

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

INTRODUCTORY PROCEDURES

Vice Chairperson Jenny Perez called the meeting to order at 7:01 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: Management Analyst Dianne Guevara, 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 special Planning Commission meeting of July 23, 2020. Commissioner Jose De La Paz moved and Commissioner Diego Sepulveda seconded the motion to approve the special Planning Commission minutes of July 23, 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. PRESENTATION

Management Analyst Dianne Guevara introduced Jim Simon, RSG consultant. Mr. Simon gave a power point presentation regarding 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 8,263 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.

Commissioner Jose De La Paz asked what the penalties are if the RHNA numbers are not met by the Cities. Mr. Simon informed the Commission that if the RHNA numbers are not met, the State can elect to a ministerial process to get projects approved in those jurisdictions.

Commissioner Jose Delgado informed the Commission that the State has also announced they will not release Gas Tax funds to the Cities that do not meet their RHNA numbers.

Chairperson Jenny Perez asked why the RHNA numbers are so high. Mr. Simon informed the Commission that the methodology that HCD used to calculate the RHNA numbers were transit accessibility, job accessibility and extremely disadvantaged community.

Commissioner Jose Delgado asked for the number of households experiencing rent burden. Consultant Jim Simon informed the Commission that he did not have that information but will provide the information at a later date.

Commissioner Jose Delgado asked if there are forecasts that the pandemic will cause the rents in South Gate to lower. Consultant Jim Simon informed the Commission that possibly rents will go down, since unemployment rates are high.

Commissioner Jose Delgado asked if there are any resources to assist small landlords struggling to pay their mortgage due to renters not paying amid to coronavirus layoffs. Management Analyst Dianne Guevara informed the Commission that staff is seeking resources through the CARES Act, LA County and Federal Government. Also, the City will be hosting a virtual meeting to provide information and resources to property owners.

Commissioner Jose De La Paz asked if the City has a map of City owned open land. Mr. Simon informed the Commission that the City owns two vacant housing sites, 9019 Long Beach Boulevard and 13050 Paramount Boulevard.

Vice Chairperson Fabiola Inzunza asked if staff is considering future City projects in the development of the Inclusionary Housing Ordinance. Mr. Simon informed the Commission that the Inclusionary Housing Ordinance will include different requirements within the Gateway District Specific Plan area.

Commissioner Jose Delgado thanked staff and Consultant Jim Simon for the presentation.

Commissioner Diego Sepulveda requested a copy of the PowerPoint presentation.

Vice Chairperson Fabiola Inzunza motioned and Chairperson Jenny Perez seconded to receive and file the report.

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.

Audience Comments

None

City Staff Comments

Management Analyst Dianne Guevara informed the Planning Commission of the following upcoming events, projects, and staffing updates:

- Los Angeles Homeless Service Authority (LAHSA) provided the 2020 Greater Los Angeles Homeless Count results. The City of South Gate has 399 people experiencing homelessness.
- Census Update:
 - Census Numerators will begin door knocking on August 9th at the households that have not yet responded to the 2020 Census.
 - Deadline to submit the 2020 Census has been moved up to September 30, 2020
- The City will be going live soon with the QLess appointment system that will allow residents, contractors and business owners to schedule appointments at City Hall. Members of the public will be able to sign up for appointments online via the City Website, mobile app, or by walking in and signing in to the queue.

Planning Commission Comments

Commissioner Diego Sepulveda thanked staff for all the hard work and dedication especially during the pandemic.

Chairperson Jenny Perez echoed Commissioner Sepulveda’s sentiments.

ADJOURNMENT

There being no further business before the Planning Commission, Chairperson Perez adjourned the meeting to August 18, 2020. The meeting was adjourned at 8:28 P.M.

Respectfully,

Joe Perez, Secretary

APPROVED:

Jenny Perez, Chairperson