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HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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December XX, 2020

Helen Jadali, Planning Assistant
Department of City Planning
200 N. Spring Street – Suite 525
Los Angeles, CA 90012

Re: 7-Eleven convenience store and gas station, 110 W. Imperial Highway (ZA-2020-3944-CU-CPIOA;
ENV-2020-3945-EAF)

Dear Ms. Jadali:

On the recommendation of our Planning and Land Use Committee, on December 8, 2020, our Board voted XX-XX-X to support the proposed 7-Eleven 24 hour convenience store with automobile fueling station at 110 W. Imperial Highway. The Board's approval is predicated on the following conditions being included in the Zoning Administrator (ZA) Letter of Determination for this project.

1) Permanent Prohibition of the Off-Site Sale of Alcoholic Beverages

The convenience store shall not engage in the off-site sale of alcoholic beverages at this store location. This alcoholic beverage sale prohibition should be in perpetuity and shall run with the land becoming part of the property's title documents. In the event the property is sold, leased, rented or occupied by any person or corporation other than 7-Eleven, it is incumbent upon 7-Eleven to advise the new owner regarding this condition of use provision.

2) Location Security Measures:

- a. 7-Eleven shall ensure that security guard services are provided on a daily basis for twelve (12) hours per day and as recommended by the LAPD Southeast Division, the security guards shall be hired from a reputable security company.
- b. As recommended by the Los Angeles Police Department (LAPD), the location shall include a robust security surveillance system. Security cameras equipped with a 4-week DVR shall be installed and maintained in good working order within the store and outside that cover all common areas of the store, high-risk areas, entrances and exits, views of the parking lot and street intersection. 7-Eleven store employees shall be trained on how to properly operate the surveillance equipment.
- c. Public restroom at the location shall remain locked with a keypad or other locking mechanism. Store personnel can provide code or key. The restroom entryway/exit shall be monitored by the surveillance system.

- d. Authorized LAPD personnel shall have access to security tapes when circumstances warrant.
 - e. 7-Eleven shall prohibit loitering on and around the premises of the proposed convenience store. 7-Eleven shall file a Trespass Authorization that shall authorize LAPD to enter the location premises to enforce LAMC Section 41.24 trespassing provisions.
 - f. As suggested by LAPD, the trash enclosure shall be secured.
 - g. The location shall include adequate lighting for safety and security purposes without spillover onto adjacent properties.
 - h. As suggested by LAPD, all curbs to off-street parking stalls shall be painted green with “20 minute parking” stenciled on each stall along with posted signs limiting the parking to 20 minutes with the risk of vehicle towing.
 - i. Two parking spaces shall be reserved and specifically identified as “LAPD parking only”.
- 3) Tanker Fueling Truck Paths for Fuel Deliveries
Tanker fueling trucks shall enter from Southbound on Main Street and exit Eastbound onto Imperial Hwy (right turn in and right turn out).
- 4) Location Exterior
- a. A new 7ft high block wall shall be installed along the interior westerly and southerly property lines.
 - b. A 3-ft high decorative wrought iron fence shall be installed along both street frontages and landscaping installed to soften the appearance.
 - c. Shade canopy street trees shall be incorporated into the landscape design.
 - d. In-ground conduits for EV charging stations shall be stalled for future charging stations.
 - e. Store front windows shall be free of obstructions to allow maximum visibility into and out of the store.
 - f. The location shall be maintained in a neat and orderly fashion free of litter in all areas under 7-Eleven’s control.
- 5) Store Products
Due to the large size of the convenience store area, 7-Eleven shall provide healthy food choices at reasonable prices as a benefit to the surrounding community.
- 6) Other Conditions
- a. 7-Eleven shall maintain a log of complaints received from Stakeholders that includes the date and time received and the disposition of the complaint. The log shall be available for review by LAPD and the Zoning Administrator upon request.
 - b. 7-Eleven shall incorporate a local hire effort into their plan to recruit employees to work at the 110 W. Imperial Highway location.
- 7) The Conditions shall run with the land; and, there shall be Plan Approval as follows:
The Applicant shall file for a plan approval application (with associated fees), no later than three (3) years of the date of this Determination, for the purpose of holding a Public Review Hearing on/of Applicant's compliance with and the effectiveness of the Conditions.

We would like to acknowledge that 7-Eleven has attended a number of meetings of the HGNNC Planning and Land Use Committee and has incorporated many of our recommendations into their final proposal.

We would also like to note that although our Board has voted to support this project, included below are the reasons voiced by Planning and Land Use Committee members who are opposed to the project.

- Concern that the density of 7-Eleven stores in Harbor Gateway North and other areas where people of color live is higher than in other areas of Los Angeles and the South Bay area.

- The convenience store is not being built along the Primary Lot Line at the corner of Imperial Highway and Main Street as per the Southeast LA Community Plan CPIO and unlike what is being required for a similar 7-Eleven gas station/convenience store in the San Pedro Community Plan.
- 7-Eleven business is not desirable and doesn't represent economic development in the area. The neighborhood is inundated with undesirable businesses.
- The proposed 7-Eleven project undermines the designated Community Plan Implementation Overlay (CPIO) by arguing that the site has historically been used for auto-related uses; however, there was not a gas station use on the site in 1945 but rather auto washing and polishing. Additionally, there are already five gas stations on Imperial Highway between Main Street and Central Avenue. Also, the section of Main Street from Imperial Highway to 120th Street is identified in the Southeast LA Community Plan as a Neighborhood Serving Corridor. The project doesn't provide services to the neighborhood but rather to commuters driving through the neighborhood. The 7-Eleven project is not compatible with the Southeast LA Community Plan goals.
- The 24-hour operation of businesses in the area, the 7-Eleven could bring an increase in crime to the location. Because of the 24-hour operation, the project could also attract more homeless people to the area.
- 7-Eleven could have partnered with another organization or developer to provide a mixed use development, with the 7-Eleven on the ground floor and much needed new housing on the upper floors. This would have been in conformity with the Southeast LA Community Plan CPIO, which was adopted to discourage "auto-related uses" on the site, which is designated a TOD Low Subarea E.

Sincerely,

David Matthews, Chairperson
Harbor Gateway North Neighborhood Council

cc: Councilmember Joe Buscaino – Council District 15
Vince Bertoni, Director of City Planning
Aksel Palacios, Planning Director – Council District 15
Faisal Roble, Chief Equity Officer – Department of City Planning
Adan Madrid, ASI Development (7-Eleven representative)