

**Harbor Gateway North Neighborhood Council
Special Planning and Land Use Committee Meeting
Held via Zoom Webinar
September 25, 2021**

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

1) [6:31 pm] **Welcome/introductions/rollcall:** Keith Pitts, Planning and Land Use Committee Chair, called the meeting to order followed by roll call.

2) **General public comment on non-agenda items:**

District 3 stakeholder Erica Payne commented that Rosecrans Park maintenance does not pick up the dry leaves and needs to be contacted. Dr. Tom Williams suggested a community meeting for Harbor Gateway Community Plan land use element and bring in someone from the Dept. of Building and Safety to explain procedures for an ADU (Accessory Dwelling Unit). Also contact the Office of Petroleum Oil and Natural Gas Administration and Safety, Department of Public Works, regarding oil/gas wells and exposure in the area.

3) **Approval of August 31, 2021, Planning & Land Use Committee meeting minutes.**

Motion was made by Rosalie Preston to approve the minutes; seconded by Micah Silver. Motion passed 7-0-0

Approval of September 16, 2021, Special Planning & Land Use Committee meeting minutes. Motion was made by Rosalie Preston to approve the minutes; seconded by Micah Silver. Motion passed 7-0-0

4) **Discussion and creation of a comment letter 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, with a recommendation for the HGNNC Board** (Rosalie Preston recused herself from meeting because she was one of two stakeholders who filed an appeal of the 2018 City Planning Commission approval of the project with only a Mitigated Negative Declaration of environmental review. This appeal resulted in the full EIR now being conducted.)

Angela Springs joined the meeting

Presentation by Prologis, Mr. Tunde Ogunwole, Director of Project Management, explained the history of the project, timeline, benefits, and what to expect in the future.

- 6 Screen check EIR under review
- Light industrial distribution center vs. manufacturing uses
- M2-1VL designation (heavy industrial and manufacturing)
- The proposed project would also fall within the new hybrid industrial (HI) designation.
- Original plan reduced to the current plan includes over 100,000 less square footage, more landscaping square footage, increased bicycle stalls, fewer automobile parking spaces, pedestrian

outdoor spaces, screen/sound wall at truck court, added rooftop solar and sustainable

Q - Micah Silver asks if the comments are a specific response to the Crable & Associates draft EIR Report. Also asks about no acoustic modeling that proves it will mitigate noise as claimed and a 14' single CMU wall not being a strong acoustic treatment for noise.

A - Mr. Ogunwole replied he will do research and talk to some consultants for an answer to the noise question. Regarding Crable Report on the Community Plan update (hybrid industrial designation in the draft Harbor Gateway Community Plan vs. current zoning designation), the 'light industrial' is included and is proposing a distribution center which falls within that proposed new zoning.

Comments in support: create new jobs, provide a living wage, and on the job training, fill the empty lot, remove homeless, cutting edge incredibly designed new bldg., dangerous left as is, reinvigorate the area, electrification of new vehicles is coming - move forward with progress, in Harbor Gateway South after Harvey Aluminum went out and the same kind of projects like this came in the area became very livable and a desirable place to live.

Comments against: imagine the trucks beeping sounds echoing through the night, prefer area for shopping, diesel trucks would emit too much air pollution, draft EIR inadequate and incomplete, problem of how many employees, traffic and noise issues, no right turn easement on Orchard, views of the mountains will be blocked, it will become a huge blocky industrial-looking monstrosity, health consequences - another cancer central, hydrocarbons, once the building construction is finished the jobs will disappear, worse air quality with no means of mitigating it, removal of contaminated concrete, asphalt and soil

Discussion of a comment letter on the Prologis warehouse draft EIR. Micah Silver said that he had drafted a possible comment letter and proposed this as a starting point. It stated confidence in the Crable Report and requests further updates to the DEIR before considering an opinion. Motion was made by Micah Silver to read the draft letter he wrote and vote on editing the letter into something the PLU Committee can support or not; seconded by Miguel Vasquez. Motion passed 5-0-0 (Due to technical difficulties - Jack Patel and Angela Springs were not able to vote)

Micah Silver read his draft DEIR comment letter. Motion was made by Miguel Vasquez to vote on recommending that the draft letter that Micah Silver wrote and read be adopted by the HGNNC Board on September 29; seconded by Lois Saito. Motion passed 7-0-0

5) Discussion and creation of a comment letter on the Harbor Gateway Community Plan Policy Document, with a recommendation for the HGNNC Board: Due to technical difficulties, Rosalie Preston was not able to return to the meeting for the discussion of a comment letter on the Harbor Gateway Community Plan Policy Document she was going to cover.

6) Announcements: None

7) Next PLU Committee meeting on October 28, 2021 at 6:30 pm. The meeting adjourned at 8:17 pm

Minutes taken by Lois Saito, PLU Committee Secretary