Harbor Gateway North Neighborhood Council Special Planning and Land Use Committee Held via Zoom meeting online or by telephone May 6, 2025 at 6:30pm

Present: Rosalie Preston (Vice Chair), Majenni Nixon (Secretary), Craig Kusunoki, Arvie Powell, Luetta Watson

Absent: Janeisha Robinson, Rebecca Rodriguez, Angela Springs

- 1) Welcome/call to order/roll call: Committee Vice Chair Rosalie Preston called the meeting to order at 6:35pm followed by roll call, which determined that a quorum was present.
- 2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction: District 6 stakeholder Tanya Wherry raised a concern about long-term streetlight outages on 115th Street between Vermont and Hoover. She reported multiple 311 requests without resolution. She was directed her to email the Neighborhood Council to follow-up and for Councilmember Harris-Dawson's Field Deputy contact information.
- **3) Approval of minutes from April 15, 2025, Committee meeting:** It was moved by Arvie Powell, seconded by Luetta Watson, and passed 5-0-0 to approve the minutes as submitted.
- 4) Presentation on proposed 6-story, 111-unit apartment building with 85 parking spaces and 18 affordable units, 11516 S. Vermont Avenue, CPC-2025-2171-CU3-DB-VHCA; ENV-2025-2172-EAF, in District 6:

Developer presentation and project overview by William Pournamdari of Paykan Corporation:

The company has been in business since 1979. The developer is an engineer and has built many multi-family and commercial properties. The applicant has owned the property since it was purchased from CalTrans many years ago.

- Six-story building
- 111-units total; 18 affordable units
- 85 parking spaces on the ground floor, with 20 of those guest spaces; parking will be assigned on a first-come, first-served basis, with no plan to charge extra for a parking space
- Rents will be market rate but affordable (in the high \$1,000); the 18 affordable units will be spread out over all unit types and building levels
- Rooftop deck, courtyards, balconies for open space
- One Otis high-speed elevator bank
- Mitigation for being within 1000 feet of a freeway: triple-pane windows, air filters
- Safety: 42" guardrails on roof deck, building-wide camera system

- Project open to all ages, but will probably attract transit users, bike riders, and walkers; intended to encourage those who do not own a vehicle, since it will be located next to the C Line station and Vermont Avenue bus route
- Adjacent property along Vermont Avenue was considered but not acquired due to high cost
- Window height and setbacks were modestly increased to reduce overlooking the single-family homes along 115th Street and Menlo Avenue
- Rooftop access will be secure and in compliance with safety codes

Community Concerns:

- Parking deficit: Only 65 spaces for 111-units (excluding guest spots) which will result in increased competition for street parking
- Privacy: Residents worried about rooftop and window views into backyards along 115th
 Street and Menlo Avenue
- Minimal landscaping and open space—only seven trees (six at driveway entrance and one near building entrance on the transformer pad; one rooftop terrace and two internal courtyards
- Traffic safety: Entrance proximity to freeway off-ramp
- Building height and density: Objections to six-story scale impacting neighborhood character
- Alternative site: Suggestion to acquire adjacent commercial lot on Vermont to build project there, reducing impact on residential area

City Staff Input:

- Laura Garcia (CD 8 Field Deputy) and Terri Osborne (CD 8 Planning Deputy) acknowledged concerns and are committed to follow-up.
- Terri noted that the project is currently "on hold" pending additional materials from the developer before it advances in the entitlement process. Once the application is complete and has been reviewed by the Department of City Planning, there will be a public hearing and then considered by the City Planning Commission.
- **5)** Updates to ZIMAS, with instructional video: This will be revisited at a future PLU Committee meeting.

6) Reports on other planning and land use issues

- a) Prologis warehouse hearing before the City Planning Commission on May 8: Reminder that the CPC meeting is on May 8, starting at 8:30am at City Hall; attendees encouraged. Prologis project is item #7 on the agenda.
- b) California Waste Services, 621 W. 152nd Street, 2025 permit review: Local Enforcement Agency report was received by the HGNNC on and forwarded to the HGNNC Board and PLU Committee members. Disappointment that the reduced hours offered by California Waste Services were not reflected in the permit language submitted by the Local Enforcement Agency. The LEA noted that for the many suggestions and conditions listed in the

HGNNC comment letter are not under the purview of the LEA. However, there was no clear direction for which other agencies could address those issues.

- c) Update on oil well issues: Council File 24-1580, which relates to blocking acidization of wells has started moving through City Council Committees. The homeowner on 129th Street who has experienced the most damage from subsidence is now noticing water pooling along the curb in front of the house when no irrigation was used on the lawn or parkway. CalGEM came out to investigate and thinks the water is coming from the water main in front of the house, so now LADWP is supposed to be investigating the issue.
- **d)** I-105 ExpressLanes project: Metro spoke at the April 22 General Membership meeting. There should be minimal impact on nearby residents in HGNNC Districts 6, 7, and 8. The existing landscaping is being removed to add another lane and in some sections higher sound walls will be constructed. The landscaping will be replaced though the plants will be much smaller than the existing trees and shrubs for some time.
- e) Re-opening of Arco gas station, 854 W. El Segundo Blvd.: The owner anticipates re-opening in 1–2 weeks pending final LADWP approval of the electrical system. The remodeling has been going on for four and a half years with many delays.
- f) Rexford Industrial, 400-422 W. Rosecrans letter of determination: Awaiting determination letter.
 - g) ED1 projects
 - i) 700 W. 120th Street 50 units with no parking: This project seems to be on hold.
- ii) 1134 E. 120th Street demolition status: From community reports, it seems like demolition has finally started.
- iii) 11840 S. Central Avenue construction status: The lot was cleared but no sign of construction.
- h) Harbor Gateway Community Plan update: The possible new hearing before the PLUM Committee of the Los Angeles City Council is now summer, though City budget cuts to Planning Department staff may cause a further delay.
- i) Other Planning and Land Use issues: Senate Bill 79 is a State bill which would reduce local control of zoning near transit (allowing multifamily in R1 zones within a half-mile of transit). Stakeholders were encouraged residents to submit opposition emails to State Senator Laura Richardson. The Los Angeles City Council has taken a position of opposition to SB 79 (Wiener) via Council File 25-0002-S19.

7) Announcements: None

Next meeting date June 3, 2025, at 6:30pm via Zoom (virtual meeting).

Meeting adjourned at 7:50pm

Minutes taken by Majenni Nixon, Secretary