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SPECIAL PLANNING AND LAND USE COMMITTEE

Tuesday March 4, 2025 at 6:30 pm

Held via Zoom meeting online or by telephone
Zoom web link for this meeting is <https://us02web.zoom.us/j/86204703866>

Dial 1-669-900-6833 to join the meeting and then enter **webinar ID 862 0470 3866** and **press #** (**press *9 to request to speak, *6 to unmute yourself**)

Chair--vacant
Rosalie Preston, Vice Chair
Majenni Nixon, Secretary

Committee Members
Craig Kusunoki
Arvie Powell
Janeshia Robinson

Rebecca Rodriguez
Angela Springs
Luetta Watson

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte nosotros al (310) 768-3853 o por correo electrónico info@harborgatewaynorth.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must **dial 1-669-900-6833**, and **enter 862 0470 3866** and then **press #** to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

AGENDA

- 1) Welcome/call to order/roll call (quorum is 5 members)
- 2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction. Each speaker will be allowed 2 minutes per speaker-press *9 to request to speak, *6 to unmute yourself
- 3) Approval of minutes from the January 23, 2025, Committee meeting **Vote**
- 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 **Vote**
- 5) Update on possibly April 2025 release of the Final EIR for the Prologis Vermont and Redondo Project 340,298 square feet warehouse project at 15116-15216 S. Vermont Avenue and 747-861 W. Redondo Beach Blvd., with 24/7 operation

- 6) Update on the ED1 project at 1134 E.120th Street - 74 units with no parking
- 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)
 - b) Weingart Willows, 14032 S. Vermont Avenue, grand opening on Jan. 30
 - c) Re-opening of Arco gas station, 854 W. El Segundo Blvd.
 - d) Rexford Industrial, 400-422 W. Rosecrans – public hearing date
 - e) Other ED1 projects: 624-626 W. Imperial Highway - 47 units with no parking; 700 W. 120th Street - 50 units with no parking
 - f) Duplexes and demolition notices update
 - g) Harbor Gateway Community Plan update
 - h) Other Planning and Land Use issues
- 8) Announcements

Adjournment - next meeting date March 27, 2025, via Zoom

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- 135th Street School, 801 W. 135th Street, Gardena, CA 90247
- www.harborgatewaynorth.org
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Comment

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Harbor Gateway North Neighborhood Council office 205, 555 W. Redondo Beach Blvd., at our website: www.harborgatewaynorth.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact our Secretary at (310) 768-3853 or email at: info@harborgatewaynorth.org

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.harborgatewaynorth.org

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Held via Zoom meeting online or by telephone
January 23, 2025**

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

Absent: Rebecca Rodriguez, Angela Springs

1) Welcome/call to order/roll call: Committee Vice Chair Rosalie Preston called the meeting to order at 6:33pm 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: None.

3) Approval of minutes from December 5, 2024, Special Committee meeting: It was moved by Luetta Watson, seconded by Craig Kusunoki, and passed 5-0-0 to approve the minutes as submitted.

4) 700 W. 120th Street – 50 units with no parking

a) Presentation No one was present and there had been no response to two emails sent to Youssefzadeh.

b) Draft letter on issues related to ED1 projects which have no community input
A draft letter to City officials was screen-shared, which asks for more transparency and earlier notification in the approval process for ED1 (Executive Directive 1) apartment complexes. Currently, the Neighborhood Council only learns of these projects when either there is a notification of demolition from the Building and Safety Department for the project site, sent via U.S. mail to the HGNNC P.O. Box, or a Letter of Compliance for the project is issued and sent to the Neighborhood Council via email. To date, these are the ED1 projects that we are aware of that will be constructed within our boundaries:

1. 700 W. 120th Street ADM-2024-4937-DB-VHCA-ED1 - 50 100% affordable units, four story with no parking and zero open space (HGNNC District 5)
2. 624-626 W. Imperial Highway ADM-2024-4036-DB-VHCA-ED1 - 47 100% affordable units with no parking and zero open space (HGNNC District 6)
3. 11516 S. Vermont Avenue – 111 units (18 affordable), six story with no parking (HGNNC District 6)
4. 1134 E. 120th Street – 74 units; 3 story (all affordable) with no parking (HGNNC District 8)
5. 11840-11844 S. Central Avenue ADM-2023-961- TOC-HCA-ED1 – 69 restricted 100% affordable units with five parking spaces and a 20% reduction in required open space (HGNNC District 8)

Harbor Gateway North Neighborhood Council (HGNNC) has historically supported various housing projects, including three supportive housing apartments and also the Weingart Willows at 14032 South Vermont Avenue, a Project Homekey project. The applicants for these projects all engaged with the Planning and Land Use (PLU) Committee, addressing concerns to better

integrate the projects into the community. Additionally, while the no-parking requirement is intended to lower costs and increase housing density, it negatively impacts tenants who rely on vehicles due to inadequate public transportation. This also exacerbates parking shortages and tensions in surrounding neighborhoods. The significant reduction of green space in ED1 projects is particularly concerning in an area already burdened by elevated air pollution from nearby freeways and railway lines. It was moved by Majenni Nixon, seconded by Arvie Powell, and passed 5-0-0 to approve the draft letter as edited to bring to the HGNNC Board for a vote on February 11.

