

## 7C.

### Harbor Gateway North Neighborhood Special Board Meeting

Thursday, September 23, 2021

Held via Zoom webinar

Present: Joan Jacobs (Vice Chairperson), Rosalie Preston (Secretary), Keith Pitts (District 1), Julia Esqueda-Arteaga, (District 2), Arvie Powell (District 4), Jackie Jackson (Community Organization Representative), Richard Lee (Youth Advocate), Angela Springs (Outreach/Communications Representative), and Craig Kusunoki (At Large Representative)

**1) Welcome/introductions/roll call of Board members:** In the absence of Chair David Matthews, Vice Chair Joan Jacobs called the meeting to order at 6:48 p.m. This was followed by the roll call of Board members which established that a quorum was present.

**2) General public comment on non-agenda items that are within the Board's jurisdiction:** There was no public comment.

(Rosalie Preston recused herself from the meeting at 6:57 p.m. because she was one of two stakeholders who filed an appeal of the City Planning Commission decision to approve the proposed warehouse project with only a Mitigated Negative Declaration level of environmental review. Now having a full Environmental Impact Report review is the result of the appeal.)

**3) Presentation on the environmental impact of the proposed Prologis warehouse, 15116-15216 S. Vermont Avenue; 747-861 W. Redondo Beach Blvd. The proposal is for a 53-foot tall, 340,298 square foot warehouse/manufacturing/high-cube warehouse/distribution center with a total of 194 automobile parking spaces, 32 bicycle parking spaces, 36 dock high truck loading positions, parking for up to 71 trailers. It would operate 24 hours/day, seven days/week.** Vice Chair Joan Jacobs summarized the project as described above and then introduced Dennis Crable, who reviewed the Draft Environmental Impact Report. He is an independent CEQA consultant with 25 years of experience. He has previously worked with the City of Los Angeles and also PlaceWorks, who prepared the Draft Environmental Impact Report for the City. Mr. Crable also reviewed the Initial Study for the Project, which is a process that removes topics for review that are determined not to be necessary for analysis. Eleven major topics were reviewed in the DEIR. He also reviewed the appendices, the Harbor Gateway Community Plan, and the Harbor Gateway Community Plan update. He considered the general rules for CEQA for each topic.

**4) Crable & Associates, environmental consultants, will go over their report on the Draft Environmental Impact Report, which they prepared for the Harbor Gateway North Neighborhood Council, and answer questions:** Mr. Crable said that the Executive Summary and Alternatives did not discuss the Harbor Gateway Community Plan update and the inconsistencies in zoning between the older Plan and the one being updated. The discussion of the potential cold center uses and fulfillment center uses are under appeal but should be addressed now in the DEIR. Mr. Crable said that in the Greenhouse Gas section, a policy was discussed instead of a quantity. The Air Quality section showed an exceedance of NOx but this was not mentioned in the Greenhouse Gas section. The increase in the NOx level cannot be mitigated but the DEIR argues that the Project benefits outweigh the exceedance of this greenhouse gas.

NOx is a component of ozone. Also, in the Air Quality section, the level of CO2 would be over the threshold, but this is a measurement which although the South Coast AQMD uses, the City of Los Angeles does not have to use. Under Transportation, the use of VMT (Vehicle Miles Traveled) results in showing no impact of the additional trucks and employee vehicles going to and exiting the Project site. The older traffic measurement shows that there would be a significant impact at the Vermont Avenue and Redondo Beach Blvd. intersection as well as the north and southbound entrances to the I-110 freeway. In the No Project Alternative, there is discussion about the existing zoning but none about the new Community Plan which would zone the property HI (Hybrid Industrial). HI would allow for a hotel or live-work spaces and these alternative uses and their environmental impact should have been addressed in the DEIR. Another proposed alternative, having the Project moved off-site, should also have been considered as should a reduced sized Project. Warner Center in the Canoga Park/Woodland Hills area is zoned Hybrid Industrial but does not allow for any distribution center. The applicant does not have to consider the off-site Alternative but no substantial evidence is provided to support the contention that this Alternative is not feasible. Because of the Air Quality and Transportation impacts (even though the VMT method of traffic analysis was used), the No Project Alternate should have been more completely analyzed. The new Community Plan is in the EIR process of review and so cannot be ignored. The reduced Project Alternative should evaluate the Level of Service for traffic analysis and whether the smaller size of the Project would reduce the traffic impact. The applicant needs to explain why another site cannot be found to reduce the environmental impact of the proposed Project.

A number of stakeholders then asked questions and Mr. Crable answered them.

(Rosalie Preston returned to the meeting at 8:09 p.m.)

**5) Announcements:** The HGNNC Planning and Land Use Committee will hold a Special meeting on Sat. September 25 at 6:30 p.m.)

The annual Congress of Neighborhoods will be held on Sat. September 25 from 8 a.m. to 3:45 p.m. via Zoom.

**8) Adjournment:** The meeting was adjourned at 8:11 p.m.

Minutes taken by Rosalie Preston, Secretary