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## HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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March 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 March 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 120<sup>th</sup> 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.

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- 24-hour operation of the 7-Eleven has the potential to 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.

In the event that the application is approved, the Board recommends that the following conditions shall be included in the Zoning Administrator (ZA) Letter of Determination for this project.

1) Permanent Prohibition of the Sale of Alcoholic Beverages

The convenience store shall not engage in the sale of alcoholic beverages at this location. This alcoholic beverage sale prohibition shall 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; and that 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. The public restroom at the location shall remain locked with a key pad 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 will authorize LAPD to enter the location premises to enforce LAMC Section 41.24 trespassing provisions.
- f. As suggested by LAPD, the trash enclosure(s) 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 seven (7) foot high block wall shall be installed along the interior westerly and southerly property lines.
- b. A three (3)-foot 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.

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- d. In-ground conduits for EV charging stations shall be installed 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 make every effort to 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. Within three (3) years from the effective date of the final determination letter, 7-Eleven shall file an approval of plans application to review its compliance with and effectiveness of the implementation of conditions. 7-Eleven shall 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)