

Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Held via Zoom Webinar
July 11, 2020

Present: John Ward (Chair), Sylwia Jonasen (Secretary), Laurel Casey, Ivan Cotton, Senita Craigen, Helen Greene, Vanessa Johnson, La Juana Mitchell, Fred Nichols, Rosalie Preston, Rey Quiroz, Janeshia Robinson

1) [10:10 AM] Welcome/introductions: The PLU Chair, John Ward, called the meeting to order followed by the roll call.

2) [[10:15 AM]] General Public Comment on non-agenda items: Dr. Tom Williams, Citizens Coalition for a Safe Community, thanked the Committee for the opportunity to be involved in the Harbor Gateway Community Plan discussions as this will help him when his own Neighborhood Council begins work on the Northeast LA Community Plan update.

Octaviano Rios, Neighborhood Empowerment Advocate, congratulated the PLU Committee on the very first virtual meeting.

3) [[10:19 AM]] Approval of the March 7, 2020, Planning and Land Use Committee minutes: Moved by Rosalie Preston to approve the minutes, Senita Craigen seconded. Passed 11-0-0 to approve the minutes.

4) [[10:23 AM]] Update on proposed 7-Eleven store/gas station, 110 W. Imperial Highway (ZA-2020-3944-CU-CPIOA; ENV-2020-3945-EAF), in District 7, with possible recommendation for the HGNNC Board: Updates on planning issues Adan Madrid, 7-Eleven Representative, gave a PowerPoint presentation update on the updated project, including historical background of use on the site and current status of the project. 7-Eleven has now filed their Conditional Use Permit application, along with a CPIO adjustment for having less than 30% lot coverage. Adan represents both 7-Eleven and the property owner. No alcoholic beverages will be sold at the store, now or in the future. 7-Eleven will provide a security guard for twelve of the twenty-four hours they will be open; LAPD says this is adequate but that a reliable company must be used. There will be a seven-foot block wall along the interior property lines. LAPD will not accept a substation at the location, but there will be two reserved parking spaces for the LAPD in front of the store. Adequate lighting will be provided for security of the site. Security cameras will be on site. Local hire can be incorporated. Defensive landscaping will be provided to deter loitering. The fuel trucks will exit north on Main Street, instead of southbound. The parcel to the west of the site has its own ingress and egress separate from that of 7-Eleven. A public restroom on site is required by law, but it can be kept locked and unlocked by the staff for customers only. There will also be a restroom for staff and LAPD use. Auto-related uses are allowed by right in the C2 zones, however the CPIO designation is meant to discourage such uses. However, Reuben Caldwell of the Department of City Planning said that a gas station could be built on the property which has a CPIO (Community Plan Implementation Overlay) designation, because there has been a history of auto-related uses on the site, and there are currently auto-related uses on site. A Conditional Use Permit is required because 7-Eleven is asking for 24-hour operation. Because of the CPIO requirement to have at least 30% lot coverage, the store

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will be increased in size from 3,100 square feet to 4,277 square feet and enlarging the fuel canopies to provide more coverage. Defensive landscaping will be used to deter loitering and the homeless sleeping on the property. The groundcover near the sidewalk will be natal plum, which is thorny. Adan said that the application is six to nine months away from the ZA hearing.

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[[10:58 AM]] Q&A by the Committee and the public followed the presentation.

Q: Helen Greene: Who is going to maintain the alley behind the property since this is an issue in other areas?

A: It is most likely a public right of way alley owned by the City of Los Angeles. However, it is not uncommon for 7-Eleven employees to walk about the property and pick up trash including adjacent sidewalk. They could easily do the same on the alley within reason and as long as it is not fenced off.

Q: Ivan Cotton: What guarantee is there that this will be permanently a dry store, since the current regulations allow to apply for liquor license after 2 years? What precautions are going to be put in place to ensure this store does not become a hangout spot for cruisers?

A: With regards to liquor license, 7-Eleven could request that the zoning administrator includes a condition stipulating that the approval for the 24-hour operation is conditioned on no alcohol sales for the life of the project. Adan Madrid will send a letter to the zoning administrator, and the PLU Committee could send one too, requesting this stipulation. With regards to cruising, one of the solutions is providing dedicated parking and restrooms for LAPD to increase their presence. The presence of defensive landscaping, good lighting, 12-hour security, and additional security cameras are to address any illicit activity that the property owner and the community might be concerned with.

