

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Held via Zoom Webinar
March 23, 2023**

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

1) Welcome/call to order/roll call: Committee Chair Keith Pitts called the meeting to order at 6:33 p.m. 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 jurisdiction: none.

3) Introduction of new Council District 15 Planning Director Pamela Thornton: Pamela said that she lives in the Athens on the Hill neighborhood (District 5 of HGNNC), formerly served as the Chairperson of the Harbor Gateway North Neighborhood Council for seven years, and was also the former PLU Committee Chair.

Her current role consists of land use and development, major projects, housing and affordable housing projects, the Community Plan updates, CEQA and NIPA oversight, the historic preservation overlay zones or HPOZ, and planning policy throughout the Council District. She is the Council District 15 liaison for the City Planning Commission and Zoning Administrator hearings and engages with all City departments as needed. She said that Councilmember McOsker is referring to Council District 15 as the One-5, to symbolize that the Council District is one District representing five unique communities, and they are here to serve the community, collaborate, and partner. She stressed that the PLU Committee needs to let her know about our planning vision and that that vision is reflected in the HGNNC requests for updates to the Harbor Gateway Community Plan. Forward her the HGNNC letter that was already sent on the Community Plan. The Council District 15 staff will be reviewing the draft Policy Documents for the Community Plan before it moves on to the environmental review phase.

(Angela Springs entered the meeting at 6:40 p.m.)

4) Approval of minutes from December 15, 2022, minutes: It was moved by Rosalie Preston, seconded by Craig Kusunoki, and passed 6-0-0 to approve the minutes as presented.

5) Harbor Gateway Community Plan-Christopher Piña gives an update and calls for stakeholders to call in for more information and comment: Christopher said that he held office hours virtually in the late fall. Not many from the Harbor Gateway North area responded, so he is encouraging more calls to come in now. The Community Plan update process began in 2018. There are now two versions of the draft Policy Documents, a text version and a graphic version. The HGNNC has submitted comment as a Neighborhood Council, but comment from individuals is still needed on the draft. The proposed new zoning will be released in the next two months. It remains mostly the same as before except for proposed rezoning to the industrial zones and creation of opportunity zones. At that time he will offer more office hours to help clarify the new zoning.

6) Pastor Martin Porter of the A.K. Quinn AME Church and Logos Faith Development Corporation discusses methods to create additional multi-family housing within the

HGNNC: Pastor Martin Porter is a managing partner of Logos Faith Development. Logos partners mostly with churches, but not only with churches. Their model is that the landowner does not sell their property, but that they maintain ownership of their properties, especially commercial properties, and then Logos partners with them alongside other funding partners to create much needed housing and commercial components as well. They currently have more than eight projects and are actively building on Western Avenue, on Broadway, on Central Avenue, and on 50 Fifth Street. Their projects are typically about 50 units of affordable housing with a commercial component. They work with a variety of architects and engineers and their funding partners are a mix of public (but not tax credits) and private dollars. That funding sources allows Logos to build with fewer restrictions and allows them to build a little less expensively. Many small churches have a need for additional income which the rental housing and commercial rentals then provide, plus more housing units are created. Pastor Porter would be happy to arrange for a field trip to view their current projects. The PLU Committee can also create of list of potential church sites and other properties for Logos Faith Development to analyze for feasibility of creating housing on those sites.

(Janeshia Robinson entered the meeting at 7:00 p.m.)

7) Reports on other planning and land use issues:

a) Update on demolition notifications, including new duplexes and ADUs: The latest summary from February was reviewed. The pace of demolitions that result in the over-sized duplexes has slowed down lately. Now there are more applications for ADUs. The HGNNC will resend the previous letters regarding the over-sized duplexes to CD 15 Planning Director Pamela Thornton.

b) Construction of 3-story building with 88 (100%) affordable apartments at 11936 S. Central Avenue in District 8 by Oak Road Capital: Oak Road has still not let us know about a date to present on this project. This would be the third large apartment building on the intersection of 120th and Central Avenue, at the northeast corner. All of them are being built with no commercial space on the ground floor and limited parking for residents. It will therefore be difficult for the residents to access basic services, such as groceries, toiletries, hair salons, cleaners, etc.

c) Weingart Willows (former Sea Rock Inn), 14032 S. Vermont Avenue presentation on Thurs. April 27 at 6:30 p.m.: The Weingart Center has asked that the presentation be postponed until Thurs. May 25.

8) Announcements: SalviMex 110 withdrew their application to expand and offer karaoke. Recently their site was raided by LAPD because of illegal gambling, including slot machines.

Construction on the apartments that were to be built at 16101 S. Figueroa still has not begun.

9) Next Committee meeting date – April 27 at 6:30 pm in person at 555 W. Redondo Beach Blvd. in Room 185

Adjournment: 7:15pm

Minutes taken by Majenni Nixon, Secretary