

Harbor Gateway North Neighborhood Special Board Meeting

Tuesday, June 4, 2024

Held via Zoom webinar

Present: Joan Jacobs (Vice Chairperson), Rosalie Preston (Secretary), Majenni Nixon (Treasurer), Nita Stonehocker (District 2), Dave Trejo (District 3), Arvie Powell (District 4), Eva Cooper Pace (District 5), Marvin Bell (District 6), Barbara Tyson-Frazier (District 7), Oscar Ruiz (District 8), Frankie Mays (Community Organization), and Craig Kusunoki (At Large Representative)

1) Welcome/call to order/Board roll call: In the absence of Chairperson Miguel Vazquez, Vice Chairperson Joan Jacobs called the meeting to order at 7:05 p.m. The roll call determined that a quorum was present.

2) General public comment on non-agenda items that are within the Neighborhood

Council's subject matter jurisdiction: Mike Saghian, representing VMCAN Inc. (operating as Culture Dispensary), 15000 S. Vermont Avenue, said that he is a cannabis licensing consultant. The new license for the retail location passed inspection from all agencies. Cameras and 24-hour security are provided on site and camera footage is retained for at least 90 days. No loitering or smoking are allowed outside the building. There is a parking lot on the east side of the building, so there is no need for customers to use street parking. Those who might be under 21 are checked using their ID.

3) Reports

b) LAPD: Senior Lead Officer Tyson Hamaoka said that he has been addressing encampments along the 105 freeway, especially near Broadway and along the Union Pacific tracks. There has been a lot of tagging near the encampments from the South Los and Vagos gangs and an increase in petty thefts and burglaries in the area. Clean ups have been happening within weeks of reporting. On June 1, there was a shooting at 6:10 a.m. at 100 E. 119th Street of a Vagos 13 member inside a vehicle with his wife. A 9 mm handgun was used. The South Traffic Bureau carnival is coming up on June 7, 8, and 9 on Broadway at 92nd Street from noon to midnight.

a) CD 15: Field Deputy Nicholas Chavez stressed the need to report all issues via 311 as a way to document the need for services. Then email Nicholas at nicholas.i.chavez@lacity.org if he is needed to follow up on the service request and provide the service request number. He said that Planning Director Pamela Thornton is still urging residents of the Harbor Gateway Community Plan area to email their comments on the update to both herself at pamela.thornton@lacity.org, Nicholas Chavez, and the City Planner assigned to the update process, Christopher Pina at Christopher.pina@lacity.org. There is now colored lighting under the 105 freeway at Stanford Avenue through a pilot project with the Bureau of Street Lighting and illegal dumping at that location has decreased. Councilmember McOsker will organize an event at the location to celebrate the installation. The Councilmember is hoping to extend the colored lighting to other freeway underpasses, such as on San Pedro Street and Main Street. Many street lights are out in the City of Los Angeles, including in the Harbor Gateway North area, due to copper wire theft. Some of the repairs are complex and take time and money, such as at Lanzit and Link. The lights under the 105 freeway at Main Street should be repaired next week. The Clean 15 Team has removed over 50 million pounds of trash and illegal dumping in just over a year's time.

(Marvin Bell entered the meeting at 7:25 p.m.)

Nicholas has talked to the management of the apartment on the southwest corner of Menlo Avenue and El Segundo Blvd. regarding using 311 to keep that corner free of trash and illegal dumping. If you notice stolen utility covers, report to 311. They are being stolen for the value of their metal. The City is revisiting installing a Tiny Home Village on the parking lot at 116th Place and Stanford Avenue. It would have a modular layout. After discussion with the Bureau of Engineering and LAUSD, a public meeting will be scheduled at the 116th Street School. CD 15 will keep everyone updated on this proposal.

c) Mayor's Office: No one was present.

d) Los Angeles County Supervisor 2nd District: No one was present.

e) Department of Neighborhood Empowerment: Helena Doub, the newly appointed Neighborhood Empowerment Advocate for Harbor Gateway North, introduced herself. She has worked in the Department for three months. She served on the Olympic Park Neighborhood Council and formerly was a social worker. She reminded Board members that June 3 was the deadline for taking the updated Code of Conduct training through Cornerstone. Those who have not taken it are not eligible to vote on issues tonight. Once taken, the only training that must be repeated is the ethics training, every two years. The Department will mail a letter of suspension to those Board members who have not taken the Code of Conduct and then they will have 30 days to take it or be removed from the Board. If you need your Cornerstone log in information, email communications@empowerla.org. On June 17 in-person ethics training with Spanish translation provided will be offered. The previous Neighborhood Empowerment Advocate Octaviano Rios will finish reviewing the submitted Bylaws amendments. The final date to use the HGNNC bank card is June 20.

4) Administrative motions

a) Approval of the May 14, 2024, Board minutes: It was moved by Majenni Nixon, seconded by Eva Cooper Pace, and passed 12-0-0 to approve the minutes as presented.

(Barbara Tyson-Frazier entered the meeting at 7:40 p.m.)

b) Approval of the May 2024 Monthly Expenditure Report: Treasurer Majenni Nixon explained that because the Special Board meeting was being held so early in June, the May Monthly Expenditure Report could not be generated in time for the meeting tonight. It will be placed on the July 9 Board agenda for review and approval.

c) Approval of the 2024-2025 Administrative Packet including 2024-2025 fiscal year budget: Treasurer Majenni Nixon reviewed the proposed 2024-2025 budget, which is based on the previous year's expenditures, with some increases in certain categories due to inflation. The budget will be revised in late summer, once the exact amount of the roll over funds is known, which should be under the \$10,000 limit for rollover. It was moved by Rosalie Preston, seconded by Marvin Bell, and passed 11-0-0 to approve the Administrative Packet and 2024-2025 budget.