5) Update on January/February 2025 release of the Final EIR for the Prologis Vermont and Redondo Project 340,298 square feet warehouse project at 15116-15216 S. Vermont Avenue and 747-861 W. Redondo Beach Blvd

Rosalie noted that the City planners assigned to the case have changed again and are now Jason McCrea and Kiersten Turner. On January 21 they stated that “there is no update on the Final EIR at this time.” Jason also said that “The Neighborhood Council will receive notice once the FEIR is available.” Pamela Thornton, the Planning Director for Council District 15, was informed that the Final EIR release is expected within the next 90 days (potentially by March or April). The HGNNC PLU Committee will work on a draft comment letter that can be edited once the Final EIR is ready so that the Board can review it and it can be sent to the City Council’s PLUM Committee before their hearing date.

6) California Waste Services, 621 W. 152nd Street, CalRecycle permit review process

Rosalie provided an update on the California Waste Services (CWS) permit review process. She noted that David Thompson, the Local Enforcement Agency representative, had not yet provided the proposed new language for the 2025 permit as expected in January. Rosalie has been reviewing the 2020 permit, noting key issues, and starting a draft letter with input from impacted stakeholders. The final comment letter needs to be approved by the HGNNC Board at the March 11 Board meeting and sent to David Thompson to influence his final five-year permit language. The goal is to see improved environmental standards, safety, and transparency in the operation of CWS's facility.

7) Reports on other planning and land use issues

a) Update on Garner J1 well, 809 W. 126th Street, non-permitted, odor complaints, and drilling impacts: Ongoing environmental concerns regarding the active well on 126th Street that is causing health issues for a resident due south on 129th Street, possibly from the impact of benzene and toluene. Stakeholders near the well have reported odors and cracking of driveways and walls of their homes. CalGEM has told planning staff of Council District 15 that the well is permitted, though previously three other sources could see no permit on file.

b) LA Regional Water Quality Board update on former Pacific Electric Cord environmental investigations/clean up at 747 W. Redondo Beach Blvd.: There was an update on the groundwater contamination issue at the former Pacific Electric Cord site. Two new groundwater wells have been installed in the Orchard Avenue sidewalk north of 154th Street in the residential neighborhood south of Redondo Beach Blvd. The extent of the groundwater contamination plume is being reassessed. Concerns remain regarding how these investigations could affect the proposed development of a warehouse in the area, as some existing monitoring

wells may need to be relocated. Further studies are planned to evaluate potential risks to the community, with reports expected in early 2025.

(Janeisha Robinson entered the meeting at 7:41pm)

c) Weingart Willows, 14032 S. Vermont Avenue, has opened; grand opening Jan. 30

This development is the latest permanent supportive housing project by the Weingart Center, aiming to provide housing solutions for individuals experiencing homelessness. The Weingart Willows is a 53-unit, two-story facility that was formerly the Sea Rock Inn. The project is part of the transformative efforts funded by Project Homekey, a state initiative aimed at converting existing properties into permanent supportive housing. People have started to move in and the grand opening ribbon cutting ceremony is scheduled for January 30th.

d) Re-opening of Arco gas station, 854 W. El Segundo Blvd.: There has been no direct communication from the owner, but trucks have been seen on-site during the day, indicating some work is happening.

e) Rexford Industrial, 400-422 W. Rosecrans – public hearing date: Elsa Rodriguez, the Principal Planner for Los Angeles County, has said there should be a public hearing date at the end of February or early March.

f) ED1 projects: 1134 E. 120th Street – 74 units with no parking; 624-626 W. Imperial Highway- 47 units with no parking; 11516 S. Vermont Avenue – six story, 111 units (18 affordable) with no parking: There are concerns about the approval process for ED-1 projects, especially with the lack of timely communication from the Department of City Planning about the applications. The HGNNC comment letter will raise the issues of concern regarding ED1 projects, which many other Neighborhood Councils are also facing.

g) Harbor Gateway Community Plan update: Rosalie said that the environmental reviews for the Wilmington/Harbor City Community Plan and the Harbor Gateway Community Plan are being held together. Because there were some amendments to the Wilmington/Harbor City Community Plan which the Council District 15 office had asked for, that Plan has to be re-heard by the City Planning Commission, so that has delayed the approval process for a year. After the CPC meeting, the two Community Plans will go to the City Council's PLUM Committee. Those meetings are held at 2 p.m. on Tuesdays. Stakeholders can send in comment in advance, but public comment has to be made in person at City Hall at the beginning of the meeting.

h) Other Planning and Land Use issues None.

8) Announcements: Next meeting date will be February 27, 2025, at 6:30pm via Zoom (virtual meeting).

