



## ***Planning Commission Agenda***

Tuesday, January 19, 2021 at 7:00 p.m.

**TELECONFERENCE**  
**DIAL-IN-NUMBER: 1-669-900-6833**  
**MEETING ID: 882 5357 4839#**  
**<https://us02web.zoom.us/j/88253574839>**

**Call To Order**

**Pledge Of Allegiance**

**Roll Call**

**City Officials:**

**CHAIRPERSON**

Jenny Perez

**COMMISSIONERS**

Jose Delgado

Jose De La Paz

Diego Sepulveda

**VICE CHAIRPERSON**

Fabiola Inzunza

### **COVID 19 Meeting Procedures**

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the Planning Commission, staff, and the public will participate in the January 19, 2021 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with Planning Commission Members participating via teleconference by calling Dial-in-Number 1-669-900-6833 and Meeting ID: 882 5357 4839# and <http://us02web.zoom.us/j/88253574839>.

Additionally, you may submit your comments electronically by emailing Erika Soriano, Administrative Services Coordinator at [esoriano@soqate.org](mailto:esoriano@soqate.org).

### **Procedure for Participation:**

Any person wanting to participate may request to "speak" on an agenda item. Once acknowledged and authorized by the Chairperson the person may speak. Alternatively, any person may submit comments on an item electronically by emailing [esoriano@sogate.org](mailto:esoriano@sogate.org). Submission by email must be received 30 minutes prior to the posted start time of the meeting if emailing subject.

Subject line should read: **COMMENT FOR ITEM NO. \_\_\_\_\_, MEETING OF JANUARY 19, 2021.**

Please note, you will enter the meeting muted, but if you want to comment on an Agenda Item or during the public comment portion of the Agenda, raise your hand or press \*9 at the appropriate time indicated by the Chairperson. When you are selected to speak, you will hear that you are unmuted, this is the time to make your public comments. Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic. Thank you.

### **Accessibility:**

Reasonable accommodations for individuals with disabilities will be handled on a case-by-case basis and in accordance with the Americans with Disabilities Act and Governor Newsom's Executive Order N-29-20. Please call the Community Development Department at (323) 563-9529.

## **Report On Posting**

### **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 December 1, 2020.

Documents:

[ITEM NO. 1.PDF](#)

### **Item No. 2**

The Planning Commission will conduct a public hearing for Zoning Ordinance regarding Inclusionary Housing and In-Lieu Fees.

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, February 2, 2021 at 7:00 p.m.

I, Erika Soriano, Administrative Services Coordinator, certify that a true and correct copy of the foregoing Meeting Agenda was properly posted on January 14, 2021 at 6:00 p.m., as required by law.

Erika Soriano, Administrative Services Coordinator     Erika Soriano

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, January 25, 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](http://www.cityofsouthgate.org)

MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, DECEMBER 1, 2020

**INTRODUCTORY PROCEDURES**

Chairperson Jenny Perez called the meeting to order at 7:02 P.M.

The Pledge of Allegiance was led by Management Analyst Dianne Guevara.

**ROLL CALL:** By Erika Soriano, Recording Secretary.

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

**Absent/Excused:** None.

**Staff:** Interim Community Development Director Paul Adams, 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 Planning Commission meeting of November 17, 2020. Vice Chairperson Fabiola Inzunza moved and Commissioner Jose Delgado seconded the motion to approve the Planning Commission minutes of November 17, 2020 with corrections.

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

**2. PRESENTATION      REQUIREMENTS FOR PUBLIC HEARING NOTICING**

Interim Community Development Director Paul Adams introduced Management Analyst Dianne Guevara.

Management Analyst Dianne Guevara gave a presentation regarding this item. Miss Guevara provided current Public Hearing Noticing requirements. Advertising and notifications of any Planning Commission and City Council Public Hearings conducted are in compliance with the Municipal Code Section 11.50.020. The notice of public hearing must be published in a newspaper of general circulation in the City at least 10 days prior to the public hearing date, the notice must be mailed to the property owner(s), owner’s agent, the applicant and all property owners and current occupants within 1,000-foot radius of the exterior boundaries of the subjects property at least 10 days prior to the public hearing date. Since the October 20<sup>th</sup> Planning Commission meeting, staff has created a section under the Community Development’s web page that focuses on the Planning Commission items. Staff has also included the Planning Commission meetings on the City calendar and will be sending email notifications to all subscribers.

Chairperson Jenny Perez opened the item for public comments. No public comments were received

Chairperson Jenny Perez, thanked staff for the updates to share Public Hearings. Chairperson Perez suggested that the language be changed to simplify the notice and asked if the notice can be translated into Spanish.

Management Analyst informed the Commission that staff will explore the option to translate the PH notices into Spanish.

Commissioner Jose De La Paz, suggested that a banner notifying residents of a Public Hearing notice be placed on the home page of the City's website. Commissioner De La Paz also suggested that staff use Social Media to inform the public of the upcoming meetings and he asked if staff can use the current subscribers' cell phone numbers to text public hearing meeting information.

Management Analyst Dianne Guevara informed the Commission since the pandemic the City has realized that we did not have a platform to disburse vital information to the residents quickly. This is something the Administration Department has been working on to provide this service; staff will follow up on the status of this.

Interim Community Development Director Paul Adams, informed the Commission that the city currently has access to email addresses within the community, the issue is that when the data is used the city receives several negative emails. Mr. Adams suggested the City use the social media platform.

City Attorney Craig Hardwick advised against using cell phone numbers to text information to residents unless permission was granted prior to texting.

