

**Harbor Gateway North Neighborhood Council  
Planning and Land Use Committee  
555 W. Redondo Beach Blvd. – Room 185  
May 25, 2023**

**Present:** Keith Pitts (Chair), Rosalie Preston (Vice Chair), Craig Kusunoki, Jack Patel, Janeshia Robinson, and Lois Saito

**1) Welcome/call to order/roll call:** Committee Chair Keith Pitts called the meeting to order at 6:35 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) Approval of minutes from March 23, 2023, meeting:** It was moved by Rosalie Preston, seconded by Craig Kusunoki, and passed 5-0-0 to approve the minutes as submitted.

**4) Presentation on the Weingart Willows (former Sea Rock Inn), 14032 S. Vermont Avenue by the Weingart Center and Los Angeles County Housing Department:** Elizabeth Ben-Ishai introduced herself as the Manager from the Chief Executive Office of the County of Los Angeles' Homeless Initiative. She said that the Sea Rock Inn was purchased with Round 2 funding for local jurisdictions to help with rapid re-housing of those who are homeless. The Weingart Center was selected from a number of non-profit applicants.

Ben Rosen, Director of Real Estate Development for the Weingart Center introduced himself and said that Alayna Santos, Project Manager, and Drew Mathews were also present from the Weingart Center, which is a non-profit founded in 1983. Their focus is on wrap-around services to help stabilize and maintain housing for those who have been homeless. The Weingart Center will be the long-term owner of the building and so will be the agency to call about any issues with upkeep or residents. It will be a permanent supportive housing building, with no cap on the length of time that a person can remain there. Each person will have a lease and be provided with supportive services. There will be 52 studio apartments and one on-site manager's unit. A small kitchenette will be added to each unit. There will be ADA upgrades made, a new roof, upgraded plumbing and electrical, and two laundry areas created, with at least one washer/dryer per 15 apartment units. There will also be offices for the on-site manager and the three case workers. An area for pets and other community areas will be created after the swimming pool is filled in. There will be 24 hour/7 days a week on-site security, plus security cameras. There will be one case manager for every twenty residents (three) and these will work on a staggered schedule to cover each day from 7 a.m. to 7 p.m., plus the on-site property manager. The case managers will try to meet with the residents every day. The social services are only for the residents of the building. The renovations have begun and the residents will move in early in 2024. The Weingart Center seeks to be a good neighbor and partner in the community.

Questions were then asked. How are the residents selected? They will be adult individuals, 18+, who are identified through the Coordinated Entry System (CES), with a focus on those who have been homeless in the area.

Can the residents bring in other people to live with them? There will be a signed lease and house rules that the residents need to observe. Guests will be allowed, but for no more than three days. Residents will not be allowed to hang out in front of the building.

(Janeshia Robinson entered the meeting at 6:48 p.m.)

What is the screening process before people are able to lease an apartment? There will be an income verification and a criminal background check. Residents must be at least 18 years of age. In regards to the criminal background check, felonies must be at least five years ago and not for sex offenders subject to a lifetime registration requirement under a state sex offender registration program, manufacturing/producing methamphetamine, violent crime offenses (can be waived on a case by case basis after review with Case & Property Management), or drug trafficking felonies (can be waived on a case by case basis after review with Case & Property Management).

Will the residents be limited in the items they can bring into their apartments? Yes—there will be a limit and those will be “hot-boxed” or sterilized to make sure that any germs/insects are killed before the items are placed in the rooms. The apartment spaces are quite small, so there is not a lot of room for personal items.

What about parking of personal vehicles? Will there be adequate parking so that residents don’t start parking on the nearby residential streets or in the Vermont Avenue median? There are thirty to forty parking spaces on site. Not everyone will be able to afford to have a vehicle. Issues related to parking will be addressed in the lease agreement.

Where are the other Weingart Center Project Homekey sites located? Other locations are on Whittier Blvd., West Los Angeles, and Westwood.

