

**Harbor Gateway North Neighborhood Council  
Planning & Land Use Committee  
November 7, 2020  
Held via Zoom Webinar**

**Present:** John Ward (Chair), Laurel Casey, Ivan Cotton, Senita Craigen, Vanessa Johnson, La Juana Mitchell, Fred Nichols, John Nichols, Rosalie Preston, Rey Quiroz, Janeshia Robinson, Luetta Watson

- 1) [10:01 AM] Welcome/introductions: John Ward, PLU Chair, called the meeting to order followed by the roll call
- 2) [10:05 AM] General Comments – NONE
- 3) [10:08 AM] Approval of August 1, 2020 Planning & Land Use Committee meeting minutes. Motion to approve the minutes made by Fred Nichols; seconded by Janeshia Robinson. Motion passed 10-0-0.

[Ivan Cotton entered the meeting at 10:12 AM]

**7a)** [10:12 AM] In order to accommodate the presentation from Department of City Planning, the Committee agreed to skip down to Agenda item #7a – Planning 101 mandatory training for PLU Committee members.

John Ward, Chair, explained that the training offered online by the Department of City Planning in coordination with the Department of Neighborhood Empowerment is now a requirement for all members of Neighborhood Council Planning and Land Use Committees. Committee members must complete the training no later than Wednesday, December 16, 2020. Keep the email confirmation provided after completion of the training.

Discussion and Q&A:

Vanessa Johnson: Should PLU committee members send the training completion confirmation email to Rosalie Preston, HGNNC Secretary?

A: No, DONE (Dept of Neighborhood Empowerment) has a list of PLU Committee members and will keep track of who has completed the training.

Fred Nichol (Comment): He has requested the written text from the course for future reference

Rosalie Preston (Comment): While only Planning 101 Project Planning is mandatory training, the Community Planning training sessions (offered in November) provide information useful to Committee members.

**7b)** [10:22 AM] Status of State, Los Angeles County and City of Los Angeles ordinances regarding 2,500-ft setback for oil and gas drilling

Rosalie Preston updated the Committee on the 2,500-ft oil and gas drilling setback efforts. The statewide Assembly Bill 345 for the 2,500-ft setback did not pass. Los Angeles County is working independently to develop language for an ordinance, which could provide language, which individual cities, such as the City of Los Angeles could later adopt.

**6)** [10:27 AM] Recommendation to the HGNNC Board to authorize up to \$3,000 on a fee for service basis for expert review of the DEIR (Draft Environmental Impact Report) for the proposed Prologis warehouse at 15116-15216 S. Vermont Avenue; 747-861 W. Redondo Beach Blvd. (ENV-2017-1015-EIR) in district 3

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[Laurel Casey and Rosalie Preston recused themselves for the duration of the discussion and vote on this agenda item.]

John Ward provided the background on the project and the need for the assistance of a consultant with expertise to help the review of the DEIR and provide objective explanations of the risks and potential mitigation efforts. Potential experts will be discussed at the next PLU meeting including consultants who could assist the Committee and the HGNC Board on a pro-bono or discounted fee basis.

#### Discussion and Q&A:

- Fred Nichols (Comment): Important to find a neutral person who can help within the budget constraints. He suggested reaching out to LMU Urban Studies Dept. He will provide John with a link.
- Janeshia Robinson (Comment): Students at the USC Dept. of Engineering could be a possible source of a consultant. She will reach out for a contact. Wanted to know if the location could be reserved for residential use versus industrial use.
- Luetta Watson (Comment): Requested that the PLU committee members get the list and resumes of possible consultants prior to the meeting where the consultants are discussed.
- Stakeholder Micah Silver (Comment): Expressed support for independent review and interpretation of issues and volunteered his services in evaluating acoustics issues and offered to reach out to UCLA City Lab for additional information.

Motion to approve the PLU Committee's recommendation to the HGNNC Board to authorize up to \$3,000 to obtain a consultant was made by Fred Nichols; seconded by Janeshia Robinson. Motion passed 9-0-0

[10:43 Laurel Casey and Rosalie Preston returned to the meeting. The Committee resumed with agenda item #4.]

