

7.

David Matthews – Chairperson
Franz Rodriguez - Vice Chairperson
Rosalie Preston - Secretary
La Juana Mitchell - Treasurer
John Ward – District 1 Representative
Joan Jacobs - District 2 Representative
Reynaldo Paduani - District 3 Representative.
Arvie Powell - District 4 Representative
Llewyn Fowlkes - District 5 Representative



Jackie Jackson - District 6 Representative
Vanessa Johnson - District 7 Representative
Angela Springs - District 8 Representative
Larry Morrison –Community Org. Rep.
Richard Lee -Youth Advocate
Elijah Thomas - Youth Representative
Janet Mitchell – Outreach Representative
Eva Cooper-Pace - At-Large Representative

HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

P.O. Box 3723, Gardena, CA 90247 (310) 768-3853 tel (310) 538-9654 fax
www.harborgatewaynorth.org HGNNC@sbcglobal.net

February 11, 2021

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 February 9, 2021, our Board voted XX-XX-X to oppose the proposed 7-Eleven 24 hour convenience store with automobile fueling-station at 110 W. Imperial Highway.

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

Our reasons for opposition are as follows:

- 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, ~~with a similar CPIO.~~
- 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.
- 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.

7.

- ~~Based on the experience of the LAPD with The~~ 24-hour operation of the 7-Eleven has the potential to ~~will~~ bring an increase in crime to the location, as is the case for other businesses which are open 24-hours. Because of the 24-hour operation, the project could also attract more homeless people to congregate in the area.
- 7-Eleven business is not desirable and does not represent the best type of economic development for the area. The neighborhood is already inundated with undesirable businesses.

If you do approve the application, the Board recommends that the following conditions be 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 must 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 must 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 must be hired from a reputable security company.
- b. As recommended by the Los Angeles Police Department (LAPD), the location must include a robust security surveillance system. Security cameras equipped with a 4-week DVR will 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 must be trained on how to properly operate the surveillance equipment.
- c. Public restroom at the location must remain locked with a key pad or other locking mechanism. Store personnel can provide code or key. The restroom entryway/exit must be monitored by the surveillance system.
- d. Authorized LAPD personnel will have access to security tapes when circumstances warrant.
- e. 7-Eleven must prohibit loitering on and around the premises of the proposed convenience store. 7-Eleven must file a Trespass Authorization that will authorize LAPD to enter the location premises to enforce LAMC Section 41.24 trespassing provisions.
- f. As suggested by LAPD, the trash enclosure must be secured.
- g. The location must 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 must 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 will be reserved and specifically identified as "LAPD parking only".

3) Tanker Fueling Truck Paths for Fuel Deliveries

Tanker fueling trucks must 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 must be installed along the interior westerly and southerly property lines.
- b. A 3-ft high decorative wrought iron fence will be installed along both ~~the~~ street frontages and landscaping installed to soften the appearance.

7.

- c. Shade canopy street trees will be incorporated into the landscape design.
- d. In-ground conduits for EV charging stations will be stalled for future charging stations.
- e. Store front windows must be free of obstructions to allow maximum visibility into and out of the store.
- f. The location must 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 must make every effort to provide healthy food choices at reasonable prices as a benefit to the surrounding community.

6) Other Conditions

- a. 7-Eleven must maintain a log of complaints received from Stakeholders that includes the date and time received and the disposition of the complaint. The log will be available for review by LAPD and the Zoning Administrator upon request.
- b. Within three (3) years from the effective date of the final determination letter, 7-Eleven must file an approval of plans application to review its compliance with and effectiveness of the implementation of conditions. 7-Eleven will furnish evidence of compliance with the conditions upon request.
- c. 7-Eleven shall incorporate a local hire effort into their plan to recruit employees to work at the 110 W. Imperial Highway location.

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)