What is the minimum income for a resident of the Weingart Willows? Below 30% of the area median income, which would equal \$26,490 per year. Residents pay no more than 30% of their income for their apartment and the rest of the cost is covered by a housing subsidy.

Will having a Project Roomkey next to our residential area lower our property values? Studies have shown that these types of housing do not impact property values nearby.

How do you measure success? The major measure of success is reducing homelessness and keeping people housed. A lot of the new residents will eventually get a job and move out to other types of housing. Some will remain for their lifetimes. Weingart Center will notify the Neighborhood Council later in the fall when the apartments are ready for leasing. The leasing period is for one-year and then renewed.

Since the leases are for one-year, if a resident has shown problem behavior, will the leases be automatically renewed? No—the residents do have to renew their leases each year and for those who are not suited to the programs at the site, they would be moved to a different housing situation, such as transitional housing.

The weeds have been allowed to grow on the property, which creates a bad impression of the neighborhood. When will this be addressed? That issue will be addressed within the next week.

Does the big cell tower have to remain on site? Yes, it will remain.

Will there be any upgrades to the exterior of the building and/or landscaping? Yes, the building exterior will be painted, the parking lot resurfaced, and landscaping added to the exterior of the building and also more trees and shrubs in the interior area.

## **5) Reports on other planning and land use issues**

a) Update on tour of Logos Faith Development Corporation multi-family housing sites: Chair Keith Pitts said he had been addressing possible tour dates with Pastor Martin Porter. The date will be during the week, daytime hours, and limited to three to five of the Planning and Land Use Committee members. Only one of the Logos Faith Development properties will be toured.

b) SoLA Broadway apartments, 248 W. Imperial Highway: SoLA Impact is still not ready to present on this application. It is proposed for 166 units, with some ground-floor retail. There

will not be a parking space for each unit, but it is very close to the transit center on Figueroa Street and Imperial Highway.

c) 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 said that they still are not ready to make their presentation on this property. The City Planner handling the case is still waiting for some documents.

d) Re-opening of Arco gas station, 854 W. El Segundo Blvd.: There is finally construction going on to upgrade this gas station. The owner/applicant expects the grand opening to take place in June and the Neighborhood Council will be invited. There will be electric charging stations and in the future, possibly hydrogen fuel pumps will be added.

e) Harbor Gateway Community Plan update: CD 15 Planning Director Pamela Thornton was present and said that the CD 15 staff is scheduling field trips to review the current Draft Policy Documents for each community. They will be visiting Harbor Gateway South on June 8 and then the Harbor Gateway North area in the following week. The Community Plan update is scheduled to be adopted in 2024. She asks that stakeholders review the Draft Policy Document and then reach out to her at [pamela.thornton@lacity.org](mailto:pamela.thornton@lacity.org) for any questions or concerns about proposals.

f) Other updates: The Final EIR for the proposed Prologis warehouse at 15116-15216 S. Vermont Avenue/747-861 W. Redondo Beach Blvd. has still not been released, with some documents still waiting to be received. Councilmember Tim McOsker will not take a position until he can review the Final EIR.

The Letter of Determination for the SoLA Impact apartments at 110-112 W. Imperial Highway has been received. Approval is for the project as presented, except that instead of only 10% or 12 units being for low-income individuals, there will now be 28 such units.

For the proposed apartment building at 16101 S. Figueroa Street, some new permits were issued in October 2022 for construction of an underground parking garage, which is different from the at-grade parking which was originally proposed and approved about six to seven years ago.

**6) Announcements:** Vice Chair Rosalie Preston said that the current Secretary Majenni Nixon has a lot of conflicts with meeting on the fourth Thursday of the month and that perhaps the fourth Monday or fourth Wednesday could become the new meeting date for the Committee. Chair Keith Pitts pointed out that the Committees will reform in July and the new date should be selected then as the Committee will probably have some different members.

Meeting adjourned at 8:30 p.m. Next meeting scheduled for Thurs. June 22.



Minutes taken by Rosalie Preston, Vice Chairperson