



***Planning Commission Agenda
8650 California Avenue, South Gate, CA
Council Chamber***

Tuesday, February 18, 2020 at 7:00 p.m.

Call To Order

Pledge Of Allegiance

Roll Call

Report On Posting

City Officials:

CHAIRPERSON

VICE CHAIRPERSON

Jenny Perez

COMMISSIONERS

Jose Delgado

Fabiola Inzunza

Sylvia Masushige

Carlos Velasquez

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 regular Planning Commission meeting of February 4, 2019.

Documents:

[2-4-20 PC_MINUTES.PDF](#)

Item No. 2

The Planning Commission will consider continuing Conditional Use Permit No. 838 to allow an independent study learning center for property located at 3848 Tweedy Boulevard.

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.

General Business

Audience Comments

City Staff Comments

Planning Commission Comments

Adjournment

Adjournment to the Regular Planning Commission meeting on Tuesday, March 3, 2020 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 February 13, 2020 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, March 2, 2020.

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, 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

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: February 18, 2020

Contract Planner:  Director Community Development: 
Rebecca Contreras *Joe Perez*

SUBJECT: CONDITIONAL USE PERMIT NO. 838 TO ALLOW AN INDEPENDENT STUDY LEARNING CENTER (LEARN4LIFE) AT 3848 TWEEDY BOULEVARD.

PURPOSE: To consider a request to approve Conditional Use Permit No. 838 (CUP) to allow an independent study learning center (school) at 3848 Tweedy Boulevard. The Tweedy Boulevard Specific Plan allows schools in the Tweedy Mixed Use 2 (TMU2) zone with a Conditional Use Permit.

RECOMMENDED ACTION: Continue the public hearing to the March 17, 2020 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 "Los Angeles Wave" newspaper on February 6, 2020. In addition, notices were mailed to property owners and addresses located within 1,000 feet of the property. The notice of continuation was mailed to residents and property owners and addresses located within 1,000 feet of the property on February 14, 2020.

REQUEST FOR CONTINUATION: On February 13, 2020, the applicant, Learn4Life, requested a continuation of the public hearing for Conditional Use Permit No. 838 (CUP) to allow additional time for community outreach prior to the March 17, 2020 Planning Commission meeting. The applicant will notify property owners and occupants within 1,000 feet of the project of the date, time and location of the public outreach meeting.

ATTACHMENTS: A. Notice of Public Hearing
B. Notice of Continuation of Public Hearing

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

NOTICE OF CANCELLATION AND RESCHEDULING OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate public hearing to consider Conditional Use Permit No. 838.

The item will be heard at the next Regular Planning Commission meeting as follows:

DATE OF HEARING: Tuesday, February 18, 2020

TIME OF HEARING: 7:00 pm

LOCATION OF HEARING: City Hall Council Chamber, City of South Gate
8650 California Avenue
South Gate, California

PROJECT LOCATION: The project site is located at 3848 Tweedy Boulevard

PROJECT DESCRIPTION: Conditional Use Permit No. 838 to allow the establishment of a new independent study learning center (school) to occupy 7,543 square feet of an existing commercial shopping center located in the Tweedy Mixed-2 Use (TMU2) Zone with an Active Retail Frontage overlay.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt under Class 1 Existing Facilities Section 15301 of the California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

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: Rebecca Contreras, Contract Planner
Phone: 323-563-9514
E-mail: rcontreras@sogate.org

Mailing Address: Community Development Department
City of South Gate
8650 California Avenue
South Gate, CA 90280-3075

Joe Perez
Community Development Director

ESPAÑOL

Información en Español acerca de esta junta puede ser obtenida llamando al 323-563-9514

Dated: February 6, 2020

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

NOTICE OF CONTINUATION OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate will at their February 18, 2020 meeting consider continuing a scheduled public hearing for proposed Conditional Use Permit No. 838 to the March 17, 2020 Planning Commission meeting.

The item will be heard at the upcoming Regular Planning Commission meeting as follows:

DATE OF HEARING: Tuesday, March 17, 2020
TIME OF HEARING: 7:00 pm
LOCATION OF HEARING: City Hall Council Chamber, City of South Gate
8650 California Avenue
South Gate, California
PROJECT LOCATION: The project site is located at 3848 Tweedy Boulevard

PROJECT DESCRIPTION: The Conditional Use Permit No. 838 is to allow the establishment of a new independent study learning center (school) to occupy 7,794 square feet of an existing commercial shopping center located in the Tweedy Mixed Use -2 (TMU2) Zone with an Active Retail Frontage overlay. The proposed learning center would occupy the vacant suites next to the existing DD's retail store.

The applicant has requested that the item be continued to host a community meeting with surrounding residents. A separate notice for the community meeting will be sent, identifying date, time and location.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt under Class 1 Existing Facilities Section 15301 of the California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

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. Interested parties can provide public testimony at the February 18, 2020 public meeting; however, the public hearing will be continued to March 17, 2020.

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

Contact: Candida Neal, Contract Planner
Phone: 323-563-9526
E-mail: cneal@sogate.org

Mailing Address: Community Development Department
City of South Gate
8650 California Avenue
South Gate, CA 90280-3075

Joe Perez
Community Development Director

ESPAÑOL

Información en Español acerca de esta junta puede ser obtenida llamando al 323-563-9514

Dated: February 14, 2020