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Harbor Gateway North Neighborhood Special Board Meeting

Tuesday, December 1, 2020

Held via Zoom webinar

Present: David Matthews (Chair), Franz Rodriguez (Vice Chairperson), Rosalie Preston (Recording Secretary), La Juana Mitchell (Treasurer), Joan Jacobs (District 2), Arvie Kenan (District 4), Llewyn Fowlkes (District 5), Jackie Jackson (District 6), Richard Lee (Youth Advocate), Elijah Thomas (Youth Representative) Janet Mitchell (Outreach/Communications Representative), and Eva Pace (At Large Representative)

1) Welcome/introductions/roll call of Board members: Chair David Matthews called the meeting to order at 7:02 p.m. The rollcall of Board Members was conducted. This was followed by the salute to the flag and a moment of silence.

2) Harbor Gateway Community Plan Update Presentation: Teresa Batson and Christopher Pina from the Department of City Planning introduced the website for the LA Harbor Area Community Plans (both the Harbor Gateway Community Plan, which covers Harbor Gateway North and Harbor Gateway South, and the Harbor City-Wilmington Community Plan). The Storybook provides an opportunity to see the current recommendations for the zoning proposed for each parcel within the Plan area. Community Plan updates take about three to five years and the update process is about half-way through for the two Community Plans. The draft EIR ready to present to the City Planning Commission in will be released in Spring 2021. The Plan should be ready for review by the City Planning Commission in Spring 2022. The Community Plan determines what you can or cannot build on a property or the type of business that can operate on a property. A link to the Virtual Storymap for the Community Plan proposal will be posted to the HGNNC website: <https://planning.lacity.org/plans-policies/community-plan-update/harbor-la-community-plans-update> All of the information about the Community Plan can be translated into Spanish via the click of a button. The planners would like feedback on the proposal for your property or for other areas in the Community Plan. The updated Plan will determine future land use over the next twenty years. The comment period is open until February 1. Use the online link to comment or email planning.harborlaplans@lacity.org or call 213-340- 4950.

The overall objective for the Community Plan are to provide for environmental justice, with a focus on equitable, healthy, and complete neighborhoods. The key objectives are to

- Address the legacy of contamination and incompatible land use patterns
- Create hybrid industrial areas that prioritize jobs-producing uses and serve as a buffer between residential and heavy industrial uses
- Encourage mixed use and equitable transit-oriented development at key locations
- Revitalize existing commercial areas through zoning regulations for improved street frontage and pedestrian-oriented design standards and by promoting a diversity of uses that serve the needs of the community
- Preserve industrial districts and improve their function and visual character through new zoning regulations for improved street frontage, screening and quality building design

- Maintain stable single- and multi-family residential neighborhoods and apply new zoning regulations for appropriate neighborhood massing

Christopher Pina demonstrated use of the Storymap and explained that Opportunity Areas are areas where future growth can be directed. Forty percent of parcels in the Harbor Gateway and Harbor City-Wilmington Plans are zoned industrial. L.A.'s new zoning code (re:code LA) will be applied near the end of the update process. This new code addresses form (how tall and wide), frontage (how it relates to the street and setbacks), standards (number of trees, signage, and parking), and use for each parcel, including the types of usage to be limited. The current R1 (single family home zones) will have zoning applied to those parcels that is equivalent to the current zoning. The interactive map has a slider button which allows one to see both the current zoning and the proposed new zoning, with land use, height, floor-to-area ratio (FAR), and density.

Four Character Districts are proposed for the Harbor Gateway North area: Athens on the Hill in District 5, Orchard Avenue between Alondra Blvd. and Gardena Blvd. in District 1, Gardena Blvd. in District 1, and the Merit Tract in District 1. The Character Districts each have significant architectural, cultural, and historic elements and so when a new project is proposed, it would need to be designed in a way to blend with the existing buildings to retain the intimacy factor, scale and height. The exact details for each Character District are still being worked out.

Another aspect that will be considered in the Community Plan update is corridor consistency, which involves removing Q conditions that limit density so that height and mass will end up being consistent for the whole corridor.

Another goal is to create more open space and one opportunity for that in the Harbor Gateway Community Plan is along the Dominguez Channel, particularly south of Artesia and along the Harbor Gateway Transit Center.

Teresa Batson and Christopher Pina will be available for one on one session starting Fri. December 4 between 10 am to 12 noon, and other days next week, for a total of 32 available slots.

3) General public comment on non-agenda items: District 4 stakeholders raised the issue of the auto body shops located along Rosecrans Avenue just west of Menlo Avenue which park vehicles along the residential streets.

District 4 stakeholders raised the issue of fireworks being set off on 130th Street near Hoover, possibly from a moving vehicle, and also powerful fireworks being set off on the east side of the 110 freeway along Estrella north of 135th Street.

A District 3 stakeholder said that California Waste Services is generating so much dust, including fiberglass particles and drywall particles, that it is impacting the paint finish on his vehicle, giving him allergies, and preventing his five children from playing outside.

4) Adjournment: The meeting was adjourned at 8:13 p.m.

Minutes taken by Rosalie Preston, Secretary