

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee Board Meeting
Held via Zoom Webinar
January 27, 2022**

Present: Keith Pitts (Chair), Rosalie Preston (Vice Chair), Lois Saito (Secretary), Craig Kusunoki, Janeshia Robinson, Micah Silver, and Angela Springs.

- 1) [6:30 PM] **Welcome/introductions/roll call:** 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:**
None.
- 3) **Approval of the minutes:**
Vote: Motion was made by Rosalie Preston to approve the October 9, 2021 (Special Committee) meeting minutes; seconded by Craig Kusunoki. Motion passed 6-0-0
Vote: Motion was made by Rosalie Preston to approve the October 28, 2021 (Committee) meeting minutes; seconded by Craig Kusunoki. Motion passed 5-0-1(Pitts)
- 4) **Presentation regarding request for a conditional use permit for sale/service of a full line of alcoholic beverages for onsite consumption at an existing restaurant (Salvimex110) with live entertainment/karaoke, and two pool tables at 14118 S. Vermont Avenue in District 4:**
SalviMex110 Restaurant representatives were unable to attend due to a family emergency.
Comments - Concerned about potential increase in crime. The music is already really loud on Friday and Saturday nights. LAPD has been called but does not respond. Micah Silver pointed out that there are only three LAPD officers with sound meters who can enforce the noise ordinances for the whole City. He does not see that their proposal has a plan to isolate the sound to the building and he does not see a space designated for the entertainment. There are already more people walking through the neighborhood who appear to be drunk. There are already issues with speeding on residential streets. Opposed to a license to expand the venue. There are already many cars there parked at night as compared to the daytime. There seem to be a lot of young women entering the building in the evening. What value would it add to the community by expanding? Question about fire code for the square footage to accommodate 120 people. Question about the number of employees listed, 2-4 people, to serve so many customers. The property is within the South LA Alcohol Sales Specific Plan overlay there is has to be a conditional use hearing before alcoholic beverages can be approved for sale in the restaurant.

[7:10 PM] Angela Springs joined the meeting
- 5) **Discussion of April comment letter on the updated draft of the Harbor Gateway Community Plan, including revised draft land use maps and zoning:**
Comments – Four Character District overlays are proposed. The Gardena Blvd. Character District concept is to keep the same nostalgic feel and similarly for the R2 zone along Orchard (between Alondra and Gardena Blvds.) Creation of a Character District along this section of Orchard Avenue would help to prevent future large, out of scale projects. SB 330 does not allow for down-zoning to R1 on Orchard Avenue or for the R3 properties along Vermont Avenue north of 146th Street, which currently have duplexes on them, but could have three story apartment building constructed. Character Districts are also proposed for two neighborhoods with a number of historic homes, the Merit Tract and Athens on the Hill. Make sure the Metro rail system is included along the 110 Freeway as well as down Vermont Avenue. Environmental report will be coming, closer to the end of the year.
- 6) **Proposal to create a list of properties within HGNNC suitable for new apartments:**

Chair Keith Pitts said that he thought this would be a way to initiate a discussion with Council District 15 and to work to find developers who could build on those lots with some having retail on the ground floor. Rosalie Preston suggested two lots in District 8—one at the northwest corner of Central Avenue and 120th Street and the other at 11905 S. Central Avenue where an existing building could be rehabbed for apartment use, with the pharmacy remaining on the ground floor. There is also the property at 11500-11514 S. Vermont Avenue in District 6 which would be ideal for an apartment building and retail use on the ground floor, though it is not currently vacant. It is just north of the Metro C Line Station. The ATT building at 16200 S. Vermont Avenue is a possible site for future building as no one seems to work inside it now. The vacant lot on the southwest corner of Figueroa Street and Alondra Blvd. is supposed to have an approved apartment building built there but that project has been delayed. The vacant lot at 15812 S. Vermont Avenue is going to be developed with 23 small-lot houses that will look like townhomes. It is a project that the HGNNC approved about seven years ago but faced many delays. The vacant lot at 16000 S. Vermont Avenue is probably going to have duplexes built on it. The HGNNC received a demolition notice for the property.

7) **Reports:**

- a) **SB 9 impact on R1(single family housing zones):** SB9 takes ability to set guidelines away from the City, but the State Legislature passed it. It allows for R1 lots to be split in two and also have an accessory dwelling unit on each lot with no requirement for parking. Other cities are interpreting their own version of SB 9 with stricter guidelines than the City of Los Angeles. There is an initiative in circulation to reverse SB9.
- b) **Council File 17-0447 - oil and gas drilling phase out** – The LA City Council has unanimously approved banning any new oil and gas drilling and approved a plan to begin a phase out of existing oil and gas wells. The HGNNC was the first Neighborhood Council to submit a letter in support of the original proposal for a 2,500 foot set back of oil and gas wells from sensitive uses.
- c) **Over-sized duplexes in the R2-1 zones of Districts 7 and 8** - Still building over-sized duplexes in this area. No parking and traffic on the streets is a problem. The HGNNC submitted a letter in August 2020 requesting that Councilmembers Buscaino and Harris-Dawson institute interim controls for the R2 areas while additional restrictions were put in place, but no action has been taken.
- d) **GoPuff application for an Alcoholic Beverage Control license** - GoPuff has not yet submitted their application for approval of the mini-mart and off-site deliveries via their app. Meanwhile, they have applied for an Alcohol Beverage Control license under the name “GB License California LLC”. Some nearby residents are sending in official protest letters. There is concern about increased traffic issues on Hoover and 129th Street from having a Gopuff mini-mart selling alcoholic beverages and also the back lot still being leased to the trucking company.
- e) **Opening of The Dahlia supportive housing, 12003 S. Main Street:-** Affirmed Housing is the developer and were receptive to the Neighborhood Council’s design recommendations. There will be no grand opening because of the pandemic but residents are now moving in. Affirmed Housing is willing to set up tours for the Neighborhood Council.

8) **Announcements:** None

9) **Next PLU Committee meeting** on February 24, 2022 at 6:30 pm
Adjournment: 8:01 pm

Minutes taken by Lois Saito, PLU Committee Secretary