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**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Held via Zoom Webinar
June 5, 2021**

Present: Rosalie Preston (Acting Chair), Sylwia Jonasen (Secretary), Laurel Casey, Ivan Cotton, Senita Craigen, Helen Greene, Vanessa Johnson, La Juana Mitchell, Fred Nichols, Rosalie Preston, Luetta Watson

- 1) [10:00 AM] Welcome/introductions: Rosalie Preston, Acting PLU Chair, called the meeting to order followed by the roll call.
- 2) [10:03 AM] General Comments – NONE
- 3) [10:03 AM] Approval of May 1, 2021 Planning & Land Use Committee meeting minutes. Motion was made by Helen Greene to approve the minutes as corrected; motion was seconded by La Juana Mitchel. **Motion passed 8-0-2 (Nichols, Jonasen).**
- 4) [10:07 AM] Presentation by Martin Muoto, CEO, SoLa Impact, regarding their proposal for an 84-unit, transit-oriented community (TOC) apartment building with 20 low-income units, 11630 S. Main Street (ZA-2020-7786-TOC-ZAI-SPR-HCA; ENV-2020-7787-EAF), in District 7.

Mr. Martin Muoto gave an overview of SoLa Impact, a family of social impact, real estate funds focused on building high-quality affordable housing in low-income communities. The proposal at 11630 S Main Street (“Triple Main”) is for 84 units (71 1BR, 9 2BR, and 4 3BR) with 20 low-income units, at 47,514 SF, 60 feet high, 42 spaces for parking, bicycle parking, secure lockers delivery, and landscaped courtyard. SoLa Impact will own and manage the building. The design and materials used for finishes are high quality, while staying cost effective. The front of the building will be facing the Main Street with three to eight foot setbacks. This project is designed to provide affordable housing within the Transit Oriented Communities guidelines. SoLa Impact is looking forward to working with the community on other projects in the area as well.

[10: 39 AM] Discussion and Q&A

Vanessa Johnson, District 7 Representative and resident: Pleased with the presentation, which addressed the issues the community is facing. It is a step in the right direction. It is a major step forward for the community.

A: Appreciate the feedback. SoLa Impact wants to set an example to other developers. The other developments that might happen in the area is to bring retail opportunities: restaurants, coffee shops, laundromats.

Janeshia Robinson: agrees with Vanessa’s comment. Appreciates the commitment of the company to the community. Grew up in the area and is right now deciding where to raise the family as it has been a challenge to be able to own in our community. Looking forward to partnering on future projects. What are the timelines for this development and other commercial development in the area?

A: Expecting to break ground in 6 months following by 18 to 24 months to build. There are other 1-2 projects coming to this district, which will be presented to the PLU Committee. SoLa Impact’s offices are in South LA because it’s important that the employees know the communities they develop in.

La Juana Mitchell: Has been on PLU Committee for about 3 years. It would be advantageous to have a plan for the district and what is coming up, including already developed properties so that future members of the PLU Committee can have good background on the company and to show what worked and what didn't in those projects.

A: Trying to bring several hundred million dollars of investments into the South LA brown and black communities. They will share this long-term perspective in the future meetings.

Ivan Cotton: 84 units with 42 parking spaces. What is the percentage of residents with cars?

A: Typically 40-50% of tenants have cars. Due to variation in shifts and people coming and going, it is expected that the current 42 spaces could accommodate 60-70 cars.

Rosalie Preston: 1) How many bicycle spaces are planned? Could those be reduced to add parking for vehicles? 2) With most of the units being 1BR how will attracting teachers and firefighters work? 3) It's very close to 405 freeway with the wall facing the freeway. What are remediation plans for homeless, illegal dumping, etc.? 4) What is the soundproofing for roof gathering area? 5) What about laundry facilities for the residents?

A: 1) Unfortunately parking is the most expensive part of the construction. Adding ramps would make it even more expensive. There will be 50 to 70 bike spaces that might end up being used as on-site storage. 2) There is a lot of demand for 1BR apartments. This particular building is more oriented to 1BR but other future projects might be with more 2 or 3 BRs. 3) There will be in-house maintenance and an on-site manager as well as multiple security cameras. The building will have double-pane windows and filtration system as well as trees planted along the wall facing the highway. SoLa Impact works with multiple organizations that allows them to successfully house those most vulnerable tenants. 4) There are quiet hours between 9PM and 9AM that would ensure the events on the roof are not a nuisance. 5) There is one on-site laundry room.

Vanessa Johnson: Would it be possible to pave the area between the building and freeway for parking spaces?

A: That's a great recommendation and they will consider it for an option.

Mr Jordan: How many parking spaces are dedicated for disabled? Do you have shared community room?

A: The handicapped parking spaces are assigned per code. There will also be electric vehicle chargers/spaces. There is a fairly extensive lobby and rooftop that could act as shared common space.

Fred Nichols: Wonderful presentation. Will there be elevators to the top floors? Is this by-right project or are there any exceptions that you will be seeking in order to proceed with this project?

A: There are ADA compliant elevators as well as a lot of the units are ADA compliant. All units have some degree of accessibility but there is a number of units with a handicapped designation. This is by-right project.

