

**CITY OF SOUTH GATE
JOINT SPECIAL CITY COUNCIL &
PLANNING COMMISSION MEETING
MINUTES
WEDNESDAY, JULY 28, 2021**

CALL TO ORDER Vice Mayor Maria del Pilar Avalos called the Special City Council & Planning Commission meeting to order at 6:02 pm.

ROLL CALL Carmen Avalos, City Clerk

PRESENT Vice Mayor Maria del Pilar Avalos, Council Member Maria Davila, Council Member Denise Diaz, and Council Member Gil Hurtado; Interim City Manager Chris Jeffers, City Attorney Raul F. Salinas

LATE Mayor Al Rios arrived at the dais at 6:30 p.m.

ABSENT City Treasurer Gregory Martinez

PRESENT Chair Fabiola Inzunza, Vice Chair Jose De La Paz, Commission Member Jenny Perez, and Commission Member Diego Sepulveda

ABSENT Commission Member Jose Delgado

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HOUSING WORKSHOP**

The City Council and Planning Commission were provided with updates on the Housing Element, the Gateway Specific Plan Project and obtain public input on the scope of an Inclusionary Housing Ordinance. As this is a public workshop item, with no public hearing actions included, there are no recommended actions at this time.

Grace Martin, Interim Community Development Director stated that this is a workshop. We are not taking any action only seeking guidance.

Ms. Martin introduced the RSG team Ms. Lynn Kelly-Lehner, Alejandra Martinez, and Alex Lawrence will be presenting a PowerPoint. And on the phone Ms. Christine Babla to answer any questions related to the Gateway Specific Plan.

Chris Jeffers, Interim City Manager recommended public comment first before starting the presentation.

Vice Mayor Avalos asked if anyone in the audience wished to speak on this item. Seeing no one step forward; Vice Mayor Avalos closed the audience portion.

RSG team presenting a PowerPoint.

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Council Member Hurtado questioned what formula was used to come up with 8,282 units.

RSG staff stated that SCAG came up with the formula. A lot of cities do not have land to build units and have appealed.

Vice Mayor Avalos asked out of the 8,282 units how many ADU's have been sufficed.

Ms. Martin stated that information will be shown in the presentation.

Mr. Jeffers explained why cities are in this situation.

Council Member Hurtado mentioned that SB9 was discussed yesterday and the impact that will cause a city like South Gate.

RSG staff stated the penalty South Gate could face unfortunately is greater loss of local control if certain goals are not met when submitting the annual progress reports.

Ms. Martin stated when staff returns the Draft Housing Element to Planning Commission and then to City Council that Veronica Tam and her team address the various concerns and how it is being dealt by other cities. The goal for submitting the Draft Housing Element to HCD is in October.

Ms. Martin stated that the next few slides will answer Vice Mayor's questions.

RSG staff stated potential new housing in specific areas. Hollydale 618 units, Tweedy Boulevard 1,060 units and Gateway District 450-1,800.

Ms. Martin stated that each of these specific plan areas have designated mixed-use lots and our current development code has an allowable dwelling unit per acre.

Mr. Jeffers stated this fall in the quality of life for future generations.

Council Member Davila stated that the Calden Court apartments are 216 units are having issues due to the lack of ownership.

Vice Mayor Avalos stated that the City of Paramount has condominiums that her teacher friends can afford. She is recommending condominiums for South Gate.

Vice Mayor Avalos asked if the city is going to displace businesses on Firestone and Atlantic to be converted into housing.

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RSG staff stated existing businesses or residential use are grandfathered in for a certain amount of time or if ownership is changed.

Ms. Martin stated the Project area is about 59 acres. It does include several businesses. Ms. Martin asked clarification for staff apartments vs. condos, more ownership then rental and openness to higher density.

Vice Mayor Avalos stated, "yes."

Council Member Diaz agrees with everyone's sentiment regarding home ownership. It is important to include senior community housing.

City Clerk Avalos mentioned residents concerned on the lack of rent control.

Ms. Martin stated they will bring back something back to the Planning Commission and then to City Council for their consideration.

Planning Commissioner asked if that analysis regarding rent control has not been done. He is interested in reviewing rent control analysis.

RSG staff stated that it has not been looked at.

Planning Commissioners asked about connections and housing over the LA River.

Ms. Babla stated that the specific plan does integrate series of recommendations from improvements to sidewalks and other connections to making walking easier and facilitate access. The river is not part of the specific plan area.

Mayor Rios asked if the City owns any of those properties. He understands many businesses own properties and outside interest. The city has been trying to get a developer to help with the specific plan.

Council Member Davila asked if Larry Kosmont was working on presenting a proposal.

City Attorney Salinas stated that Mr. Kosmont submitted a proposal. It was not acted on because of covid.

RSG staff mentioned the inclusionary housing policies requirements for developers.

Planning Commissioner asked how aggressive is being defined.

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RSG staff stated that there is not one specific number to define aggressive. She stated the City of Calabasas, 50% is aggressive. Anything above 15% is considered aggressive.

Vice Mayor Avalos asked if home ownerships and rentals can also be equal at 10% and not 8%.

RSG staff stated it is possible.


Council Member Hurtado mentioned Council represent South Gate residents, not the potential people we are drawing in. He mentioned the empty property on Atlantic and Tweedy. We have had developers, but the developers do not see any profit in mixed-use. Residents that live in the area do not want to see more housing. They want to see retail.

ADJOURNMENT

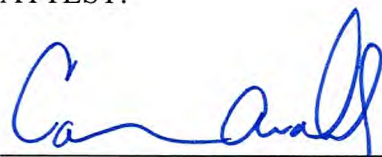
Vice Mayor Avalos unanimously adjourned the meeting at 8:07 p.m. and seconded Council Member Davila.

PASSED and **APPROVED** this 11th day of January 2022.

ATTEST:



Al Rios, Mayor



Carmen Avalos, City Clerk