CITIZENS ADVISORY COMMITTEE
CITIZENS ADVISORY COMMITTEE AGENDA

Wednesday, September 9, 2026 at 6:30 p.m.

SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280

DIAL-IN NUMBER 1 (213) 338-8477
MEETING ID: 819-3797-4075

VIEW MEETING LIVE ONLINE AT:
HTTPS://YOUTUBE.COM/@SOUTHGATECA90280

Call To Order

Pledge of Allegiance

Roll Call

City Officials

CHAIRPERSON	VICE CHAIRPERSON
Andres Gonzalez	Anthony Zepeda
COMMITTEE MEMBER	**COMMITTEE MEMBER**
Marie De Lourdes Castillo	Norma Mendoza
Ana Zavala	Susan F. Janer
Rosa Delgado	Evelyn Martinez

Brown Act

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Citizen Advisory Committee is $25.00 per meeting.

Open Session Items

Item No. 1

The Citizen Advisory Committee will consider approving the minutes for the Citizen Advisory Committee meeting of February 11, 2026, and February 25, 2026.

Documents:

CAC Minutes for February 11 2026.pdf
CAC Minutes for February 25, 2026.pdf

Item No. 2

Reorganization of the Citizen Advisory Committee

Documents:

AB Reorganization FY 2026 - 2027-.pdf

Item No. 3

Substantial Amendments to Fiscal Year 2024-2025, 2025-2026, and 2026-2027 Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) Funding.

Documents:

AB CAC CDBG FY 26-27 MTG 9.9.26.pdf

Comments

City Staff Comments

Citizen Advisory Committee Comments

Adjournment

ACTION MINUTES OF THE REGULAR MEETING
OF THE CITIZEN ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 11, 2026

CALL TO ORDER
The Citizen Advisory Committee of the City of South Gate met in-person and live at: **HTTPS://YOUTUBE.COM/@SOUTHGATECA90280** on the above-mentioned date at 6:45 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Committee Members Present: Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Castillo, Zavala, Martinez, Mendoza, Janer, Delgado

Committee Members Absent: Committee Members Richard Gonzalez

Staff Present: Carol Averell, Housing Manager
Kimberly Hernandez, Recording Secretary

REPORT ON POSTING AND MEETING COMPENSATION DISCLOSURE

1. **The Citizen Advisory Committee will consider approving the minutes for the Citizen Advisory Committee meetings of February 12, 2025, February 19, 2025, and February 26, 2025.**

MOTION: Motion by Chairperson Gonzalez and seconded by Committee Member Castillo to approve the meeting minutes for Citizens Advisory Committee meetings of February 12, 2025, February 19, 2025 and February 26, 2026.

AYES: Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Castillo, Zavala, Mendoza, Janer, Delgado
NOES: None
ABSTAIN: Committee Member Martinez
ABSENT: Committee Member Richard Gonzalez

2. REORGANIZATION OF THE CITIZEN ADVISORY COMMITTEE

Presentation by Carol Averell, Housing Manager.
Public comment from: Mario Dominguez, South Gate Resident

MOTION 1: Motion by Committee Member Castillo and seconded by Committee Member Zavala to re-elect Andres Gonzalez as Chairperson. Motion carried, with the following roll call vote:

AYES: Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Castillo, Zavala, Mendoza, Janer, Delgado
NOES: None
ABSTAIN: Committee Member Martinez
ABSENT: Committee Member Richard Gonzalez

MOTION 2: Motion by Chairperson Gonzalez and seconded by Committee Member Castillo to re-elect Anthony Zepeda as Vice Chairperson. Motion carried, with the following roll call vote:

AYES: Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Castillo, Zavala, Mendoza, Janer, Delgado
NOES: None
ABSTAIN: Committee Member Martinez
ABSENT: Committee Member Richard Gonzalez

3. SUBSTANTIAL AMENDMENTS TO FISCAL YEAR 2023-2024, 2024-2025, AND 2025-2026, ANNUAL ACTION PLANS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Presentation by Ana LeNoue, Avant Garde.

