

**Harbor Gateway North Neighborhood Council
Planning & Land Use Committee
Held via Zoom Webinar
June 23, 2022**

Present: Keith Pitts (Chair), Rosalie Preston (Vice Chair), Majenni Nixon, Janeshia Robinson, Micah Silver, and Angela Springs

1) Welcome/introduction/rollcall: Committee Chair Keith Pitts called the meeting to order at 6:36 pm followed by roll call which determined that a quorum was present.

2) General public comment on non-agenda items that are within the Board's jurisdiction: There were none.

3) Approval of the May 26, 2022, Committee minutes: It was moved by Micah Silver, seconded by Rosalie Preston, and passed 6-0-0 to approve the minutes as presented.

4) Presentation by Amy Gebert, CD 15 Senior Communications and Planning Deputy, on the feasibility of L.A. City Council placing a moratorium on approval of new over-sized duplexes until new regulations are approved: Amy Gebert: plans to present our draft Interim Control Ordinance proposal at the upcoming CD 15 policy meeting on Monday June 27th. She will present it to the policy director and legislative deputy for their feedback. She pointed out that there are a lot of new laws, such as SB 8, 9 and 10, that might impact what can be changed at the local level. Some of them are updates to laws passed in previous legislative sessions and some are new. The ADU (Accessory Dwelling Unite) law passed a number of years ago. We need more housing as quickly as possible. The state rejected the first draft of the LA Housing Element because they said that the parcels designated for the required number of housing units were not really likely to be developed. Rosalie Preston pointed out that the August 14, 2020, HGNNC letter asking for interim controls on the over-sized duplexes in the R2 zones was based on what the Department of City Planning had suggested in their comments on the update of the Southeast LA and South LA Community Plans. Some suggestions are to reduce the size of the buildings, limiting them to 3-4 bedrooms. Originally we were told that the duplexes were intended to rent to larger families. Developers like Ocean Properties are really taking advantage, with many of the new duplexes being 5 bedroom with 5 bathrooms houses, that turn into boarding houses with each bedroom rented to two people and each person charged 1,000 or more per month. Their construction is creating so many issues for quality of life in the neighborhoods, which have narrow streets and inadequate parking. Marie Cobian is still the lead city planner for the Southeast LA Community Plan area and CD 15 should touch base with her. The other issue is that developers are also building oversized duplexes on R3 properties, which is a poor use of that land. Apartment buildings would create more units and be more aesthetically pleasing.

5) Discussion of how HGNNC could support something similar to Alma Backyard Farms, 801 E. Redondo Beach Blvd., Compton: Keith Pitts said that he had recently visited Alma Backyard Farms in Compton. They are a non-profit that provides a green space where they grow fruits, vegetables, and some plants (i.e. aloe, etc.). They are open to the public every other Sunday from 8am-1pm. They give away and sell items at a low cost. There is seating, a canopy w/ fresh squeezed juice, coffee, live music, and they offer classes (i.e. cultivating, gardening, etc.). He suggested trying to find a space to do something similar in the Harbor Gateway North area and he suggested looking at some of the spaces that we have problems with, such as the

areas next to the freeways, such as east of the 110 and south of Redondo Beach Blvd in Districts 1 or 2. Micah Silver said that he loved the idea. He wondered if anyone has spoken with them or has their contact information to better understand how they got started and funded and whether they might be interested in a second location. Maj Nixon said she also was interested in having this type of space in the neighborhood. Rosalie Preston said that the HGNNC currently has two community gardens. Her understanding is that farmers on those plots are not allowed to sell their produce. However, it would be nice to expand on what they're doing already, if possible. They are operating under the LA Community Garden Council, which has a website. Another possibility is to partner with a school because a lot of our schools have very large properties, including parking lots and playgrounds that could be turned into community gardens. Gardena Elementary School already has a small garden site on the west side of their property. She expressed concern about locating a garden on the east side of the freeway because of the air pollution impact. The other aspect of Alma's Backyard is they provide a focus for the community and it creates a community gathering space, which we need badly. They also have a component that trains peoples recently out of prison how to grow fruits and vegetables, so that is another positive aspect. A number of Committee members said that they would visit the site on Sunday June 26th.

6) Further discussion of a planning and land use vision statement for the HGNNC: The current draft was screen-shared and Rosalie Preston said that it was based on the NC Sustainability Alliance draft document but organized under key headings that are important in our Neighborhood Council area. Headings include air quality, because we have three freeways impacting us, plus building design, green space, etc. Committee members should look over the draft, then email Keith and Rosalie your ideas and other items that you want to see in this document. We can then present it in January 2023 to the new Councilmember for CD 15 and each new applicant and be proactive by reaching out to prospective developers. The goal is to help bring the more desirable type of developments to our neighborhood. Keith set a deadline to finish the vision statement by the September 22 meeting.

(Micah Silver left the meeting at 7:10 p.m.)

7) Reports

a) Harbor Gateway Community Plan – illustrative preliminary draft is now available: Rosalie reminded Committee members that we all need to be looking at it and making comments, especially supporting the four proposed Character Districts (Merit Tract, Athens on the Hill, Gardena Boulevard, and section of Orchard Avenue between Gardena Boulevard and Alondra Boulevard) and also the buffer zones between the many industrial use areas throughout our Districts one through five and the nearby residential areas, which currently the Department of City Planning is proposing should become hybrid industrial.

b) Update on Notices of Demolition, including for new duplexes in the R2-1 zones of Districts 7 and 8: Keith said that he looked over the current list and since 2018 there have been 18 notices of demolitions where new over-sized duplexes were to be built. Rosalie pointed out that in the previous week the HGNNC received six notices and three more notices this week. One was for 12007 S. Central Avenue, south of 120th Street, which means that Taco Pete's on the corner, a long-time, popular fast food place, will be torn down, along with four storefronts that

are very old from the 1920s and which includes a long-time cleaners. These will be replaced by a 75 unit apartment building, by right, with all affordable units.

c) Release of Final EIR for the proposed Prologis warehouse: When public comments were submitted October 4, 2021, on the draft EIR, the City Planner Jivar Afshar said that the Final EIR should be out in spring 2022. Rosalie contacted Jivar Afshar recently and she said that she does not have a date for the release of the Final EIR as the Department of City Planning is still waiting for reports from Prologis and the consultant hired to help conduct the full EIR review.

d) Zoning Administrator hearing date for SalviMex110 Restaurant: The City Planner assigned to the case let us know that there is not a hearing date set yet. They are still waiting for responses and reports from the applicant representative Alex Woo and the owners, the Albarcas. Alex Woo was sent a copy of the HGNNC comment letter on the application.

8) Announcements: Keith Pitts shared that he has had some vision difficulties and may have to cancel the next meeting depending on the outcome of follow up exams.

9) Next Committee meeting date – July 28 at 6:30 pm

Adjournment: 7:21pm

Minutes taken by Majenni Nixon, Committee Member

DRAFT