

**Harbor Gateway North Neighborhood Council  
Planning & Land Use Committee  
Held via Zoom Webinar  
September 22, 2022**

**Present:** Keith Pitts (Chair), Rosalie Preston (Vice Chair), Majenni Nixon, and Angela Springs

**1) Welcome/introduction/rollcall:** Committee Chair Keith Pitts called the meeting to order at 6:51pm 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:** None.

**3) Approval of the July 22, 2022, Committee minutes:** It was moved by Rosalie Preston, seconded by Angela Springs, and passed 4-0-0 to approve the minutes as presented.

**4) Bureau of Street Services on cool pavement treatment for City streets:** Keith spoke with Greg Spotts, Chief Sustainability Officer for City's Bureau of Street Services (StreetsLA). They are using new technology where they paint the streets with a reflective paint that reflects the heat back into the sky, cooling off the neighborhood 10-15 degrees. The coating holds up for ten years. There have been trials of the reflective coating in the Valley and South LA and Keith would like to see this tried in Harbor Gateway North. He has extended an invitation to Greg to present at an upcoming PLU Committee meeting.

**5) Discussion and possible recommendation to the Board of a Planning and Land Use Vision for the Neighborhood Council:** The draft Vision statement was screen-shared and reviewed one more time. It was moved by Angela Springs, seconded by Rosalie Preston, and passed 4-0-0 to adopt and recommend to the HGNNC Board. Some photos of attractive multi-family buildings will be added to the final page.

HGNNC Planning Vision Google drive link:

<https://docs.google.com/document/d/16gdz19YdtPc2XnYffetBJtAEDE61eT5-uXIqrFL08Q4/edit?usp=sharing>

**6) Possible position letter on the South LA Community Plan CPIO Adjustment (CPC-2022-5432-ZC-CPIOA) impacting HGNNC District 6 – public hearing September 21 at 6 pm:** It was moved by Rosalie Preston, seconded by Maj Nixon, and passed 4-0-0 to recommend to the Board a comment letter on the South LA Community Plan CPIO Amendment that would include tying affordability to up zoning and other comments on the Ralph's lot at 11922 S. Vermont Avenue and current R1 for Legacy single family neighborhood zoning changing to R1R3.

**7) Reports**

**a) Zoning Administrator hearing date for SalviMex110 Restaurant – not set yet**

The owners of the SalviMex110 restaurant have withdrawn their application for expansion and therefore, no hearing will be held.

**b) Application by SoLA Impact for 121 unit apartment building with 60 parking spaces and 12 very low income units at 110-112 W. Imperial Highway, DIR-2022-4995-TOC-SPR-HCA presentation on October 27:** Keith has reached out to them to present at our October or November meeting. SoLA Impact wants the Committee to see a the Beehive (community center), black owned businesses, brewery, restaurants, entrepreneur center, and common space, which SoLA Impact created, located at 1000 E. 60th street, Los Angeles 90001  
<https://www.solabeehive.com/>

**c) Application for 166 units with 85 parking spaces in mixed use 5-story building at 248 W. Imperial Highway, DIR-2022-5982-TOC-SPR-HCA; ENV-2022-5983-EAF:** SoLA Impact is also involved with this application. They said that they are currently in the development stage and would like to come to our October or November meeting to present.

**d) Interim controls for over-sized duplexes on R2 lots in Districts 7 and 8:** Keith has not received a response from Amy Gebert, the person serving as the Planning Deputy for Councilmember Buscaino's office, who came to our meeting a few months ago. She was going to discuss introducing a motion for interim controls with Buscaino's policy staff. Angela said that now those living in one of the duplexes on 118<sup>th</sup> Street close to San Pedro Street are selling food out of the duplex and vehicles are blocking the sidewalk. The on-site parking is inadequate for the number of vehicles owned by the residents of the building.

**Additional issues:**

Maj expressed concerns about the Union Pacific train that goes N/S down Vermont Avenue, with a recent increase in the number of trains and the late night (after 10pm) noise from the loud horn.

Rosalie said that the release of the Final EIR for the proposed large Prologis warehouse at Vermont Avenue and Redondo Beach Blvd. had been delayed. Department of City Planning has said they are waiting on some reports from Prologis and their consultant company.

Rosalie also noted that the remodeling of the Shell gas station at the southeast corner of El Segundo Blvd. and Vermont Avenue is still being held up in the permitting process.

**8) Announcements:** Keith Pitts observed that since SalviMex110 withdrew their application for expansion, they have become a busier location. There is a taco truck(s) nearby, so now the location is very congested and noisy.

**9) Next Committee meeting date** – October 27 at 6:30 pm

**Adjournment:** 8:34pm

Minutes taken by Majenni Nixon, Committee Member