Public comment from: Mario Dominguez, South Gate Resident

MOTION: Motion to receive and file by Chairperson Gonzalez and seconded by Committee Member Castillo. Motion carried unanimously, with the following roll call vote:

AYES: Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Castillo, Zavala, Mendoza, Janer, Delgado, Martinez
NOES: None
ABSTAIN: None
ABSENT: Committee Member Richard Gonzalez

4. INFORMAL PRESENTATION FOR THE FY 26-27 AAP

Presentation by Carol Averell, Housing Manager

Public comment from: Mario Dominguez, South Gate Resident

MOTION: Motion to receive and file by Chairperson Gonzalez and seconded by Committee Member Castillo. Motion carried unanimously, with the following roll call vote:

AYES:	Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Castillo, Zavala, Mendoza, Janer, Delgado, Martinez
NOES:	None
ABSTAIN:	None
ABSENT:	Committee Member Richard Gonzalez

5. CITY STAFF COMMENTS

None.

6. CITIZEN ADVISORY COMMITTEE COMMENTS

None.

7. PUBLIC COMMENTS

Public comment from: Mario Dominguez, South Gate Resident

8. ADJOURNMENT

The meeting was adjourned at 7:36 PM.

RESPECTFULLY,

_____

Carol Averell, Housing Manager

APPROVED:

_____

Andres Gonzalez, Chairperson

ACTION MINUTES OF THE REGULAR MEETING
OF THE CITIZEN ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 25, 2026

CALL TO ORDER

The Citizen Advisory Committee of the City of South Gate met in-person and live at: **HTTPS://YOUTUBE.COM/@SOUTHGATECA90280** on the above-mentioned date at 6:31 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Committee Members Present:	Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Zavala, Martinez, Janer, Castillo
Committee Members Absent:	Committee Members Delgado, Mendoza, Richard Gonzalez
Staff Present:	City of South Gate staff

REPORT ON POSTING AND MEETING COMPENSATION DISCLOSURE

1. **Fiscal Year 2026-2027 Community Development Block Grant (CDBG) Funding**
   Presentations by the following applicants:

   PUBLIC SERVICE:

   Laura Maldonado, Family Violence Prevention Program - City of South Gate Police Department
   Osie Harrell, Graffiti Abatement Program - City of South Gate Public Works Department
   Jose Gonzalez, Field Training Officer - South Gate Police Explorers
   Ana Ramirez, South Gate Home Modification Program - Southern California Rehabilitation Services

   NON-PUBLIC SERVICE:

   Director, South Gate Chamber of Commerce - South Gate Women's Business Center

NOTE: The California Latino Leadership Institute withdrew its $33,000 application for the South Gate Chamber Internship Program

PUBLIC COMMENT: Mario Dominguez, South Gate Resident

MOTION: Motion by Committee Member Castillo and seconded by Chairperson Gonzalez to approve the proposed Fiscal Year 2026-2027 CDBG funding recommendations as follows:

Family Violence Prevention Program - $27,000

Graffiti Abatement Program - $100,000

South Gate Police Explorers - $23,000

South Gate Home Modification Program - $15,000

South Gate Women's Business Center - $12,000 (non-public service funding)

The Committee further recommended that if additional public-service CDBG funding is received, the additional amount be allocated to the Graffiti Abatement Program. If less public-service funding is received, the reduction will be taken from the Graffiti Abatement Program. Motion carried unanimously, with the following roll call vote:

AYES: Chairperson Gonzalez, Vice Chair Zepeda, Committee Members Castillo, Zavala, Martinez, Janer
NOES: None
ABSTAIN: None
ABSENT: Committee Members Delgado, Mendoza, Richard Gonzales

2. **AUDIENCE COMMENTS**
   Mario Dominguez, South Gate Resident
3. **CITY STAFF COMMENTS**
4. **CITIZEN ADVISORY COMMITTEE COMMENTS**
5. **ADJOURNMENT**
   The meeting was adjourned at 7:36 PM.

