

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
555 W. Redondo Beach Blvd. – Room 185
July 27, 2023**

Present: Keith Pitts (Chair), Rosalie Preston (Vice Chair), Craig Kusunoki, Arvie Powell, Janeshia Robinson, and Angela Springs

1) Welcome/call to order/roll call: Committee Chair Keith Pitts called the meeting to order at 6:51 p.m. followed by roll call, which determined that a quorum was present.

2) Committee Officer appointments

a) Chair: It was moved by Rosalie Preston, seconded by Craig Kusunoki, and passed 6-0-0 to appoint Keith Pitts as Chair of the Committee.

b) Vice Chair: It was moved by Keith Pitts, seconded by Janeshia Robinson, and passed 6-0-0 to appoint Rosalie Preston as Vice Chair of the Committee.

c) Secretary: It was Moved by Keith Pitts, seconded by Craig Kusunoki, and passed 6-0-0 to appoint Majenni Nixon as Secretary of the Committee.

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

Council’s jurisdiction: A District 6 stakeholder said that she is one of the few in her neighborhood using 311 to get the area cleaned up. She would like to see more beautification projects around the Figueroa Street/Imperial Highway/110 Harbor Freeway area. The Caltrans areas along the 110 freeway near Imperial Highway need to be replanted. It would be great to have a sign designating the Harbor Gateway area above the freeway where the 110 Harbor freeway and 105 freeway connect and banners promoting the Neighborhood Council and cultural events going on in the City. Possibly funding for beautification could be provided by the arts fund and work with a non-profit, such as The Niles Foundation.

4) Approval of minutes from May 25, 2023, meeting: It was moved by Angela Springs, seconded by Janeshia Robinson, and passed 5-0-1 (Powell) to approve the minutes as submitted.

5) Presentation by Ermias Hagos of Blue Nile Properties on proposed 4-story, 18 unit plus one ADU 100% affordable permanent supportive housing apartments, 105 W. 116th Place (ADM-2023-4220-PSH-PHP) in District 7:

Rosalie Preston had talked with Ermias Hagos about a month ago and he had expressed interest in speaking to the Committee. The site is off a short cul de sac just north of the 105 Freeway and the railroad track and west of Main Street. However, when emailed closer to the date of the meeting and also called, Mr. Hagos did not respond. Mr. Hagos had said that he has built other similar projects, small permanent supportive housing, but has often had trouble finding a non-profit to partner with to provide the supportive services once the building is complete and ready for sign off from the Building and Safety Department.

6) Reports on other planning and land use issues

a) Adaptive Reuse Ordinance: The Department of City Planning is proposing to expand the 1999 Adaptive Reuse program to make it easier to change old hotels or office buildings into apartment housing via incentives. A number of the old hotels in downtown Los Angeles would

then be able to be converted, such as the Barclay Hotel at 103 4th Street, which is already being converted to low income supportive housing. NC PlanCheck had a presentation on this proposal at their July 8 Zoom meeting.

b) Digital signage along freeways – Metro Transportation Communication Network, 49 locations throughout the City: None of the 49 locations are within the Harbor Gateway North area, however their approval would set a bad precedent. The digital billboards are large and their support structures are massive and unsightly. If constructed, they would definitely become a driving distraction and feature paid advertisements, not just transportation updates. Council President Paul Krekorian sees them as a way for the City of Los Angeles to generate more income. Public comment can be made to Council File 22-0392.

c) Construction of 3-story building with 88 100% affordable apartments at 11936 S. Central Avenue in District 8 by Oak Road Capital: The contact at Oak Road Capital kept saying they were not ready to present to the Neighborhood Council and now when the cell number is called, it is “out of service.” It is possible that SoLA Impact may be taking over this proposal.

d) 12 beds of interim housing for the homeless at 345 E. 118th Place (CF 20-0841-S35) in District 8: Because Rosalie Preston is one of the HGNNC Community Impact Statement filers, she received an email with an update for Council File 20-0841-S35 which listed 345 W. 118th Place in Council District 8 as being the location for funding to provide 12 beds of interim housing. She has driven past the site, a duplex that was already constructed, and noted that it appeared to be already occupied. Council District 15 is looking into this and will let the HGNNC know.

e) 14502 S. Figueroa, four industrial lots from two lots-no development proposed (AA-2023-4139-PMLA; ENV-2023-4140-CE) in District 3: Rosalie talked with the representative from CBRE who submitted the application. He said that the division is to create clean parcel lines so that in the future when Designed Metal Connections sells their building, it is separated from the other parcels. Permaswage, which designs and manufactures fittings and tooling for aerospace and defense uses, will remain in the buildings to the south. There was some discussion as to whether the HGNNC should support the lot split and have the Board vote on that proposal or just remain neutral as it is a technical correction of existing property lines. The map provided is not entirely clear about where the new lines would be drawn. No new development is proposed at this time.

f) Re-opening of Arco gas station, 854 W. El Segundo Blvd.: The gas station should have already been re-opened, but now the Department of Building and Safety is requiring another application to install new electrical in the carwash, so the re-opening will not be until at least August. However progress on the reconstruction is now very obvious compared to the situation last year.

g) Impact of oil drilling on 126th Street at the Garner well: Recently there have been reports of intense vibrations at a home in the 700 block of 129th Street, which is located near a plugged well and an idled well, and downhill from the active well on 126^h Street between Vermont Avenue and Ainsworth. The HGNNC contacted Amanda Bettinelli, the Assistant U.S. Attorney handling environmental justice issues, and she contacted CalGEM. CalGEM sent an inspector out the following day and he took photos of the cracking of the interior walls, out-of-alignment doors, cracks in the driveway, and in the front pathway. Council District 15 was also notified and is following up with the City’s Petroleum Administrator. A number of stakeholders responded to the message in the robo-call for the July 25 General Membership meeting about whether they had experienced vibrations or cracking in walls or driveways. Three live near plugged wells.

The HGNNC is trying to figure out the relationship between the slant drilling from the active well on 126th Street and the plugged wells. The recent reports of damage to homes is similar to that reported ten years ago when the Rosecrans Oil Field was mapped via a thumper truck and some of the wells were redrilled and fracked.

h) 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. Some type of soil testing seems to have been taking place at the site recently. The ground water contamination issue and the latest report on that clean up will be given at the October 24 General Membership meeting by the Los Angeles Regional Water Quality Control Board. HGNNC Chair Miguel Vazquez and Secretary Rosalie Preston met virtually with the LARWQB on June 23 and learned that the contamination plume is moving in a southeasterly direction from the original site of contamination from Pacific Electriccord, on the northeast corner of the property. There were originally six ground water monitoring wells, though two of those will be closed. Two new ground water monitoring wells have been drilled: one next to Farmer Boys and one next to the 110 freeway south-bound onramp just south of Redondo Beach Blvd. The responsible party for clean up is APA 3 Ltd., which was the property owner from 2003-2007 when the LARWQB learned of the ground water contamination.

7) Announcements: There were none.

Meeting adjourned at 8:03 p.m. Next meeting scheduled for Thurs. August 24.

Minutes taken by Rosalie Preston, Vice Chairperson

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