4) [10:45 AM] Presentation on Harbor Gateway Community Plan Virtual Story Map  
Teresa Batson and Christopher Pina from LA City Planning Department walked through the Planning Dept's current online Harbor Gateway community plan components and the proposed changes to land use designations and zoning. The Harbor Gateway Community Plan documents can be found at <https://storymaps.arcgis.com/stories/b1d12e273a104915807ff07502b4ca20>. Throughout the Plan, which also includes the Harbor Gateway South area, there are many industrial properties which are currently zoned industrial. It is proposed that some will be changed to commercial zoning or less intense industrial zoning. The Community Plan update focuses on environmental justice, such as addressing the impacts of having an industrial use next to a park. There is a focus on lowering the intensity of industrial uses to lower the carbon footprint. In the Harbor Gateway North area, there are three proposed Character Districts (Merit Tract, Orchard Avenue between Gardena Blvd. and Alondra Blvd., and Athens on the Hill) which will help ensure that new construction blends with the historic architecture. A Regional Center is proposed for the HG Transit Center along the Dominguez Channel, with zoning for new housing, commercial uses, and open space. Public access to the Story Map includes tabs to the various components of the Community Plan an interactive maps including comparisons of existing land uses and proposed new land use designations. There are links to RecodeLA zoning codes, a site Tutorial and draft land use maps. Stakeholders are able to submit their comments online at <https://storymaps.arcgis.com/stories/b1d12e273a104915807ff07502b4ca20> as well as submit comments via the US mail or a call to Planning4LA staff. It's important that stakeholders submit comments on the draft now prior to submission of proposed changes to the Los Angeles Department of City Planning for approval. Stakeholders who submit comments will be entered in a raffle to receive gift cards.

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#### Discussion and Q&A:

Rosalie Preston: Could the Planning team participate in a town hall meeting at an HGNNC Board meeting prior to the comment deadline of February 1, 2020? Do they have flyers to publicize the HGNNC Story Map?

A: Yes, Chris Pina will reach out to David Matthews (Board Chair) and Rosalie Preston (Board Secretary) to schedule another presentation. Department of City Planning has flyers for a town hall.

Micah Silver: What is the timeline for the overlay and zoning changes?

A: The community plan drafting process started in September 2018 and should be adopted in 2022. The previous Community Plan was adopted in 1990.

- John Ward (Comment): Goal of the process is to engage as many stakeholders as possible in plan update process.

[Senita Craigen entered the meeting at 11:19am]

5) [11:25] 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 to HGNNC Board Adan Madrid ASI Development, project representative for 7-Eleven, Inc., reviewed the current status of the project via a PowerPoint presentation which included an overview of the project, timeline of meetings with the HGNNC PLU Committee, a list of conditions proposed by the PLU Committee to-date and the response from 7-Eleven addressing the issues raised. He said that there are six 7-Eleven stores within a two-mile radius of the site, not eighteen as was stated by a Committee member in a previous meeting. The new gas tanks will be made of fiberglass so they will not leak. The landscaping trees will be shade trees rather than palm trees. The fuel truck route will be right-turn from Imperial Highway onto Main Street south and then right turn out onto Imperial Highway going east. Fuel trucks will most likely arrive once per week but not necessarily during non-peak hours. Electric Vehicle charging stations are expensive, but 7-Eleven will install the conduit to provide for two future charging stations.

[11:45] Adan Madrid lost his Internet connection so the presentation was temporarily halted. The Committee agreed to undertake agenda item 7c in the interim until the presentation could resume. (See below for minutes related to Agenda Item 7c.)

[11:53] Adan Madrid continued with the 7-Eleven presentation.

#### Q&A with Adan Madrid:

John Ward: LA Zoning Administration can give conditional approval to make sure that alcoholic beverages are not sold at the site in the future. How is that assured?

A: There is a separate conditional approval letter that he can assist the Committee with drafting that assures that the store remains a “dry” site.

Rosalie Preston: What is the number of fueling stations available on the site?

A: Eight fueling positions – 4 islands with 2 fueling positions each

Rosalie Preston (Comment): San Pedro has a proposed 7-Eleven that has a different orientation of the market area – at the front of the lot rather than at the back, a configuration which the PLU Committee had suggested previously.

A: CPIO for San Pedro site required the in-front placement which the Department of City Planning said was not required for this site at Imperial Hwy and Main Street.

Vanessa Johnson: The comparison of the number of 7-Eleven stores in the area to Subway stores in the same area is not valid since they are not similar businesses. Additional concern is that the density of 7-Eleven stores in this [Harbor Gateway North] area is not the same as other areas of Los Angeles.

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A: The criteria for 7-Eleven store locations are the same regardless of neighborhood and are based on market demand.

