

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
555 W. Redondo Beach Blvd. – Room 185
September 28, 2023**

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

1) Welcome/call to order/roll call: In the absence of Chair Keith Pitts, Committee Vice Chair Rosalie Preston called the meeting to order at 6:40pm 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: There was none.

3) Approval of minutes from August 24, 2023, meeting: It was moved by Janeshia Robinson, seconded by Craig Kusunoki, and passed 7-0-0 to approve the minutes as corrected.

4) Presentation by Christopher Piña, Department of City Planning on proposed new zoning and Draft EIR for the updated Harbor Gateway Community Plan, which lays out the direction of land use development for the next twenty years: See Los Angeles City Planning's website with a version of the presentation presented at the PLU NC meeting and various resources: <https://planning.lacity.org/plans-policies/community-plan-update/harbor-la-community-plans-update#draft-plans>

Christopher Piña, Project Manager for the Harbor Gateway Community Plan update, said that community participation in the process is vital to ensure that the City's land use policy reflects the community's long-term vision for the Harbor LA Community Plan Areas. The Harbor Gateway and Wilmington/Harbor City Plans are collectively referred to as the HarborLA Community Plans. The City's 36 Community Plans form the Land Use Element of the City's General Plan, which guides planning and land use. The Harbor Gateway Plan was last updated in 1996. The HarborLA Plans team is just three staff, though there should be five. From 2018, the Harbor LA planning team held and participated in numerous in-person public meetings to identify key issues and inform land use and zoning changes, including community workshops, Neighborhood Council and community organization meetings and community events. Since the start of the pandemic in early 2020, Department of City Planning outreach efforts shifted to online and virtual activities due to the City's safety protocols. The Harbor LA Team has held virtual office hours, participated in virtual meetings with community groups and collected community input on draft land use and basic zoning (height, density, and Floor-Area Ratio-FAR).

Piña then presented examples of new zoning for 747 W. Redondo Beach Blvd. (industrial to hybrid industrial, which allows light industrial but also commercial and residential) and 621 W. 152nd Street (industrial to hybrid industrial), which seeks to create a buffer between industrial uses and residential uses. California Waste Services at 621 W, 152nd Street has vested rights as they are operating under the older Community Plan zoning. Future uses in such zoning would not allow logistics and warehousing uses by right and would require a finding that certain air

quality standards would be met per SB 1000 (Environmental Justice in Local Land Use Planning), which was passed in 2018.

He also showed the proposal for 17236 S. Hoover Street, which would change from residential and public facility to HE3 FY1. This would allow only one house per every 20,000 square foot of land, which would mean possibly six homes for the former Caltrans lots which lies to the south of many existing homes along Hoover Street and which the developer who owns it has previously tried to build 15 two-story homes on in 2018. The two lots are approximately 122, 295 square feet.

Gardena Blvd. would be designated a “Neighborhood Center” with FAR (Floor-Area Ratio) of 1.5 and a maximum of three stories, to help maintain the character of the Boulevard. No drive-through facilities would be allowed, entrances would be required to be street facing and second stories set back.

For Athens on the Hill, the zoning would remain “low residential” with a FAR of .05, which is the current floor-area ratio. One unit only would be allowed per lot, a 33” height maximum and lot widths of at least 50’ and setbacks of 20’ to preserve the character and scale of the neighborhood.

In answer to a question about removal of the “O” for oil designation on properties in Districts 4 and 5 and 747 W. Redondo Beach Blvd., Pina said it would remain to show the past history of oil wells in those locations. Environmental Justice policies will be embedded in the new zoning and will follow the City’s Clean Up Green Up guidelines. Any projects involving environmental justice issues will require a hearing before the City Planning Commission.

There will no longer be CPIO (Community Plan Implementation Overlay) designated areas, as in the South LA and Southeast LA Community Plans. Instead, guidelines for reducing incompatible uses, such as auto repair and fast food outlets, will be included into conditions.

The Draft EIR (DEIR) was published on September 21, 2023. The 60-day public comment period will end on Monday, November 20, 2023, at 5:00 pm. On November 9th there will be a public hearing.

The city is happy to announce the release of the proposed Harbor LA zones and a new video series that discusses the new zoning in the Harbor Gateway and Wilmington/Harbor City Plan areas. The new zoning is a tailored approach to meet the needs and vision for each neighborhood. It focuses on the physical design of a building as well as its use. The new zoning will help implement the goals and policies of the Community Plan policy documents. The videos explain the new zoning for form, frontage, development standard, and use and density.

