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**Harbor Gateway North Neighborhood Council
Planning & Land Use Committee
December 5, 2020
Held via Zoom Webinar**

Present: John Ward (Chair), Sylwia Jonasen (Secretary), Laurel Casey, Ivan Cotton, Senita Craigen, Vanessa Johnson, Harry Kim, La Juana Mitchell, Fred Nichols, John Nichols, Rosalie Preston, Janeshia Robinson, Luetta Watson

- 1) [10:02 AM] Welcome/introductions: John Ward, PLU Chair, called the meeting to order followed by the roll call.

- 4) [10:07 AM] In order to accommodate the presentation from Aksel Palacios, Planning Deputy for Council District 15, Committee Chair suggested to skip down to Agenda item 4.

[Janeshia Robinson entered the meeting at 10:09 AM]

Aksel emphasized his office's commitment to the communities they serve. He gave an overview and background on the increase of oversized duplexes being built within the HGNNC borders. There is a need for more housing in the City. R2 zoned lot owners build duplexes by right. ADUs also help to add more housing units. To address the appearance of ADUs, the Harbor Gateway Community Plan update, which is currently undergoing, could use the CPIO designations for the R2 zones to regulate setbacks and the relationship to other buildings.

John Ward: our PLU Committee understands the need to address the housing crisis in the Los Angeles area. However, the issues that have been brought to our attention with the duplexes include: height, air flow, renting them as boarding houses or recovery-centers, no tenant rules/no management of the property.

Aksel Palacios: The design elements are an item that the setback requirement could assist with. The use and management of those properties has been brought as an issue before and it will have to come down to enforcement. For the enforcement issues, Housing and Community Investment Department (HCIDLA) representatives would be able to assist (Caitlin Muldoon (Field Deputy) Caitlin.muldoon@lacity.org; Ashley Lozada (Constituent Services Deputy) ashley.lozada@lacity.org). If needed, Aksel could be copied on requests as well (aksel.palacios@lacity.org).

Rosalie Preston: We do want additional protections in the HG Community Plan. However, the letter was addressing issues in the Southeast LA Community Plan that was already passed. We directly quoted from the staff report, which requested interim control measures so that the further guidelines can be written to curb the worst abuses. The city could restrict that the duplexes have no more than 3 bedrooms/2 baths. Additionally, since the properties are mostly investor-owned, they did change and are changing the character of these neighborhoods from being owner-occupied to being fully renter-occupied.

AP: Will have a meeting with CD8 in order to discuss interim controls for that area and design guidelines. On the other point, the owner is allowed to build by right whatever the designation allows them for per building code. There are multiple facilities throughout the district that are recovery facilities that are licensed by the state and, unfortunately, city has no power of enforcement until they become a nuisance. If they, for example, overcrowd the property, then the HCID and LAPD can step in as enforcement mechanisms.

La Juana Mitchell: Per the law, even for ADUs you don't have to have parking. If the street parking were not available already, why would there be allowance to build an ADU if there is no space to park. What

are the criteria for overcrowding? Our HG community plan update is not final until 2022, how do we address the properties being built now? It's an issue of livability in neighborhoods because of the lack of parking.

AP: The state ADU law was addressing the housing emergency as the prevalent over the parking/transportation issue. Overcrowding is where the conditions are uninhabitable and HCID is the route to enforce that. The currently built properties will fall under the current plan guidelines and it applies only to duplexes. ADUs fall under state law and it trumps local control/jurisdiction.

Ivan Cotton: How many duplexes are allowed to be built in an area?

AP: There is no restriction.

Vanessa Johnson: How do we address the properties that have been a nuisance to the local residents?

AP: HCIDLA is the first step in making sure that there is a documented nuisance abatement order so that the city could sue the property owner in order to bring them to be compliant. The contact information for HCIDLA was noted earlier. A task force could be set up if the properties are not being managed properly, with HCIDLA, LAPD, and the City Attorney.

John Ward: Requested that the HCIDLA representatives presented at the next PLU meeting for specific steps and measures on how to follow up with enforcement.

AP: He will work with HCIDLA to go over the nuisance abatement process.

2) [10:57 AM] General Public Comment on non-agenda items

Dr. Tom Williams: the Neighborhood Councils in Northeast LA are trying to start an LA Planning Alliance in order to support Neighborhood Councils working on their community plans. The land use zoning transitions, such as residential next to industrial, are an issue throughout the City.

3) [10:59 AM] Approval of November 7, 2020 Planning & Land Use Committee meeting minutes.

Motion to approve the minutes with the correction on page 4 made by Fred Nichols; seconded by Rosalie Preston. Motion passed 11- 1 (Watson)- 1 (Cotton).

