



**MINUTES OF MARCH 2, 2023  
SPECIAL JOINT MEETING OF THE SAN GABRIEL CITY COUNCIL  
AND SAN GABRIEL PLANNING COMMISSION**

**CALL TO ORDER**

Mayor Ding called the special joint meeting of the San Gabriel City Council and San Gabriel Planning Commission to order at 6:33 P.M. on Thursday, March 2, 2023, in the Padilla Room, 324 South Mission Drive, San Gabriel, California, 91776.

**ROLL CALL**

**Council Members Present:** Eric Chan, Denise Menchaca, John Wu, Vice Mayor John R. Harrington, and Mayor Tony Ding.

**Council Members Absent:** None.

**Commissioners Present:** Matthew Krappman (arrived 6:42 P.M.), Feng Li, Sean McMorris, Jerry Schwartz, and Chair Thomas Klawiter.

**Staff Members Present:** City Manager Mark Lazzaretto, Assistant City Attorney Paul Early, Chief City Clerk Sharon Clark, Community Development Director Aldo Cervantes, and Assistant City Clerk Marilyn Bonus.

**ANNOUNCEMENTS**

Chief City Clerk Clark provided information for the public on how to view the meeting.

**1. CITY COUNCIL AND PLANNING COMMISSION JOINT STUDY SESSION – INCLUSIONARY HOUSING AND DENSITY BONUS EXPANDED RECOMMENDATION MEMORANDUM**

Planning Manager Samantha Tawasart and the City's consultant, David Bergman of Lisa Wise Consulting (LWC), made the presentation.

Clarifying discussion included details of the state's density bonus; implications on parking requirements; San Gabriel and County demographics; goals in the City's Housing Element; feasibility-study methodology; new legislation which will take effect in July 2023; definition of income classifications and desire for dollar amounts to be shown in future analysis; covenant details; housing subsidies; inclusionary housing requirement effects on density; and the unhelpfulness of comparison with other communities which have different demographics.

Norma Davalos provided comments requesting no new apartment development in the City.

The following members of the public provided comments or spoke in favor of increasing the suggested inclusionary rates for rental housing or both rental and for-sale housing development: Peter Arizmendiz, resident; Steven Tan, resident; Jorge

Herrera Avila, resident and Human Equity, Access and Relations (HEAR) Commissioner; Michelle Brenhaug, resident and HEAR Commissioner; Chasity Jennings Nunez, resident and HEAR Commissioner; Sylvia Templar, resident; Allison Henry, cofounder of San Gabriel Valley Tenants' Alliance; and Cheryl A. Cabot, resident.

Brian Brenhaug resident, spoke in support of affordable housing and the ability for an economically-diverse population to be residents in the City.

Jill Shook spoke in favor of the feasibility of affordable housing using density bonus.

Eric Chen, resident and HEAR Commissioner, commented on affordable housing, and stated the City's mission should be to create profitable businesses and access to affordable housing.

### **RECESS AND RECONVENE**

The meeting was recessed at 8:33 P.M. and reconvened at 8:45 P.M. with all Council Members and Commissioners present.

Discussion included the need for more affordable units and mechanisms to reach that goal; pros and cons of covenants; the need for balance to retain the character of the community; future reassessment of the efficacy of an inclusionary housing ordinance (IHO); expanded feasibility-study analysis; seen and unseen effects of an IHO; an IHO as only one of the tools available to incentivize developers; the consultant's recommendation as a starting point; tapping into County assistance for housing programs; and seeking input from developers on what they need to develop in the City.

There was a consensus of the City Council to direct staff to return with an expanded analysis relative to an inclusionary housing ordinance.

### **2. CITY COUNCIL AND PLANNING COMMISSION JOINT STUDY SESSION – STATE-ADOPTED HOUSING LEGISLATION (ASSEMBLY BILL 2011 AND SENATE BILL 6)**

Planning Manager Samantha Tewart introduced the item, and Associate Planner Anthony Alvarado led the presentation, assisted by Senior Planner Christine Song, and Assistant Planner Marlon Cervantes.

There was no public comment.

Discussion included the subjectivity of building massing; loss of local control without the adoption of objective design standards; identification of potential development sites in the City's Housing Element; effects of prevailing-wage requirements; and increased land-acquisition cost through upzoning.

### **3. ADJOURNMENT**

The meeting was adjourned at 10:21 P.M

Respectfully submitted:

  
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JULIE NGUYEN, City Clerk

Approved this 21<sup>st</sup> day of March, 2023:

  
TONY DING, Mayor

