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HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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March 10, 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 7-3-3 to submit this comment letter on the proposed 7-Eleven 24 hour convenience store with automobile fueling-station at 110 W. Imperial Highway.

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.
- 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,

A handwritten signature in black ink that reads "David Matthews". The signature is written in a cursive, slightly slanted style.

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
Captain Louis Paglialonga, - Southeast Division LAPD
Senior Lead Officer Angelo Stewart – Southeast Division LAPD
Adan Madrid, ASI Development (7-Eleven representative)