RESPECTFULLY,

_____
Gabriel Perez, Director of Community Development

APPROVED:

_____
Andres Gonzalez, Chairperson

City of South Gate

CITIZENS' ADVISORY COMMITTEE

AGENDA BILL

For the Regular Meeting of **September 9, 2026**
Originating Department: **Community Development**

Housing Manager: *Carol Averell* *Department Director:* *Gabriel Perez*

SUBJECT: REORGANIZATION OF THE CITIZENS' ADVISORY COMMITTEE

PURPOSE: In accordance with Municipal Code Title 1, Chapter 1.2, Section 1.25.050, and the City of South Gate Citizen Participation Plan, the Citizens' Advisory Committee is required to elect a Chairperson and Vice Chairperson annually in August. Each position serves a one-year term to ensure continued leadership and effective governance.

BACKGROUND: Because the annual reorganization meeting must be held in August, the Committee must now proceed with the election of new officers to remain in compliance with both the Municipal Code and the Citizen Participation Plan.

RECOMMENDED ACTIONS: It is recommended that the Citizens' Advisory Committee conduct its annual reorganization by nominating and electing a Chairperson and Vice Chairperson for a one-year term. The appointments should be finalized through a majority vote of the Committee.

City of South Gate

CITIZEN ADVISORY COMMITTEE

AGENDA BILL

For the Regular Meeting of: **September 9, 2026**
Originating Department: **Community Development**

Housing Manager: *Carol Averell* ***Director:*** *Gabriel Perez*

SUBJECT: SUBSTANTIAL AMENDMENTS TO FISCAL YEAR (FY) 2024-2025, 2025-2026, AND 2026-2027 ANNUAL ACTION PLAN (AAP) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING

PURPOSE: The purpose of this item is to inform and request public comment from the Citizen Advisory Committee of the Substantial Amendments to the FY 2024-2025 (No. 3), 2025-2026 (No. 2), and 2026-2027 (No. 1) Annual Action Plans to reprogram CDBG funds.

RECOMMENDED ACTIONS: It is recommended that the Citizen Advisory Committee consider and recommend to the City Council CDBG Substantial Amendments to the FY 2024-2025 (No. 3), 2025-2026 (No. 2), and 2026-2027 (No. 1) Annual Action Plans to reprogram CDBG funds.

ANALYSIS: During the month of August, the City of South Gate submitted the final version of the Workout Plan in place to meet the City's Timely Expenditure Requirement for CDBG funds. This led to review of all CDBG projects and projected expenditures to meet the City's timeliness test in May 2026. In order to meet the goal, staff proposes the following CDBG substantial amendments.

FISCAL YEAR PLAN	PROPOSED SUBSTANTIAL AMENDMENT NO.	ACTIVITY NAME	CURRENT ACTIVITY ALLOCATION	PROPOSED BUDGET AMENDMENT	NET CHANGE
CDBG					
24-25	3	SG Park Improvements - Shade Structures	$ 600,000.00	$ -	$ (600,000.00)
25-26	2	CLLI	$ 17,500.00	$ -	$ (17,500.00)
25-26	2	Demolition and Clearance Project	$ 225,000.00	$ 175,000.00	$ (50,000.00)
26-27	1	Street Improvement	$ 385,820.00	$ 839,007.00	$ 453,187.00
26-27	1	Pickleball Courts Project	$ -	$ 214,313.00	$ 214,313.00
TOTAL			$ 1,228,320.00	$ 1,228,320.00	$ -

The CAC will hear presentations from city staff. Following the presentation, the CAC will discuss and recommend projects for funding. On October 13, 2026, after a 30-day comment period, the City

Council will open a public hearing to consider the Substantial Amendments to the FY 2024-2025 (No. 3), 2025-2026 (No. 2), and 2026-2027 (No. 1) Annual Action Plans to reprogram CDBG funds which will include the CAC's recommendations in an effort to meet the City Timeliness with the Department of Housing and Urban Development (HUD).

BACKGROUND: The City of South Gate (City), as an entitlement city, receives Community Development Block Grant (CDBG) funds on an annual basis from HUD to carry out a wide range of community development activities to benefit low-income residents.

ATTACHMENT:

A. None