5) Position letters

a) Approval of a comment letter on Rexford Industrial office/warehouse, 14400 S. Figueroa Street/400-422 W. Figueroa Street: Vice Chairperson Joan Jacobs read out the draft of the position letter, as recommended by the Planning and Land Use Committee. Steven Masura, Rexford Director of Entitlements, said that Josh Gertler of Consensus, who is serving as the Rexford consultant for the project, is out of town on vacation. The Rexford team had emailed the HGNNC a June 4, 2024, letter which addressed the items of concern listed in the HGNNC draft letter, including that 24/7 operation is not proposed. Majenni Nixon asked for clarification on any traffic study. Rexford said that Tony Locacciato of Meridian, the environmental consultant for the project, had conducted a traffic study. The County of Los Angeles is preparing the Environmental Impact Report for the project and it will include the

traffic study in the EIR document. Since the tenant is not known at this time, a standard estimate of the possible truck traffic was used. Majenni also asked about any sound study that was done and Josh Gertler said that it had been evaluated per County of Los Angeles guidelines for a change of use. Arvie Powell asked about the ventilation and air conditioning issues. Brian Garcia, Rexford Director of Construction and Development, said that some tenants do not want to have air conditioning as it can create dust. However, the building will have the electrical power in place to handle air conditioning. The vented skylights will be able to generate two to three air exchanges per hour and the ceiling will be insulated. As to the type of tenant that may lease the building, Steven Masura said that the project is speculative so that the future tenant is unknown at this time. Rexford will be looking for a quality tenant and so is ensuring quality upgrades to the property. It could be a typical warehouse or used for some type of manufacturing. Would the hours be 24/7? Steven Masura said that it would depend on the tenant. Most industrial uses do not have three shifts. It is not that common to have 24-hour use, with hours usually 8 a.m. to 6 p.m., with possibly some vehicle traffic after that time to help ease the traffic impact. Majenni asked who would enforce the traffic issues. Steven Masura said it would be Los Angeles County code enforcement, i.e. L.A. County Sheriffs. Joan Jacobs asked whether the proposed measures to regulate inside temperatures be adequate and Brian Gonzalez referred to the two to three air exchanged per hour. The tenant will be responsible for monitoring the indoor temperatures for employee safety. Rexford will be installing a lot of excess electrical capacity so that the tenant could have electrical charging for trucks and also install a heat pump system if they decide to do that. Rexford owns a lot of warehouses in the San Fernando Valley and the indoor temperature is comfortable without air conditioning. Dave Trejo asked what will happen if future tenants do not follow the intended plan for truck entry only from Rosecrans Avenue and start using Figueroa Street, which is directly across from residential uses. Rexford said that the Figueroa Street driveway entrance is very narrow and so dysfunctional for trucks. Dave also asked what would happen if the trucks showed up early and were idling on Figueroa or Rosecrans waiting to be admitted. Rexford responded that then code enforcement would be called. The trucks will be parking behind the building and so the sound will be buffered. Also, Rexford will be monitoring issues through enforcement of their lease, which will allow eviction of the tenant for violations. It was moved by Majenni Nixon, seconded by Arvie Powell, and passed 11-0-0 to table the item and have the Planning and Land Use Committee consider revisions to the position letter.

b) Approval of a letter and Community Impact Statement in support of Department of the Interior funds being allocated to plus and remediate “idle” wells in the HGNNC area, Council File 24-0585: The HGNNC has identified eight “idle” wells near residential uses using Calgem’s WellSTAR. At least sixty other wells are listed as “plugged,” though they may also be leaking toxic chemicals. Now that Federal funds are being made available to states, such as California, and ultimately to cities for testing and remediation of the wells designed “idle,” the HGNNC will request that some of those funds be used in the HGNNC area. It was moved by Marvin Bell, seconded by Eva Cooper Pace, and passed 11-0-0 to support the Council File.

(Marvin Bell left the meeting at 8:50 p.m.)

c) Approval of filing a Community Impact Statement in support of Council File 24-0002-S8 (Transparency in the Ownership of LLCs): It was moved by Rosalie Preston, seconded by Arvie Powell, and passed 10-0-0 to support this Council File, which supports State legislation which would require LLCs to disclose the name of each person with substantial control over the entity both upon creation and upon submitting their required biennial business filings. This would help with issues related to ownership of apartments and single-family homes which are rented out and where rents have become unaffordable.

6) Board business/announcements

a) Reports from Committee Chairs: Vice Chairperson Joan Jacobs said that the Environmental Justice Committee has still not scheduled a meeting.

Vice Chair of the Planning and Land Use Committee Rosalie Preston said that the issue of the VMSCANN retail cannabis at 15000 S. Vermont Avenue, with more detailed discussion, would be taken up at the June 27 PLU Committee meeting.

b) Brief announcements from Board members: Neighborhood Council Budget Day will be held at City Hall on June 15.

The July 23 General Membership meeting will feature speakers from Bureau of Street Services and also possibly Caltrans. The location is still to be determined, but will be in person.

The meeting was adjourned at 8:58 p.m.

Minutes taken by Rosalie Preston, Secretary