

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Harbor Gateway Community Center
March 7, 2020**

Present: John Ward (Chair), Sylwia Jonasen (Secretary), Senita Craigen, Vanessa Johnson, La Juana Mitchell, Fred Nichols, John Nichols, Rosalie Preston, Rey Quiroz, Luetta Watson

1) [10:20 AM] Welcome/introductions: The PLU Chair, John Ward, called the meeting to order followed by the roll call. A quorum was not present at this time.

2) [[10:23 AM]] General Public Comment on non-agenda items: Dr. Tom Williams, LA-32 Neighborhood Council, North Region Director, spoke about attending HGN PLU Committee meetings to learn about the process of Community Plan development and working with LA City Planning Department so he can share with his own Neighborhood Council.

(Rey Quiroz entered the meeting at 10:25 AM)

Al Sattler, Sierra Club, Vice-Chair, Palos Verdes South Bay Regional Group, wanted to reintroduce himself to the group.

Vanessa Johnson reported that the developer who is purchasing the property on east side of Main Street South of 105 Freeway contacted her regarding supporting the purchase by the community.

3) [[10:33 AM]] Approval of the February 1, 2020, Planning and Land Use Committee minutes: There were multiple corrections applied to the version sent for review. Luetta Watson provided additional correction that has been added to point 4c. This tem was tabled due to lack of quorum.

4) Updates on planning issues (15 minutes)

a) [[10:37 AM]] The Dahlia supportive housing, 12003 S. Main Street: John Ward read the response from Marie Allen, Affirmed Housing, regarding the exterior design of Dahlia supportive housing.

(John Nichols entered the meeting at 10:40 AM)

In prior discussions, PLU Committee requested for the color scheme to not include white.

La Juana Mitchell suggested that a rendering with the other buildings in the neighborhood might help to envisage how the building will fit with the rest of the neighborhood.

Fred Nichols suggested that we recommend an alternative color palette.

Rosalie Preston stated that the goal is to have the color palette to blend into the neighborhood.

Luetta Watson clarified that the PLU Committee is acting as an advisor and will make suggestions and have recommendations.

Rosalie Preston suggested a new email from John Ward to Marie Allen we would like to see the full rendering of the building in the neighborhood with colors that are not going to require as much of maintenance, as well as for Affirmed Housing to address the parking issue, including parking during construction.

It was noted that it would be useful to review LAPD's service reports for Vermont Villas as an indicator of potential similarity to Dahlia's future security needs.

b) [[11:12 AM]] The Harbor Gateway Community Plan Subcommittee met with Theresa Batson and Chris Pina from Los Angeles Department of City Planning on February 25 to review the proposals for zone changes listed in the HGNNC letter of April 12, 2019. The new Community Plan will not have the same zoning but rather layered zoning that they are using for DTLA Community Plan. There was a City Planning newsletter released in the past that demonstrated what the re:codeLA layered zoning will look like. SB 330 – effective January 2020 prevents down-zoning, therefore all the down-zone suggestions from the HGNNC are not possible. There will be another meeting with City Planning to have further conversations.

Public comment – Dr. Tom Williams noted that a Community Plan is policy and guidance. It is not the law. Zoning is the law and in order to change it, it has to be done by the City Council. He suggested that a current table for projection of population, households and jobs published by Southern California Association of Governments can provide more clarity on how the city might approach planning for our area and how much housing is actually needed.

c) [[11:18 AM]] Over-sized duplexes in R2 zones – possible future actions: John Ward provided a brief overview how SB330 prevents down-zoning and will further increase the issue of the misuse of the duplex housing as boarding houses. He noted that there needs to be involvement of immediate community, including reporting to code enforcement to help with the problem.

d) [[11:22 AM]] Housing Element update, 2021-2029: The website <https://planning.lacity.org/plans-policies/housing-element> provides the proposed update.