5) [11:14 AM] Discussion on proposed 84-unit TOC apartment building located at 11630 S Main Street in District 7, with a possible recommendation to the Board.

Rosalie Preston asked if the PLU Committee wants to take a position in the letter with possible recommendation regarding the project.

Luetta Watson asked to show slide 6 of the presentation that was disseminated to the PLU Committee with the agenda. She asked who gave the applicant permission to include the HGNNC logo on this page?

Rosalie Preston: We are not sure how it happened in the original presentation but John Ward asked the applicant to remove it.

Luetta Watson: Finds it troubling and would like to have Committee contact the City Attorney. If Committee will not do it then she will contact City Attorney's office to receive a clarification if the Brown Act has been violated as it looks like some secret meetings and deals are happening.

Sylwia Jonasen: Doesn't believe that the logo was used in a manner described by Luetta Watson. Rather it was presented as a way to show that SoLa Impact is ready to work with the stakeholders in the community.

Vanessa Johnson: Agrees with Luetta Watson. Doesn't believe that the company would use the logo without being given the authority to use the pictures and the logo. An investigation needs to be done.

Fabiola Robles, stakeholder, participates in the cleanups: loves the presentation about growth for the community because it's really needed. Thinks the point is missed in these meetings and wants to end it on a happy note as to the progress that's being made. While she doesn't understand all the issues with the logo, she personally has gone multiple times to the location of the project and knowing that the company is going to give back to South Central LA and help low-income families is the thing to remember. Hearing the well spoken gentleman and knowing that even Oprah Winfrey is part of this shows great progress and hopes that we all continue to have that common vision.

Luetta Watson made a motion to table the item until an opinion is received from the City Attorney's office regarding possible violations. As a side note, Luetta Watson said that she didn't get involved in Q&A because nobody focused on the environmental issues and that rooftop garden is 500 ft from the 405 overpass and that the building is in the methane buffer zone. Vanessa Johnson seconded.

Barbara Tyson, stakeholder, running for the HGNCC Youth Advocate representative: Would like everyone to put the positive energy towards cleaning up the community and not bringing up petty stuff that doesn't matter. What matters is the dangerous environment that our kids have to walk through with homeless encampments, empty trailers, and drugs.

Mr. Martin Muoto: The logo was not meant implicitly or explicitly imply an endorsement but simply signal that they want to work with the community. There were no secret meetings. On the methane issue: there is a methane barrier around the building. 80% of Los Angeles land has some level of methane and the building is designed with vapor barrier that prevents methane from entering the building.

Rosalie Preston: If the position letter is tabled, there won't be another opportunity to take a position as this is the last meeting of this PLU Committee. The motion is to table the recommendation until the City Attorney can be consulted. **Motion did not pass 1 (Watson) – 9 – 1 (Jonasen) (vote from Laurel Casey has been requested and counted in after the final vote was tallied).**

Luetta Watson is putting the PLU Committee on notice that she will be contacting and asking opinion of the City Attorney.

Janeshia Robinson made a motion to support the project and raise the suggestions/recommendations regarding parking and any environmental concerns, Fred Nichols seconded. **The motion for letter with the recommendations was passed 10 – 1 (Watson) – 0.**

6) [12:00 PM] Reports (15 minutes)

a. Harbor Gateway Community Plan next steps

Rosalie Preston: The Reform Committee needs to finalize a new letter over the summer, based on the subgroup meetings that were held last year with the Department of City Planning.

b. Prologis warehouse draft EIR; status of consultant for review

LaJuana Mitchell: Since the draft EIR hasn't been issued yet, we need to make sure we have the funds available to retain the consultant. NC funding has allowed the consultant to submit invoices. The funds are earmarked from this year's budget but the payment will not be made until the services are rendered.

c. Phase out of oil and gas drilling in the City of Los Angeles Council File 17- 0447

Rosalie Preston: The item moved to the city councils' PLUM. Few amendments were made primarily by Mark Riley Thomas, who tends to be heavily supported by oil and gas interest. Stand LA Coalition and Sierra Club are pleased that it's moving forward.

d. AB 1199 transparency for ownership of LLCs (duplexes and other housing)

Rosalie Preston: Assembly bill AB 1199 (council file 21-0002-S96 associated with it), which would create transparency relating to property ownership in the state, and impose a tax on larger corporate landlords. This would provide more clarity on the ownership of the oversized duplexes that are being built in Districts 7 and 8.

e. Final EIR I-105 Century Freeway Express Lanes additional right-of-way

Rosalie Preston: Initial review suggests that the option recommended is to acquire more land along either side of the 105 Fwy from the 405 East and it's going to potentially impact residents in Districts 6, 7, and 8. Item should be followed up on.

7) [12:09 PM] Announcements

Fred Nichols: Hopes that the time and day of the PLU Committee meetings might be adjusted to allow better engagement from the stakeholders.

Luetta Watson: Would like to make sure that the PLU Committee doesn't meet on the second Saturday of the month as that's when the Plan Check Neighborhood Council meeting takes place.

8) Meeting adjourned: 12:12 PM

Minutes taken by Sylwia Jonasen, PLU Committee Secretary