Ivan Cotton commented that the possible cuts in LAPD funding might affect their presence in the area.

(Janeshia Robinson entered the meeting at 11:05 AM)

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Q: Vanessa Johnson stated that within 2-mile radius from the location of the new store, there are 18 7-Eleven locations. Also, the presentation omits that at 112 W. Imperial Highway there was a Jack in the Box in 1964.

A: The property has a very long history of uses, and they can definitely review all of them. The goal of the presentation was to show the auto-related uses on the property. Currently there is a tire shop and a car wash on the property.

Vanessa Johnson pointed out that there has never been a gas station located on the property and that there is a potential of future contamination.

Adan Madrid replied that the location is within two major highways and it will attract sizeable foot traffic from the area. The technology and regulations of how gas stations are operated nowadays is also very different from that of the nearby gas stations that have been identified as leaking and are currently being remediated. Adan will get back to the PLU Committee regarding the saturation of the other 7-Eleven stores.

Q: Rosalie Preston clarified that the CPIO designation was intended to encourage affordable housing with mixed uses and to improve the health and welfare of the community including reducing excessive automobile uses. Ideally, the goal for the lot would be housing and other uses aligned with CPIO. She said that's why 7-Eleven has to ask for adjustment regarding the auto-related use. Moreover, the application for adjustment states that in 1945 there has been a gas station located on the property, however the presentation made by Adan listed a carwash in 1945, not a gas station.

Rosalie also suggested that the trees, which are required to be planted on the site, should be ones that provide more shade canopy than palm trees, such as crape myrtles. Rosalie also reminded that we asked to consider different truck route (turning right onto Main St., entering the property, and then exiting onto Imperial Highway) as well how often the trucks will be present.

A: Adan Madrid clarified that the request from the developer is not to adjust the use as the CPIO allows auto-related uses on properties if there have been existing and related auto uses. Reuben Caldwell, Senior City Planner, Community Planning, confirmed that understanding via email. The request for a CPIO adjustment is to have less than 30% coverage of the lot.

As for the referenced 1945 gas station, that came from the Phase I report prepared by third party company, Stantec Consulting Services, Inc., that per records from City of LA there was a gas station on this property. However, the project area consists of multiple lots that could have had multiple uses coexisting on this one area.

The comment on the street trees is going to be taken into consideration.

The proposed truck route is going to be taken back to the traffic engineer to confirm that the turning radius is achievable for entrance from Main Street.

Q: Janeshia Robinson voiced her concern that the proposed use might not be the best for the community and the site provides an opportunity to create community space. 7-Eleven stores serve those transiting through the area rather than the local community.

A: The current property owner has not been able to attract any other tenant to develop this property. The community concern is definitely a valid one, however for the property owner to have a tenant who is willing to invest upwards of \$2 million into development is at this point the option they chose.

Q: Fred Nichols: The condition that the store be “dry” or not serve alcoholic beverages should be listed as a condition for the future, as well. 7-Eleven may need to provide more security-especially because the LAPD will not have a substation at the location.

A: The commitment from 7-Eleven for no alcohol is definitely going to be included.

Q: John Ward asked the following questions: 1. Is it possible to have delivery trucks arrive during non-peak traffic hours? 2. What is exactly the requirement for a gas station to have a public restroom? 3. Will the access to the cameras be given to LAPD? 4. Considering that the store is going to be 1,200 sq ft larger than regular 7-Eleven stores, how much of that space will be dedicated to food products and how much will go to larger aisles? 5. Is there a way to obtain a title restriction to prevent alcohol sales that would be tied to the land? 6. What percentage of patrons who go to the stores like this one ~~is~~ are local vs. commuters and others?