Vice Chairperson Fabiola Inzunza, thanked staff for bringing this item before the Planning Commission. Ms. Inzunza suggested that staff use Social Media platforms to outreach for essential items. Also, Ms. Inzunza agrees with Chairperson Jenny Perez suggestion to translate the Public Hearing Notices in Spanish. Vice Chairperson Inzunza requested that staff use the City's quarterly newsletter to promote future Landuse projects and the water bill to inform the residents of upcoming agenda items.

Commissioner Jose Delgado, thanked staff for their outreach efforts. Mr. Delgado suggested that staff use the Social Media platforms and asked if the meetings can be streamed live.

Management Analyst Dianne Guevara informed the Commission that the City was looking into streaming the meetings live but due to the pandemic and budget the project has been delayed.

Commissioner Diego Sepulveda agreed with the members of the Commission suggestions. Commissioner Sepulveda suggested staff conduct a public forum to educate the residents on what the role is of a Planning Commission and suggested that language be added to the Public Hearing notice for anyone interested to receive electronic notices to subscribe on the website.

Management Analyst informed the Commission that staff will incorporate the language to the public hearing notice.

There being no other comments from the Commission, Chairperson Jenny Perez closed the public meeting. Commissioner Jose Delgado moved and Vice Chairperson Fabiola Inzunza seconded the motion to receive and file the presentation on the City's requirements public hearings.

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 thanked the Planning Commission for all their input and comments for the Public Hearing Noticing requirements.

Management Analyst Dianne Guevara provided an update on the below projects and events;

- November 28<sup>th</sup> was Small Business Saturday, the City Worked with the Chamber of Commerce and Tweedy Mile to encourage residents to shop locally.
- City Council approved the following programs received funding under the CDBG funds;
  - Compator, Inc. – Rental and utility assistant payment received \$175,000;
  - Compator Inc. – Mental Health Counseling Services received \$325,000;
  - Chamber of Commerce – Small Business Job Retention and Creation received \$300,000
  - HUB Cities – Workforce Development received \$175,000

**Planning Commission Comments**

Commissioner Jose Delgado requested that staff be notified when the ADU ordinance will be presented to City Council.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chairperson Jenny Perez adjourned the meeting to December 15, 2020. The meeting was adjourned at 8:10 P.M.

Respectfully,

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Paul Adams, Acting Secretary

APPROVED:

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Jenny Perez, Chairperson

# *City of South Gate*

## PLANNING COMMISSION

# AGENDA BILL

For the Regular Meeting of: January 19, 2021

Management Analyst: Dianne Guevara

Dianne Guevara

Interim Director: Paul Adams

Paul Adams

**SUBJECT: ZONING ORDINANCE REGARDING INCLUSIONARY HOUSING AND IN LIEU FEES**

**PURPOSE:** Public hearing regarding Inclusionary Housing Zoning Ordinance and In Lieu Fees.

**RECOMMENDED ACTION:** Conduct a public hearing and table Inclusionary Housing and In Lieu Fee Zoning Ordinance to a future Planning Commission meeting.

**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 "*Long Beach Press Telegram*" on January 7, 2021 (Attachment A).

**FISCAL IMPACT:** None associated with this action.

**ANALYSIS:** An Inclusionary Housing Ordinance can provide the City an additional tool to address the significant affordable housing crisis facing South Gate residents, where nearly two out of every three renters are paying more than 30 percent of their income on housing and most residents cannot afford to purchase a home in South Gate despite the relatively lower cost of housing.

An inclusionary housing ordinance generally requires applicants of market rate, non-income restricted housing to restrict a percentage the new units for affordable households, who earn less than 120 percent of the County median income, adjusted for household size.

For the most part, staff believes that an inclusionary housing ordinance that applies citywide is the most comprehensive and effective approach toward achieving the production of more infill affordable housing. Staff is requesting for this item to be tabled to allow for more time to finalize a recommended Ordinance.

**BACKGROUND:** The process leading up to the preparation of the proposed Inclusionary Housing Ordinance began initially with the City Council's adoption of the City's Economic Development Strategy ("Strategy") in June 2018. At the time, the Strategy highlighted that approximately 66 percent of South Gate renters were spending more than 30 percent of their income on housing, and most residents could not afford to purchase a home in the City, despite relatively affordable home prices relative to other Los Angeles County communities. The Strategy established two goals to maintain a supply of affordable housing and partner with developers to ensure the production of such housing would become a reality.

**ATTACHMENT:** Public Hearing Notice

**PUBLIC NOTICE  
CITY OF SOUTH GATE  
CITY COUNCIL**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of South Gate will hold a public hearing to consider making a recommendation to the City Council regarding a city wide Inclusionary Housing Ordinance in the City of South Gate, CA.

**DATE OF HEARING:** Tuesday, January 19, 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 January 19th Planning Commission meeting please visit the City's website at [www.cityofsouthgate.org/AgendaCenter](http://www.cityofsouthgate.org/AgendaCenter)

**PROJECT LOCATION:** City Wide

**PROJECT DESCRIPTION:** Public Hearing to make a recommendation to the City Council to amend the City of South Gate Municipal Code to add Section 11.29, an inclusionary housing ordinance, including the requirements relating to on-site affordable housing percentages, alternative means of compliance, development standards, the timing and phasing of new inclusionary requirements, processing requirements, and authorization for in-lieu fees for certain projects in the city. The ordinance would apply citywide.

**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 resolution 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: Dianne Guevara, Management Analyst  
Phone: 323-563-9535  
E-mail: [dguevara@sogate.org](mailto:dguevara@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 323-563-9535

**Published: January 7, 2021**