

**Harbor Gateway North Neighborhood Council  
Planning and Land Use Committee Special Board Meeting  
Held via Zoom Webinar  
October 28, 2021**

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

1) [6:32 PM] **Welcome/introductions/rollcall:** In the absence of Chair Keith Pitts, Vice Chair Rosalie Preston called the meeting to order followed by roll call.

2) **General comments on non-agenda items:**

District 4 stakeholder Luisa Gratz said she has to call the HGNNC at least once a week to get the alley between El Segundo and 129th, between Hoover and Menlo, cleaned up. After it is cleaned there is more trash dumped. Residents want to close it off. Also nearby streets were repaved but not 129th Street between Hoover and Menlo.

[6:48 PM] Jack Patel entered the meeting.

3) **Approval of August 31, 2021, Planning & Land Use Committee meeting minutes.** Motion was made by Miguel Vazquez to approve the minutes; seconded by Craig Kusunoki. Motion passed 6-0-0

4) **Presentation** by Go Puff, Bilegt Baatar, Eric Shabsis (advocate on behalf of Go Puff), Stephen Jamieson (attorney with Solomon, Salesman and Jamieson), explained their direct to consumer digital delivery service and retail store project. Preliminary introduction to the community. Location: 12804 S. Hoover Street

- Digital delivery of essential (mostly shelf-stable) products in 30 minutes using a hyper-local delivery approach, 24/7
- Founded in 2013, 8,000 employees, 3,000 products offered, 800+ cities served variety of essential goods provided, such as baby supplies, over-the-counter medications, cleaning supplies, home and office products, bath and beauty supplies, pet supplies, food and drinks
- Will have ownership of their liquor license—applying for type 21 with California ABC
- Does not deliver cannabis
- \$1.95 delivery charge flat fee servicing a 2-5 mile radius
- 24/7 delivery of products, alcohol delivery till 2 am and daylight hours for walk-up retail
- Go Puff acquired BevMo for a larger presence in California
- Partners with local businesses and showcases locally sourced products
- Will be leasing a majority of the site; store will be 300 square foot; southern parking lot will not be used
- Retail space on El Segundo Blvd. for walk in sales will be open 9 a.m.to 8 p.m.
- There will be 6 to 8 employees
- Safety and security a priority, with lighting, outdoor security cameras (film stored for 30 days), monitored alarm system, remote locking system, employees and manager on site

Orders received by GoPuff will be processed and put into a bin for pick up by a delivery driver who will be independently contracted and using their own vehicle. No more than three delivery drivers will be on site at any one time. Orders will be delivered up to 2 a.m. Local hiring will be a goal. Delivery of alcoholic beverages will be age-restricted to those 21 and over. On delivery, the customer ID is scanned and the customer signs that they are 21 or older. Delivery drivers will be at least 21 years of age and have gone through alcoholic beverage service training. The business will use the north side parking lot on El Segundo Blvd. as the entrance.

Committee members asked about offering fresh produce, but GoPuff will only provide shelf-stable products. The radius of the delivery from the 12804 S. Hoover Street site would be 2 to 5 miles so that delivery can be within 30 minutes. The reason this site was selected is due to a strong customer base nearby and an accessible

location. There was also a question about whether a traffic study and a light pollution analysis have been done yet. GoPuff responded that they plan to minimize the number of vehicle trips to the site. There will be a number posted for reporting any complaints.

Comments from stakeholders included that the location will create additional traffic congestion at Hoover Street and El Segundo Blvd., noise, light pollution, alcoholic beverage sales will create a nuisance for the neighborhood with violent people and loitering, the parking for customers onsite will be inadequate, and large delivery trucks will use Hoover Street and 129<sup>th</sup> Street which are residential and posted for no heavy truck use

[7:43 PM] Angela Springs entered the meeting.

- 5) **Presentation** by Dawn Cotterell, Elizabeth Ninan, Gareth Howell (Environmental Affairs Officer), LADWP. Update on the Wilmington-Gramercy Right-of-Way cleanup. Location: 110 Freeway (east side) from Gardena Blvd. to 172nd Street
  - Parties involved: LADWP (property owner), Department of Toxic Substances Control (regulatory oversight agency), Caltrans (peer review and financial support)
  - Four segments, unpaved, currently leased for nursery operations
  - 1941-1956 industrial sump in existence on the east side of what later became the 110 Harbor Freeway; in late 1956 that sump material was spread onto segments 2, 3, and 4. It is unknown who owned the sump
  - Numerous investigations - groundwater monitoring well sampling, analysis and monitoring semi-annually
  - Chemicals found in soil, soil-gas, groundwater isolated to their location
  - For Segment 1 (Gardena Blvd. to 168<sup>th</sup> Street) a closure request has been presented to DTSC. A land-use covenant will restrict the use of the land to commercial/industrial uses
  - For Segment 2 (168<sup>th</sup> Street to 172<sup>nd</sup> Street) there is ongoing ground water monitoring. The Human health risk assessment finds no risk to residents
  - Segments 3 and 4 are outside the HGNNC boundaries
  - Sign-up for email alerts at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov) (location Wilmington/Gramercy)
- Q - Micah Silver asked about vegetable and fruit tree soil contamination grown on the west side of the 110 Freeway.
- A - Assured that there is no concern for impact on that side of the freeway to soil or water used in homes
- 6) **Announcements:** 2nd Saturday of each month at 10 a.m. PlanCheckNCLA meets to hear from Department of City Planning and to learn about issues impacting Neighborhood Councils around the City as well as State laws that impact zoning and land use in the City of Los Angeles.
- The Dominguez Channel odor has impacted HGNNC stakeholders from about Alondra Blvd. south into the Merit Tract. Los Angeles County is offering reimbursements for air filters to those impacted.
- 7) **Next PLU Committee meeting** on Dec. 30, 2021 at 6:30 pm (which may be cancelled due to the holidays)  
**Adjournment:** 8:01 pm

Minutes taken by Lois Saito, PLU Committee Secretary