A: 1. This will be worked into the condition of approval of the project. 2. Gas stations are required to have a public restroom. 3. Proper training is going to be given to the store employees to be able to assist LAPD with access to the footage when needed. 4. Most of the additional square footage is going to be given to the shelf space. However, the owner is open to the community comment of what items are going to be desirable at this location. 5. The condition that alcoholic beverages not be sold will be recorded against the property title. 6. Adan Madrid will get back to the Committee on this point.

| Public Comment: Dr. Tom Williams, Citizens Coalition for a Safe Community, asked/made the following comments: 1. Where will the delivery trucks turnaround considering the alleyways surrounding the property are either congested or blocked off? 2. Fuel trucks should avoid going

through the residential area. 3. Palm trees should be avoided in favor of trees that provide shade. 4. Make sure that the bus stops are not blocked by the driveways. 5. Ensure that the refrigerated areas are limited to ensure no alcoholic beverage sales.

A: 1. All of the deliveries will occur from the front of the store; the alley will not be used. 2. The fuel truck route is going to be evaluated as per earlier comment. 3. Tree type will be further explored with no palm trees as per earlier comment. 4. Google Earth shows no bus stops in front of the site.

Renee Parker, True Love Missionary Baptist Church, inquired that the neighborhood is in dire need of cleaning. Will the new property tenant help keep the area cleaned up?

A: Yes, they definitely want to ensure that the property is clean and that it is not uncommon for 7-Eleven staff to pick up trash from the area.

John Ward stated that the Committee will not vote today on this proposal to allow for further discussion and clarifications to be made by the Applicant and their representative.

5) Updates on planning issues

a) [[11:55 AM]] Harbor Gateway Community Plan – February 25, May 28, and June 25 meetings with the Department of City Planning

Rosalie Preston summarized the meetings that the Harbor Gateway Community Plan subcommittee had with Teresa Batson and Christopher Pina from the LA Department of City Planning. The meetings concentrated on discussion of the April 12, 2019, letter of recommendations for the five impacted Districts covered by the Plan update. There have been discussions regarding CPIO designations for the R2 and R3 zones where there could be future development out of scale and character with existing R1 homes and duplexes. SB330 went into effect earlier this year and does not allow down-zoning of properties. Therefore the City Planners will use elements of the new re-code LA to provide some protections. There has also been discussion of how to zone the former Caltrans property in the Merit Tract. Once the new Community Plan is approved, there will be a dedicated CPIO Planner who will review all applications involving those CPIO designated properties.

b) [[12:01 PM]] State, Los Angeles County, and Los Angeles City status of 2,500 setback for oil and gas drilling ordinances

Rosalie Preston gave an update on the proposed ordinances that would create setbacks for oil and gas drilling from sensitive uses (residences, churches, schools, parks etc.). STAND-LA continues to lobby for the City of Los Angeles to have a 2,500 foot setback. Their current proposal is for 600 foot. Among them is AB345, introduced by Al Muratsuchi, that would create a 2,500 foot buffer. It is currently in the State Senate and it is encouraged that the community calls State Senator Steven Bradford to support AB345. LA County is updating their ordinance as well. However the current proposal is asking for only 500 foot setback for new wells and would allow current wells to continue for 20 years with conditional use permit.

Public Comment: Dr. Tom Williams, Citizens Coalition for a Safe Community, stated that his organization is responding to LA County, LA City, and the State regarding the setback including 2,500 setback or enclosure and containment of the facilities similar to those already in operation on Pico Blvd and Genesee.

c) [[12:06 PM]] Letter of support for Council File 20-0002-S101 (City Council opposition to SB 1120, which would take away the local review of subdivisions for duplexes and make them "by

right”), with a possible recommendation to the HGNNC Board

Moved by Fred Nichols to approve letter as drafted for recommendation to the HGNNC Board. John Ward seconded. Passed 10-0-2 (Cotton, Greene) to submit the letter to the Board.

6) [[12:10 PM]] Announcements: Rosalie Preston brought up that we received another demolition notice for 449 E 118th Place. A draft letter is being prepared to submit to the City to ask for additional-protections that would place further restrictions on oversized duplexes In the R2 zones of the South L.A. and Southeast L.A. Community Plan areas.

Rosalie also encouraged participation in the Neighborhood Council PlanCheck meetings at 10:00 AM every second Saturday of the month.

7) [12:15 PM] Setting date of next meeting/adjournment: The next meeting is set to August 1, 2020 at 10:00 AM with the majority of the meeting dedicated to the presentation on Prologis project. The meeting adjourned at 12:15 p.m.

Minutes taken by Sylwia Jonasen

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