Public comment – Dr. Tom Williams suggested to subscribe online to get updates.

e) [[11:24 AM]] 2,500 foot set back for oil and gas drilling – possible future actions: Erica Blyther, from the Office of Petroleum and Gas Administration, will be at the HGNNC General Membership Meeting on April 28, 2020. She will be talking about recommendations for monitoring of active and capped wells. The following website provides listing of all wells in the area <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>.

Public comment – Dr. Tom Williams noted that currently there are enclosures that are not adequate. If the well on 126th Street were enclosed, then the South Coast AQMD could monitor emissions from it.

3) [11:32 AM]] Approval of the February 1, 2020, Planning and Land Use Committee minutes: Moved by Fred Nichols to approve the minutes as amended, Vanessa Johnson seconded. Passed 9-0-1 (Ward) to approve minutes as corrected.

(John Nichols left the meeting at 11:33 AM)

5) [[11:33 AM]] Discussion and possible recommendation to the HGNNC Board of a comment letter on the draft EIR Scoping for the proposed Prologis warehouse, 15116-15216; 747-861 W. Redondo Beach Blvd. (ENV-2017-1015-EIR): John Ward confirmed that our comment letter will be accepted by Jivar Afshar, LA City Planning, past the deadline. The applicant, Prologis, has applied to carry out a full EIR for their proposed warehouse. The City is requesting comments of what should be studied in the EIR (the scope) and the public and the Neighborhood Council can submit their suggestions for alternative uses of that property.

The letter drafted by John Ward, Rosalie Preston, and Dr. Tom Williams was discussed and commented on. Amendments were included in the new draft of the letter.

Public comment – Franz Rodriguez noted that there was no quorum and that the discussion would

happen without quorum. John Ward responded that we would note that in our recommendation to the Neighborhood Council that there was no vote but rather a consensus within the members of PLU Committee present at the meeting.

Barbara Sattler, Sierra Club, noted that they will comment as well and that scoping is the opportunity to include every possible issue. It is important to substantiate why the other alternatives are better, with less impact.

Al Sattler, Sierra Club, Vice-Chair, Palos Verdes South Bay Group, suggested more emphasis on considering electric trucks. Within a year the South Coast AQMD will have new rules for on-site emissions, including for near zero and zero emission trucks.

Barbara Sattler recommended including the impact of the truck traffic and the noise and low-level vibrations from the trucks, as new studies show the impact of noise on health, including heart disease.

John Nichols will be briefed on changes once he returns to the meeting

6) [[12:32 PM]] Update on proposed 7-Eleven store/gas station, 110 W. Imperial Highway, in District 7:

(John Nichols entered the meeting at 12:32 PM)

John Ward gave an update regarding the meetings he had with 7-Eleven representative Adan Madrid including the request by the project to waive CPIO ordinances that was sent to the City Planning. 7-Eleven maintains that because former auto uses took place on site, the new CPIO designations do not apply.

Rosalie Preston commented that if the applicants can request a waiver of CPIO designations then the CPIO protections that the community worked hard to implement, in the Southeast LA Community Plan, such as restrictions on auto-related uses in commercial zones, will be undermined and it sets a bad precedent for protections in other Community Plans. The CPIO designation for the parcel also requires that the lot have a minimum of 30% lot coverage. 7-Eleven is requesting that the gas station canopy be considered as part of the lot coverage to meet the minimum.

5) [[12:42 PM]] Discussion and possible recommendation to the HGNNC Board of a comment letter on the draft EIR Scoping for the proposed Prologis warehouse, 15116-15216; 747-861 W. Redondo Beach Blvd. (ENV-2017-1015-EIR): Sylwia Jonasen noted that she briefed John Nichols on the changes that were made to the letter in his absence. Rey Quiroz made motion that we present the letter to HGNNC Board as edited, Fred Nichols seconded, and it passed 9-0-1 (Ward).

7) [[12:43 PM]] Announcements (5 minutes): Rosalie Preston presented the new guidelines regarding street vending.

8) [12:44 PM] Setting date of next meeting/adjournment: The next meeting is set to April 4, 2020 at 10:00 a.m. The meeting adjourned at 12:45 p.m.

Minutes taken by Sylwia Jonasen