Meeting adjourned at 7:57pm

Minutes taken by Majenni Nixon, Secretary

Chairperson - vacant
Joan Jacobs - Vice Chairperson
Rosalie Preston - Secretary
Majenni Nixon - Treasurer
Laivern Frerichs – District 1 Representative
Nita Stonehocker - District 2 Representative
Dave Trejo - District 3 Representative
Arvie Powell - District 4 Representative
Eva Cooper Pace - District 5 Representative



Marvin Bell - District 6 Representative
Barbara Tyson-Frazier - District 7 Rep
Oscar Ruiz - District 8 Representative
Frankie Mays –Community Org. Rep
Jackie Jackson -Youth Advocate
Finesse Simmons - Youth Representative
Outreach/Communications Rep - vacant
Craig Kusunoki - At-Large Representative

HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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March 13, 2025

David Thompson, Program Manager
Local Enforcement Agency Program
Los Angeles Department of Building and Safety
221 N. Figueroa Street, Suite 1250
Los Angeles, CA 90012

Dear Mr. Thompson:

On March 11, 2025, our Board voted x-x-x to submit this comment letter regarding the 2025 permit review for California Waste Services.

California Waste Services (CWS) began operations for the recycling of construction/demolition waste material in the Harbor Gateway North area in 2000, two years before the certification of the Harbor Gateway North Neighborhood Council in November 2002. If our Council had been in existence at the time that CWS recycling operations began, such operations at this site would never have been approved, even with the land use designation of M2-1VL-O, because of the location near residential and open space uses (Rosecrans Recreation Center) and potential impact on Amestoy Elementary School. In 2005, CWS was also granted approval for recycling of inert waste (dirt, concrete, asphalt shingles, sand).

In the years since our first meetings, and particularly since 2005, we have consistently received complaints about the operations of CWS, including for the generation of concrete and other types of dust which blow over to the homes located to the north on 149th Street, excessive misting spray, noise from operations occurring after hours, noise exceeding permitted decibel levels during the day, rats, insects, and odors from rotting materials. The dust has also impacted the HVAC systems of businesses located in the northern part of the Gateway Crossroads shopping center, coated the paving of Orchard Avenue from Redondo Beach Blvd. to the entrance of the CWS facilities, the parking lot of the shopping center, the pavement of Redondo Beach Blvd. from Orchard Avenue to the I-110 freeway, and the sidewalks in the area. Many people who live along 149th Street and nearby have complained about the constant dust that falls on their parked vehicles and which eats into the painted surfaces, as do those who work at businesses in the shopping center and park their vehicles in the lot.

The Harbor Gateway North Neighborhood Council has reviewed the CalRecycle permit language from 2020 and proposed language in the 2025 permit application and recommends the following conditions be imposed in the operating permit, if California Waste Services is to continue operating at its current location:

- Require that all operations, especially the tipping area for materials and sorting machines, take place in enclosed, ventilated buildings; the current practice of suppressing dust via misters and netting is ineffective and results in the dust blowing onto neighboring properties and the misting water to also blow onto the properties, which at times produces mud. Additionally, the tipping and sorting take place on the north side of the property, closest to the most-impacted homes.
- Require testing of incoming loads for asbestos, fiberglass, lead paint, paint, sewage sludge, industrial waste, medical waste, other hazardous waste, and other non-approved materials by independent inspectors who are not staff of CWS.
- Require that CWS street sweepers also sweep along 149th Street from Menlo Avenue to Figueroa Street at least once a week to remove the dust that has blown over the netting.
- Increase the frequency of sweeping up dust from Orchard Avenue (between Redondo Beach Blvd. to 152nd Street) and Redondo Beach Blvd. (from Vermont Avenue to Figueroa Street) from once per week to at least twice per week.
- Institute independent methods to determine the amount of debris brought in per weight each day.
- Implement online posting of documentation/paperwork from those bringing materials for recycling; this would be to a website accessible to public review.
- Require that all CWS trucks and trucks which bring materials for drop off be zero emissions vehicles within the next five years.
- Require filtering of all runoff before it goes into storm drain inlets.
- Install CCTV-time lapse frame/15-90sec- motion/noise activated cameras which are connected to the main CWS office and the office of the Local Enforcement Agency (LEA), with video recorders and online public access; 5-10 cameras at entrance, dumping area, sorting /bay/bin storage areas, and loading for take-away, with staff to review, compile, and summarize daily reports
- Prohibit operations at times when wind >3.5mph/5fps and RH (relative humidity)<20%.
- Remove the permit for handling of inert debris, which includes dirt, concrete, asphalt shingles, and sand.

- Reduce the hours of operation (acceptance and processing) to end at 8 p.m. Monday through Friday, at 2 p.m. on Saturdays, and no hours of operation on Sundays
- Prohibit maintenance activities after operating hours, except in the case of a documented emergency.
- Phase out CWS operations at 621 W. 152nd Street completely over the next ten years

Respectfully,

Joan Jacobs, Vice Chairperson
Harbor Gateway North Neighborhood Council

cc: Councilmember Tim McOsker - Council District 15
Pamela Thornton, Planning Director – Council District 15
Rudy Martinez, Field Deputy – Council District 15
Vince Bertoni, Director of Planning
Norali Martinez, City Planner
Office of Racial Justice, Equity and Transformative Planning