (3-0) with Commissioners Delgado and Velasquez absent and all other Commissioners in favor.

2. PRESENTATION

Community Development Director introduced Jim Simon, RSG consultant. Mr. Simon gave a power point presentation regarding the local housing policy and the proposed inclusionary housing ordinance. Mr. Simon informed the Planning Commission that increasing the housing inventory is a priority of California, Los Angeles County and the City, particularly as it pertains to affordable housing. Renters are most impacted, as approximately 2 out of every 3 South Gate renters are paying more than 30 percent of their income on housing. The local issues of the deficiency of housing and high rents are coupled with the anticipated fair share allocation of housing production from the Regional Housing Needs Assessment (RHNA), through which the State will require 8,510 new units to be built in the City. Since it is likely that market conditions may result in most the new units to be listed at rents above levels of affordability, the City needs to consider taking proactive actions to ensure that South Gate residents are not facing gentrification as a result of these challenges. Staff is preparing an inclusionary housing ordinance that would require that a percentage of new housing built in South Gate be restricted for low- and moderate-income households.

Vice Chairperson Perez raised concerns regarding the RHNA requirements to build 8,510 new units in South Gate.

Commissioner Inzunza spoke in favor of creating inclusionary housing ordinance in South Gate. Commissioner Inzunza recommended that the City leverage the West Santa Ana Branch Light Rail project, the LA River Revitalization and the new ELAC campus to encourage new low- mod-housing development.

Community Development Director Perez informed the Commission that staff is already seeing an increase of developers who are interested in developing market rate housing and are requesting density bonuses for their

proposed projects, which in turn is a discretionary action and will need to come before the Planning Commission. Staff is recommending that these proposed developments have an inclusionary housing component.

Vice Chairperson Perez opened the item to the public for discussion.

Dayana Molina, 3746 Mercury Ave., Los Angeles, CA 90031, came forward and spoke in favor of the City developing an inclusionary housing ordinance.

General Business

None

Audience Comments

None

City Staff Comments

Community Development Director Perez welcomed new Planning Commissioner Fabiola Inzunza. Mr. Perez also informed the Planning Commission of the following upcoming events, project, and staffing updates:

- Census 2020 Train the Trainer Workshop Series will be held on Thursday, February 13th from 9:00am-5:00pm at the South Gate Auditorium. Staff from various City departments will be attending this training. The training is open to all community members, surrounding cities and various community organizations.
- The updated quarterly Developmental Update will be emailed to the Commission.
- New Senior Planner, Erika Ramirez, will begin with the City on March 2nd.

Planning Commission Comments

Commissioner Inzunza thanked everyone for the warm welcome. Commissioner Inzunza informed the Commission that she is a board member of American Planning Association of Los Angeles. She invited the Commissioners to attend an event the APA will be hosting regarding “A City of Immigrants” on March 5 from 5:30pm – 8:30pm.

ADJOURNMENT

There being no further business before the Planning Commission, Vice Chairperson Perez moved and Commissioner Masushige seconded the motion to adjourn the meeting. The motion carried (3-0) with Commissioners Delgado and Velasquez absent to adjourn the meeting to February 18, 2020. The meeting was adjourned at 8:17 P.M.

Respectfully,

Joe Perez, Secretary

APPROVED:

Jenny Perez, Vice Chairperson