The Community Plan Update consists of a **Land Use Map**, a **Community Plan policy document** and **new Zoning**. Policy and goals are primarily implemented through zoning. Land use designations establish the general location and intensity of different uses of land. Each land use designation has corresponding zones which regulate the size, shape, location, and use of

buildings on a given property. As part of this community plan update, new zoning developed through the comprehensive update of the City’s Zoning Code will be applied to every property.

Piña noted that currently the Harbor Gateway Plan area lacks commercial uses—only 6% now. The proposals in the Plan are intended to increase this percentage. Meanwhile, the Harbor Gateway Plan area has 38% industrial uses.

6 main plan objectives:

1. Address incompatible land use patterns.
2. Create hybrid industrial areas that prioritize job-producing uses and serve as a buffer between residential and heavy industrial uses.
3. Encourage mixed – use and equitable transit-oriented development at key locations.
4. Revitalize commercial areas through improved street frontages and pedestrian-oriented design standards and by promoting a diversity of uses that serve the needs of the community.
5. Preserve industrial districts and improve their function and visual character through improved street frontage, screening and quality building design.
6. Maintain stable single-family and multi-family residential neighborhoods.

Next Steps:

- DEIR Comment Period - closes 11/20 at 5 pm
- Begin Adoption Phase:
 - o Virtual Open House & Public Hearing - Fall 2023
 - o City Planning Commission – Mid Winter 2024
 - o Planning Land Use and Management Committee (PLUM)
 - o City Council
 - o Final effectuation – Late 2025

To see the proposed land use and zoning recommendations on your property, please explore the interactive [Harbor LA StoryMap](#) and review the draft code pages on the [Harbor LA Plans website](#)

If you have any questions, please reach out to Christopher Piña by email at Christopher.pina@lacity.org or planning.harborlaplans@lacity.org.

5) Reports on other planning and land use issues:

a) Continued use of auto repair and smog check shop in residential zone R4-1, 11000 S. Figueroa Street ZA-2023-5293-ZV; ENV-2023-5294-CE in District 6: Every 5 years the permit needs to be reviewed because the property is zoned R4-1. From observations made from PLU committee members, the shop has been kept clean and the lot is big enough for cars to be housed out of the public’s way and not taking up spaces in front of residences on 110th Street.

b) Digital signage along freeways – Metro Transportation Communication Network, 49 locations throughout the City (City Planning Commission voted to approve): Passed at the September 14 CPC meeting after tabling the item in August. The City and Metro will share revenues from the advertising on the signs that will be dispersed throughout the city. No

locations are in the HGNNC, but individual PLU Committee members filed public comment on the issue due to the precedent it sets for the future of digital advertising and traffic safety near the signs.

c) 12 beds of interim housing for the homeless at 345 E.118th Place (CF 20-0841-S35) in District 8: CD15 Field Deputy Nicholas Chavez has been researching this issue but still has not been able to clarify why this address is listed as being in Council District 8 instead of Council District 15 and if this location is actually going to be housing for the homeless when it appears to already be rented out.

d) Re-opening of Arco gas station, 854 W. El Segundo Blvd.: Progress is being made with the Arco sign now on the outside of the canopy. Still no re-opening date.

e) Other updates:

1. 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. There has been no new City Planner assigned to the case per the Department of City Planning website.

2. Oil wells and slant drilling concerns continue to be raised and reported in HGNNC, especially around 126th and 129th streets. Ten years ago a thumper truck surveyed the Rosecrans Field to locate oil and gas reserves and many of the same residents who complained about cracking of walls and driveways at that time have called about renewed issues now. CalGEM, has come out to assess the damage and subsidence issues under one home in the 700 block of 129th Street but not responded to others who have called. It was suggested that Garner, the operators of the active well on 126th Street which is suspected of doing slant drilling and fracking, be invited to a future PLU Committee meeting.

3. Oversized vehicle parking concerns/resolution – Lu Watson requested PLU recommend to the HGNNC Board that it write a letter to Councilmember McOsker requesting he place before City Council a Resolution prohibiting oversize vehicle parking on certain streets (to be identified) within the boundaries of Harbor Gateway North NC. Please click on link for example of Resolution:

language:[14KONICABH454 CH3CPS 1-20160301124131](#)

6) Announcements: There were none

Next meeting scheduled for Thursday October 26 at 6:30 pm in person at 555 W. Redondo Beach Blvd. in Room 185.

Meeting adjourned at 8:46 pm

Minutes taken by Majenni Nixon, Secretary