

**Harbor Gateway North Neighborhood Council  
Planning and Land Use Committee Board Meeting  
Held via Zoom Webinar  
April 28, 2022**

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

- 1) [6:34 PM] **Welcome/introductions/roll call:** Keith Pitts, Planning and Land Use Committee Chair, called the meeting to order followed by roll call.
- 2) **General comments on non-agenda items:**  
None.
- 3) **Approval of the minutes:**  
**Vote:** Motion was made by Rosalie Preston to approve the February 24, 2022, Committee meeting minutes; seconded by Craig Kusunoki. Motion passed 6-0-0
- 4) **Presentation:**  
Battir Oil (CEO Mohammad Kaskas and daughter Nancy Kaskas) Arco gas station/mini-mart at 854 W. El Segundo Blvd. design with landscaping and reason for the delay in demolition of the old Shell gas station. Mr. Kaskas said that his company had operated the Shell gas station for over ten years. He screen-shared the design for the new gas station with food mart and car wash, which will have room for one additional car and complimentary vacuums. The car wash will utilize environmentally friendly water treatment. The new ARCO station will have a new canopy and two additional pumps for a total of 12 pumps. A driveway on Vermont Avenue and one on El Segundo Blvd. will be eliminated, allowing for more room for landscaping. Battir Oil has submitted a corrected plan to the City yesterday. There has been some confusion as Building and Safety PlanCheck considered this as a new application when it is a modification of the previous site. Battir Oil has also just submitted a soil report to Public Works Engineering Dept. The old gas tanks will be removed and new ones installed. Mr. Kaskas said that the delays in granting approval are costly to his company and allowing the old buildings to remain on site is attracting vagrants and blight. Committee members expressed support for the project as a positive upgrade to the commercial corner site.
- 5) **Presentation:**  
Salvimex 110 restaurant (Alex Woo, Genesis Consulting), 14118 S. Vermont Avenue in District 4 (ZA-2021-10667-CUB; ENV-2021-10668-CE) conditional use permit for sale/service of alcoholic beverages for onsite consumption at the existing restaurant with live entertainment, karaoke, two pool tables, extended hours. Currently issued an ABC license type 40 from January 1992; now requesting an ABC license type 47. In June 2019 the new owners, Mr. and Mrs. Abarca, converted the business to a fusion Salvadorian and Mexican family-oriented dining establishment. They are the property owners and reside at this location above the restaurant. The pandemic severely impacted their revenue. They plan to expand in size,

expand the menu, and operate a family-oriented restaurant which can serve as a special occasion event venue, not a night club. There is ample parking and they will provide security during events. Mr. Woo said that there should not be noise issues because the back door will be closed in the evening. Ingress and egress will be through the main Vermont Avenue entrance.

[Angela Springs joined the meeting at 6:57 pm]

Rosalie said that there are resident noise complaints recently and how will soundproofing be addressed?

Craig Kusunoki asked what the restaurant was like previous to 2019. Was it open 7 days a week, open till 2 am with entertainment? Mr. Woo stated under the new management the restaurant has continued with a limited food menu. This is the reason the owners would like to expand their offerings.

Lydia Fairclough (stakeholder) asked if Mr. Woo has been to the site on a Saturday or Sunday evening when the noise is loud and 40 total parking spaces does not seem like enough for large events. There are cars parked at the median currently. She encouraged Mr. Woo to visit the site during different times and especially after 10 pm on the weekend. She does not view it as a facility beneficial to the neighborhood.

Micah Silver asked Mr. Woo if he had seen Salvimex110 Facebook posts from July 20, 2021, for example. It shows strippers and similar events, which is a different narrative than a family friendly restaurant and event venue. Secondly, the acoustic impact on the neighborhood cannot be measured because the performance area is not identified in the plans. A separate room within the restaurant should be constructed to contain the sound from entertainment. The specifications for the sound system should be reviewed to measure the impact to the neighborhood. The floor plan seems misleading so it needs to be revised. Mr. Woo stated that the plan is not to have a designated performance area but to have the entertainment positioned near the Vermont Avenue side of the building and use mobile speakers set up per the client's requirements for each event.

Chris E. (stakeholder since 1993) lives on Ainsworth behind the restaurant and can hear loud music from the restaurant late at night lately, which is unacceptable. Mr. Woo said that all of these concerns are valid and need to be addressed with the owners regarding the current negative impact.

Keith Pitts said that having pool tables and hours of operation until 2 a.m. does not appear to be "family friendly." The property's exterior appearance is not inviting. Mr. Woo answered that the hours are for flexibility in case there is a special event. He is open to suggestions for landscaping limited to the front of the building.

Piers Fairclough asked why the owners did not attend this meeting. Mr. Woo said that they had to visit a family member in the hospital and added that they are present in the restaurant most days.

Rosalie Preston asked which unit is the expansion property. Mr. Woo stated it is the vacant adjacent unit to the south. The present restaurant is 2,700 sq ft and adding the adjacent space of 1,500 sq ft. will create a total of 4,200 sq. feet, which can accommodate 120 people. Presently there are 3-4 workers on staff and there will be additional staff hired when there are special events held. Rosalie noted that the hours of operation would be 10 am to 2 am, seven days a week, which seems excessive for a restaurant. Mr. Woo explained that the hours are

for flexibility when a special event is booked, which could be during the week. However limiting the hours is a conversation he could have with the owners. He said they could look into valet parking and was not aware that parking on site was an issue.

6) **Position letter on the Harbor Gateway Community Plan update and recommendation to the Board.**

**Vote:** Motion was made by Micah Silver to accept and support the draft letter as presented; seconded by Rosalie Preston. Motion passed 6-1(Saito)-0

(Micah Silver left the meeting at 8:25 p.m.)

7) **Reports:**

a) **GoPuff application for an Alcoholic Beverage Control license and conditional use permit** – Chair Keith Pitts said that he had been informed that the GoPuff application will not go forward.

b) **City of Los Angeles Housing Element 2021-2029 update** – Rosalie Preston said that the City's proposed Housing Element had been rejected by the California Department of Housing and Community Development as not showing properties which realistically could be developed to provide needed housing per the City's RHNA (Regional Housing Needs Allocation) number and also inadequate plans to ensure compliance with fair housing requirements in State law. The City is re-doing their proposal and will submit amendments to become in compliance with State requirements.

8) **Announcements:**

Lu Watson - Recommended that Committee member listen in to the PlanCheckNCLA workshops on the second Saturday of each month at 10 a.m.

9) **Adjournment:** 8:31 pm

**Next PLU Committee meeting** on June 23, 2022 at 6:30 pm

Minutes taken by Lois Saito, PLU Committee Secretary