

**Harbor Gateway North Neighborhood Council
Special Planning and Land Use Committee
Held via Zoom meeting online or by telephone
March 4, 2025**

Present: Rosalie Preston (Vice Chair), Majenni Nixon (Secretary), Craig Kusunoki, Arvie Powell, Janeisha Robinson, and Angela Springs

Absent: Rebecca Rodriguez, Luetta Watson

1) Welcome/call to order/roll call: Committee Vice Chair Rosalie Preston called the meeting to order at 6:35pm followed by roll call, which determined that a quorum was present.

2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction:

BJ Oats, District 8 stakeholder had a question on parking issues and said she wants to participate more in the Neighborhood Council.

Rudy Martinez introduced himself as the new CD15 Field Deputy taking over for Nicholas Chavez. Rudy previously worked for CD 15 as a Constituent Services Representative in Wilmington and before that for Congressman Nanette Barragan. His work cell is 213-335-0863 and he prefers texting with photos and addresses included. Contact him for area with homeless encampments and illegal dumping so that he can coordinate with the CD 15 Clean Team and CARE+ clean ups. CD15 Councilmember Tim McOsker will hold the official grand opening of the Harbor Gateway field office at The Enclave on March. (Angela Springs entered the meeting at 6:37 pm)

Jose Ochoa introduced himself as State Senator Laura Richardson's Field Deputy for the HGNNC aarea.

3) Approval of minutes from January 23, 2025, special meeting: It was moved by Arvie Powell, seconded by Janeisha Robinson, and passed 5-0-1 (Springs) to approve the minutes as submitted.

4) Consideration of a draft comment letter on the 2025 CalRecycle permit review for California Waste Services, 621 W. 152nd Street, with a recommendation to the HGNNC Board: The draft letter was screen-shared.

Key concerns and recommended conditions for the new five-year permit include:

- Requiring all operations to take place in enclosed, ventilated buildings to prevent dust and mist from spreading to neighboring properties
- Independent testing of incoming waste for hazardous materials
- Expanding street sweeping efforts to remove dust accumulation

- Increasing transparency by requiring online documentation of incoming materials
- Mandating zero-emission trucks within five years
- Improving runoff filtration before entering storm drains
- Installing motion-activated, publicly accessible CCTV monitoring
- Propose a prohibition on operations during high wind conditions (over 3.5 mph) and reducing hours of operation (ending by 8 pm on weekdays and 6 pm on Saturdays).
- A suggestion to prohibit soil recycling at the facility, as the current permit does not explicitly mention it.

These recommended conditions aim to improve environmental standards, safety, and transparency in the operation of CWS's facility and lessen its operational impact on the surrounding community.

It was moved by Majenni Nixon, seconded by Angela Springs, and passed 6-0-0 to recommend the comment letter to the full Board.

5) Update on possibly April 2025 release of the Final EIR for the Prologis Vermont and Redondo Project 340,298 square foot warehouse project at 15116-15216 S. Vermont Avenue and 747-861 W. Redondo Beach Blvd., with 24/7 operation: Rosalie provided an update on the status of the Final Environmental Impact Report (FEIR) for the Prologis Vermont and Redondo project, a 340,298-square-foot warehouse development.

- City planners assigned to the case have changed again and have said there is no release date yet.
- The Neighborhood Council will receive notice when the Final EIR is available
- Pamela Thornton, the Planning Director for Council District 15, was informed that the Final EIR release could be within the next 90 days (potentially April or May)
- The HGNNC PLU Committee's next steps are to begin drafting a comment letter in preparation for the Final EIR.

6) Update on the ED1 project at 1134 E. 120th Street - 74 units with no parking: The applicant representative for 1134 E. 120th Street, Ramin Shillian, did not respond to a request to attend to provide an update. Meanwhile the existing buildings on site have still not been demolished. Nearby residents are concerned that the proposed new apartment building will have no retail spaces to replace those that were evicted by the new owner.

7) Reports on other planning and land use issues

a) Update on oil well issues: AB 218 (resources for implementing SB 1137 that created a 3,200 foot buffer between oil wells and homes, schools, or places of worship), AB 1866 (requires oil operators to develop a comprehensive plan to plug 40,000 idle wells in CA

within the next ten years), and AB 3233 (protects local governments' authority to restrict oil and gas pollution in their jurisdictions): Recent state laws are supporting LA City efforts to phase out oil and gas drilling. Maj and Rosalie attended the STAND-LA virtual meeting on oil drilling phase out, and learned that the City now has a new Council File 24-1580 which starts the process of creating a new ordinance to phase out oil and gas drilling in the City. The previous ordinance was overturned by a Superior Court judge in September 2024, after it was appealed by Warren E&P Inc. and the judge ruled that only the State could make that sort of ruling. Since AB 3233 is in effect as of January 2025, the City now has the authority under State law to create the new ordinance.

b) Weingart Willows, 14032 S. Vermont Avenue; grand opening Jan. 30: This Project Homekey development is a permanent supportive housing project managed by the Weingart Center, which provides housing for those formerly homeless. It is a 53-unit, two-story facility that was formerly the Sea Rock Inn. Rosalie and Arvie attended the grand opening on January 30 and got to see some of the interiors of the small apartments. Weingart will arrange a tour for the Neighborhood Council, if interested. There is an on-site manager who can be contacted for any issues with the residents, supportive services, and security on site.

c) Re-opening of Arco gas station, 854 W. El Segundo Blvd.: This gas station still is not ready to re-open and the owner has not called back with the current reason for the hold up.

d) Rexford Industrial, 400-422 W. Rosecrans – public hearing date: The Los Angeles County Planner Elsa Rodriguez has emailed that the public hearing will be held on April 9.

e) Other ED1 projects: 624-626 W. Imperial Highway - 47 units with no parking; 700 W. 120th Street - 50 units with no parking: There are no updates on these projects.

f) Duplexes and demolition notices update: The latest listing of demolition notices received from Building and Safety Department via U.S. mail was screen-shared.

g) Harbor Gateway Community Plan update: No update on when the approval will move forward.

h) Other Planning and Land Use issues: There were none.

8) Announcements

Next meeting date to be set on April 15, 2025, at 6:30pm via zoom (virtual meeting).

Meeting adjourned at 8:13pm

Minutes taken by Majenni Nixon, Secretary