

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee Special Board Meeting
Held via Zoom Webinar
September 16, 2021**

Present: Keith Pitts (Chair), Rosalie Preston (Vice Chair), Lois Saito (Secretary), Craig Kusunoki, Micah Silver, and Miguel Vasquez

[6:31 PM] **Welcome/introductions/rollcall:** Keith Pitts, Planning and Land Use Committee Chair, called the meeting to order followed by roll call.

- 1) [6:34 PM] **Approval of June 5, 2021, Planning & Land Use Committee meeting minutes.** Motion was made by Rosalie Preston to approve the minutes; seconded by Craig Kusunoki. **Motion passed 5-0-1 (Saito)**

- 2) [6:36 PM] **Presentation by Cantasia LLC for the proposed new cannabis retail store, 12804 S. Hoover Street, in District 4, CF21-0420-S49 with a possible recommendation to the Board:** Applicant Shakima Harris introduced Eric Lightman, Shryne Group, as an investor partner to speak on her behalf. They applied for a PCN (Public Convenience or Necessity) application for a social equity license in 2019 because the Harbor Gateway Community Plan had reached its limit of allowed cannabis dispensaries. However, the Department of Cannabis Regulation review took so long that the location owner decided to lease his property to someone else. Company headquarters and flagship retail location is in downtown LA., with 18 open retail stores throughout California. Would like the support of the Neighborhood Council for this location or another location within the HGNNC and would partner with local non-profits. Stores typically have 40 full time staff plus security guards. Stiiizy is one of the brands of cannabis they sell.

Q - Micah Silver asked what community benefit this business would provide when similar businesses already exist.

A - Eric Lightman said they want to address concerns of the community. Homelessness, support for veterans, sponsor local projects, open to suggestions. We try to find locations for revenue, large size for parking, and be a benefit to the community.

Aksel Palacios, Council District 15 Planning Deputy, spoke about the process for PCN application when there is already an overconcentration of of cannabis outlets in a Community Plan area. He said that the cannabis industry prefers industrial property and referred to community concerns. He noted that this applicant has had no engagement with Council member Buscaino's office and CD 15 is not looking to support this Location unless the community expresses support for it.

CTWilliams highly recommends no customer parking in front or north side of this location.

Rosalie Preston said that the proposed location at 12804 S. Hoover Street was inappropriate because of its small building and parking lot and being located directly across from residential uses. Also, there is no access on El Segundo Blvd. when exiting either north or southbound from the Harbor Freeway due to the medians. She suggested a more suitable location, such as in the Gateway Crossroads shopping center.

Motion was made by Rosalie Preston to table the vote on this issue until Cantasia LLC has secured a different location; motion seconded by Craig Kusunoki. **Motion passed 6-0-0**

- 3) [6:55 PM] **General Comments on non-agenda items:** District stakeholder Erica Payne said that the homeless living along the railroad tracks south of Rosecrans Park are using the flood control drain as their toilet.

Jessica Malburn said there's a need for housing at 115th and Vermont on a lot now used for truck parking.

- 4) [7:05 PM] Presentation by Crable & Associates environmental consultants, on the Prologis warehouse draft EIR, 15116-15216 S. Vermont Ave and 747-861 W. Redondo Beach Blvd. ENV-2017-1015-EIR, in District 3:
- 1.

[7:06 PM] Rosalie Preston recused herself due to having filed an appeal of the May 2018 City Planning Commission decision to approve the Project application with only an MND (Mitigated Negative Declaration).

Dennis Crable introduced himself and his job to review and analyze the proposed development draft EIR. He feels the DEIR lacks more content concerning the draft Harbor Gateway Community Plan and this project. The report didn't analyze hybrid industrial use zoning, which allows residential. The project is consistent with the existing zoning. The DEIR ignores Vermont Avenue's designation as a scenic highway. Other elements of their report is accurate: height, variance, aesthetics. This project will offer employment. Addresses air quality and unavoidable effects and mitigation measures. Energy, geology, and soils analysis are okay. Greenhouse gases have significant effect but also the effects can be mitigated. Report analyzes hazardous materials and available solutions. Transportation analysis show thresholds under vehicle miles traveled and analyze the miles traveled at several major intersections. Mr. Crable would have liked to hear more about hybrid industrial or a reduced project. He sees a discrepancy between this Project as proposed and the City's General Plan and the Harbor Gateway Community Plan.

Comments included:

- Mitigating noise and lack of a physical model. Averaging of constant noise vs single event noise levels like unloading.
- There is a homeless crisis and we need more housing at this site and 110th and Vermont.
- New zoning might have more stringent air quality standards.
- Will there be increased emissions? Mr. Crable says yes, refer to the Air Quality section of the report for emission and health risk assessment.

[7:45 PM] Rosalie Preston returned to the meeting.

- 6) [7:46 PM] **Discussion of how or whether to submit official comment on the Harbor Gateway Community Plan Policy Document by October 15 and other PLU Committee recommendations to the Board regarding the HG Community Plan:** Rosalie Preston reported that the Community Plan Policy Document comment deadline is mid-October. On a recommendation of the HGNNC Planning and Land Use Committee, the HGNNC Board previously submitted comment on the HG Community Plan and in the previous year, a sub-committee had met to go over the new zoning recommendations but those notes are not formalized. Now the Planning and Land Use Committee could officially consider the draft Policy Document and make a recommendation to the Board. Motion was made by Rosalie Preston to table this item until the next meeting, September 23rd; motion seconded by Craig Kusunoki. **Motion passed 6-0-0**

- 7) [8:03 PM] Reports:

a. **Phasing out oil and gas drilling within the City of Los Angeles, CF17-0447:** Rosalie Preston said that the HGNNC was the first Neighborhood Council to support this Council File, which previously supported a 2,500 foot buffer between oil and gas drilling and sensitive uses, such as homes and apartments. After Culver City voted to phase out oil and gas drilling within

their boundaries, the Council File was updated to support a phase out of oil and gas drilling in all parts of the City of Los Angeles. The LA City proposal is currently held up in the Arts, Parks, Health, Aging and Los Angeles River Committee chaired by John Lee.

b. Over-sized duplexes in the R2 zones of Districts 7 and 8; AB 1199 (Homes for Families and Corporate Monopoly Excise Tax): Rosalie Preston gave some background on the Planning and Land Use Committees attempts to address this issue, first through the Southeast LA Community Plan update about seven years ago and more recently with a letter City Councilmembers Buscaino and Harris Dawson asking for interim controls on the construction of the over-sized duplexes that impact parking, privacy, and neighborhood character while not creating affordable rentals. The proposed State legislation would provide a way to reveal the actual owners of their properties, which are purchased by out of town investors and LLCs.

2. Council District 15 Field Deputy Caitlin Muldoon was also in attendance and urged stakeholders to copy her on emails regarding the duplexes.

8) Announcements: None

9) Next PLU Committee meeting on Thursday, Sept. 23, 2021 at 6:30 pm; Town Hall on Tuesday, Sept. 21, 2021 at 7 pm

10) Adjournment: 8:08 pm

Minutes taken by Lois Saito, PLU Committee Secretary