5) [11:06 AM] Discussion of potential experts and consultants to assist PLU Committee with the review of the draft Environmental Impact Report for the Prologis warehouse at 15116-15216 S. Vermont Avenue; 747-861 W. Redondo Beach Blvd. (ENV-2017-1015-EIR), in District 3, with a possible recommendation to the Board

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

John Ward reached out to USC, UCLA and Loyola Marymount universities for their interest in performing this review for us. Neither of the universities was in position to engage with us for this review. Further search resulted in two potential experts to assist in the review.

Luetta Watson: neither one of the individuals indicated that they had background on any projects involving quality of life and environmental issues. We need someone with experience in those two areas.

[Public comment] Dr. Tom Williams: The suggested individuals do not have CEQA, EIR, or CAEP designations. He offered to do it pro-bono since he will do it anyway and it will align with the work that he will do for the Planning Alliance.

Janeshia Robinson: Seconded with Lu Watson and Dr. Tom Williams' comments and proposal. Additionally, an ad in the CAEP might be helpful in finding someone who is qualified to aid us in the review.

Fred Nichols: researched the profiles of the experts on LinkedIn. He believes that we could reach out to CAEP to find someone truly neutral ~~to this cause~~ who could help us look at this issue with fresh eyes.

[Public comment] Jenna Yip: Could there be two people to represent both perspectives: the neighborhood and the developer?

La Juana Mitchell: Brian Cornelius' resume provided more detail. In her opinion he would be worth additional inquiry. Having someone else with a different perspective can help us really evaluate pros and cons and help us come up with more robust response.

[Public comment] Dr. Tom Williams: the draft EIR will only provide information for the decision makers. The purpose of public comment is to consider how adequate and complete the DEIR is.

Senita Craigen: Would like to have Dr. Tom Williams to review the documents as well as anyone else.

Vanessa Johnson: Agrees with Senita.

John Ward summarized the options as: vote on the expert or delay this to next meeting to reach out to the CAEP to find someone who would review the DEIR.

Fred Nichols made a motion to defer the vote until we reach out to CAEP and consider those applicants along with the already proposed experts, Janeshia Robinson seconded. Motion passed 11-0-0.

[11:37 AM Laurel Casey and Rosalie Preston returned to the meeting.]

6) [11:37 AM] Review of draft recommendation letter to the Dept. of LA City Planning on proposed 7-Eleven store/gas station, 110 W. Imperial Highway, (ZA-2020-3944-CU-CPIOA; ENV-2020-3945-EAF) in District 7

John Ward presented two changes to the letter suggested by Luetta Watson. The Committee agreed to include those changes.

Vanessa Johnson: The comparison made by the 7-Eleven representative to Subway was not accurate since Subway sandwiches are freshly made while those at 7-Eleven are not. The people in the area suffer from multiple ailments that the presence of another 7-Eleven in that area will only aggravate.

John Ward: Thanked Fred Nichols for the suggestion to include dissenting opinions in the recommendation letters.

[Ivan Cotton left the meeting at 11:56 AM]

Harry Kim motioned to vote on the letter with corrections, Janeshia Robinson seconded.

Rosalie Preston reiterated her opposition to the 7-Eleven at 110 W. Imperial Highway because of allowing the Department of City Planning to undermine the CPIO in relation to auto-related uses and the need for more housing in that area.

Luetta Watson reiterated her opposition to the 7-Eleven at 110 W. Imperial Highway.

The motion passed 10-2 (Johnson, Preston)-0.

7) [12:05 PM] Reports

a) 2,500 ft set back for oil and gas drilling – Rosalie Preston stated that the Energy, Climate Change and Environmental Justice Committee of the LA City Council recommended that oil and gas drilling will become a non-conforming land use throughout the City of LA.

b) Required training for the Planning and Land Use Committee – John Ward reiterated that all PLU Committee members please forward their confirmation emails received after taking the required training. If the training is not taken in the due time, the PLU Committee members will be removed from the Committee.

c) Update on Harbor Gateway Community Plan with recap from the Special Board meeting – Rosalie Preston stated that an email will be sent out to the PLU Committee members and stakeholders with information on how to access the resources that will allow participation and comments regarding the Plan. Comments are strongly encouraged.

8) [12:14 PM] Announcements

Fred Nichols: regarding the issues of board and care facilities, the California Departments of Social Services (CDSS) website has an ability to report issues. Rosalie Preston will provide a local phone number for the same.

9) Next meeting: Saturday, January 2, 2021 @ 10 AM

Meeting adjourned: 12:17 PM

Minutes taken by Sylwia Jonasen, PLU Committee Secretary

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