- Fred Nichols (Comment): Expressed appreciation for the documents provided.
- Janeshia Robinson (Comment): Expressed appreciation for 7-Eleven's committee to meet the Committee's requested changes, for an orderly process and offer of assistance with the conditional approval letter

Presentation ended at 12:13pm. Contact information: Adan Madrid, ASI Development 949-235-9538 [adan@asidvm.com](mailto:adan@asidvm.com)

#### Discussion and Q&A - PLU Committee

- Luetta Watson (Comments): Any conditional approval provision should "run with the land". Additionally, the Committee should ask that 7-Eleven return within a specified period to confirm compliance with the conditions imposed by the Department of City Planning at the time of approval. She also agreed with comments made by Vanessa Johnson and Rosalie Preston. Expressed that 7-Eleven business are not desirable and doesn't represent economic development in the area. The neighborhood is inundated with undesirable businesses.
- Rosalie Preston (Comments): Expressed that while she appreciated the work 7-Eleven has done to incorporate suggestions from the Committee, she is opposed to the proposed project because it undermines the existing CPIO compared with the CPIO in San Pedro, including the auto-related use that the Southeast Community Plan was implemented to discourage. Suggested that 7-Eleven could have partnered with a developer to provide housing, with 7-Eleven on the ground floor. There are already five gas stations on Imperial between Figueroa Street and Central Avenue.
- Fred Nichols (Comments): Supports the proposed project with the conditions language proposed by Luetta Watson. He suggested that the reasons for opposition to the project be included in the Board's letter to the Dept. of City Planning.
- Vanessa Johnson (Comments): Project doesn't provide services to the neighborhood but to commuters driving through the neighborhood. The part of Main Street from Imperial Hay to 120<sup>th</sup> Street is identified in the Southeast LA Community Plan as an area for neighborhood serving businesses. The 7-Eleven project is not compatible with the Community Plan.
- Janeshia Robinson (Comments) – expressed concern regarding the impact of the proposed project on attracting other businesses to the area.
- Ivan Cotton (Comments): The project could bring more problems and is disappointed with the expressed support for the proposed project.
- John Ward: (Comments): Uses the 7-Eleven in his neighborhood and thinks the proposed project is an opportunity for the community.

After the Committee discussion, a straw vote was taken to determine the Committee's position on the project for recommendation to the HGNNC Board. Three potential positions: 1) Recommend support for the project with the conditions previously identified and proposed to 7-Eleven plus the stipulation that all conditions, including the "dry" alcohol restriction "run with the land" and the subsequent plan check that 7-Eleven is in compliance with the conditions; 2) Oppose the project with the identified concerns 3) Neither support or oppose the project. Voting results: Option 1 - Support = 7; Option 2 - Oppose = 5; Option 3 - Neither support or oppose = 0.

Due to time constraints, a draft of the HGNNC letter to the Dept. of LA City Planning could not be completed during the meeting. A motion to Table the approval of the position letter until the next PLU meeting was moved by Fred Nichols and seconded by Luetta Watson. Motion passed 10-0-2 (Abstentions: Ivan Cotton, Vanessa Johnson).

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**7c) [11:48] Report on Accessory Dwelling Units – parking and affordability**

Rosalie Preston said that originally the City of Los Angeles presented the ADU ordinance as a way to add more affordable rental units to R1 neighborhoods. Due to the recent construction of two ADUs in her neighborhood, she is now aware that no parking is required and that the units are not being rented at affordable rates. Her proposal was to send a letter addressing concerns related to the changes. Due to the resumption of the 7-Eleven presentation (agenda item #5), the Committee decided to have someone from LA City Planning provide more information on the ADU changes at the next PLU Committee meeting.

**7d) [1:02] Response to HGNNC letter on need for interim controls on over-sized duplexes in R2 zones**  
Rosalie Preston provided an update on efforts to get Councilmembers for CD-15 (Joe Buscaino) and CD-8 (Marqueece Harris-Dawson) to introduce a motion to the LA City Council for interim controls on approval of the over-sized duplexes until restrictions on the number of bedrooms and bathrooms and other controls can be drafted by the Department of City Planning. Rosalie will draft a new letter for the next PLU committee meeting.

**8) [1:05] Announcements**

Rosalie Preston: PlanCheck meeting is next Saturday, November 14, 2020 at 10am

John Ward: Project similar to the proposed Prologis project is under construction at 333 W. Gardena Blvd. Encouraged the committee members to drive by or look at the project online at <https://www.commercialexchange.com/property/5f69286d6e89750001ccc1cf/333-w-gardena-blvd-carson-ca-90248>

Next meeting: Saturday, December 5, 2020 @ 10am

Meeting adjourned: 1:10pm

Minutes taken by La Juana Mitchell, PLU Committee Member