

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Held via Zoom meeting online or by telephone
September 26, 2024**

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

1) Welcome/call to order/roll call: Committee Vice Chair Rosalie Preston called the meeting to order at 6:37pm 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: Dr. Edna Briggs (District 5 stakeholder) expressed two issues:

1. Illegal dumping: she has raised these issues for the past seven years; still a concern.
2. She attended the Los Angeles City Attorney's Reparations Commission meeting on August 27th where they discussed the reparation plans that they are developing for the City of Los Angeles. She expressed concern that they only focused on Council Districts 8, 9, and 10, but not Council District 15 (HGNNC's area). Additional meetings have followed but still nothing specific was mentioned for our area. She also attended an environmental justice meeting where issues were brought up about concerns in Watts, where toxic substances have been found in their water like Flint, Michigan and Jackson, Mississippi. She also has concerns about illegal dumping along the Union Pacific railroad tracks. Possibly this could be an agenda topic on an upcoming Environmental Justice Committee meeting.

3) Approval of minutes from July 25, 2024, meeting: It was moved by Arvie Powell, seconded by Craig Kusunoki, and passed 5-0-0 to approve the minutes as submitted.

4) Presentation by Ramin Shillian, 3D General Construction, on 74 unit, 3 story apartment building, with 111 parking spaces, at 1134 E. 120th Street at Central Avenue – Ramin Shillian is a general contractor and AR Holding is the owner of the property. Mr. Shillian gave a brief overview of the project and mentioned that demolition of the commercial buildings along Central Avenue and the Taco Pete's building is scheduled for demolition on December 1. The new building will be 3-story, with 74 units of affordable housing at 1134 East 120th Street, with the main entrance on 120th Street. The building will span approximately 40,000 square feet, there will be approximately 58 bikes parking spots and a rooftop with open spaces and a garden. See rendering of the building and project cover sheet.

Concerns:

- **Parking:** The building will have no parking spaces, despite having 74 units, because under State law (AB 2097), there are now no parking minimums if a project is within a half mile of a major transit stop. Committee members expressed concern that the lack of parking will exacerbate existing issues in an area already limited in street parking availability and with minimal bus service.
- **Design and Aesthetics:** The building's current exterior design makes it look like a "prison" due to its lack of architectural articulation and dark gray color. It was suggested

that a lighter gray with some white and possibly another color be used. Mr. Shillian said that they were already considering some adjustments.

- **Lack of any ground-floor commercial:** Future renters of the building, who will not be able to park a vehicle on-site will have to travel long distances to access grocery stores, dry cleaners, pharmacies, hair care salons, etc. as none are available nearby.
- **Minimal landscaping along Central Avenue:** More trees and shrubbery are needed.
- **Lack of community involvement and project awareness:** Frustration was expressed that the project has reached this stage without any previous community engagement. Earlier involvement with the Neighborhood Council and nearby residents could have addressed many of these issues.

Pamela Thornton, Planning Director for Council District 15, acknowledged the community's valid concerns about the lack of on-site parking and the likely overflow parking in the nearby residential area to the south of the project. She has requested a detailed briefing on the project and plans to investigate entitlements and project specifics. She will also follow up with the Mayor's housing team and provide updates.

The PLU Committee will invite the project applicant to a future meeting to follow up on revised plans.

(Rebecca Rodriguez entered the meeting at 6:49 p.m.)

5) Discussion of actions to take regarding fall 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., such as new comment letter from the PLUM Committee and possible Town Hall for stakeholders No date for the final EIR and no further information was provided by the City Planner who is overseeing the project. Four people from the Neighborhood Council (Joan Jacobs, Rosalie Preston, Majenni Nixon, and Luetta Watson) met with Councilmember Tim McOsker, Field Deputy Nicholas Chavez and Planning Director Pamela Thornton on Thursday August 22nd to discuss key issues and concerns regarding the project, including overall aesthetics, the existing California Waste Services using the same access road (Orchard Avenue) with their ~200 trucks a day, soil and ground water contamination and how the clean up will be addressed, noise and air pollution, and traffic impacts on Orchard/Redondo Beach Blvd., Vermont Avenue/Redondo Beach Blvd., and Redondo Beach Blvd. at the 110 freeway south on-ramp. A follow up in-person meeting will be scheduled so that the Councilmember can view the site and its issues in person. This will ideally take place on a Thursday afternoon around 4:30pm when the traffic on Redondo Beach Blvd. is heavy. It was suggested that the PLU Committee draft another comment letter in preparation for the release of the Final EIR as after the release there will not be a lot of time before the project is considered in the Planning and Land Use Committee (PLUM) of the City Council. If approved there, it would then go to the full City Council for a final vote. If needed, there may have to be a Special PLU Committee meeting and even Board meeting to meet the deadlines for adoption of the Final EIR comment letter.

6) Reports on other planning and land use issues

a) New date for community meeting on 2025 California Waste Services, 621 W. 152nd Street, CalRecycle permit renewal – Tuesday October 15th at 6:30pm at the Rosecrans Recreation Center gymnasium. The community has been raising issues regarding the loud noise from operations, both during the daytime and in the evenings, sometimes after 10 p.m. (hours of operation are Monday-Friday 6 am-10pm, Saturday 6 am-8 pm, and Sunday 8 am-4 pm) and the dust/debris that blows over homes from operations onsite. Previously in a 2015 study, the South Coast AQMD found that the dust generated from CWS operations includes silica and fiberglass.

b) Update on Garner J1 well, 809 W. 126th Street, permit issue, odor complaint, and drilling impacts: The resident on 129th Street is still experiencing vibrations at her home. Additionally, a former HGNNC Board member reported structural cracks to his home on 126th Street, which is located five houses from the well, and also petroleum odors which were coming from the location of the Garner J1 well at 809 W. 126th Street. The odor, described as oily or petroleum-like, were reported to the South Coast Air Quality Management District (AQMD). An AQMD inspector did come out several days later, but by then the odor was not present. However, she did call the owner who said that the cause might have been due to an improper vapor seal during crude oil transfer from the storage tank to a transport truck. However, no trucks were present at the time of the incident. The well on 126th Street is not permitted through CalGEM (California Geologic Energy Management Division) at the state level but is registered with the AQMD, though using an address on 125th Street. (The drilling site runs between 125th and 126th Streets). Regular monitoring of air quality around oil wells is mandated, with the tests carried out by contractors hired by the well owners. Efforts will continue to pressure the City's Petroleum Administrator and CalGEM to enforce permitting and monitoring for the well. Community members are encouraged to report odors and structural concerns. New state laws offer hope for stricter local control and better enforcement, including addressing abandoned wells.

c) Update on opening of the Weingart Willows, 14032 S. Vermont Avenue: Residents will not be moving in until early October. The official grand opening will probably take place in early November.

d) Reopening of Arco gas station, 854 W. El Segundo Blvd. The owners experienced a major setback when thieves stole electrical equipment, necessitating purchase of the needed electrical equipment and permit review by LADWP. There has also been other vandalism and major graffiti requiring repainting. They are now hiring a security guard until the station can open with 24-hour operation and staff always on site.

e) Rexford Industrial, 400-422 W. Rosecrans – The Los Angeles County planner assigned to the case says that the public hearing date may be late in the year and she will notify the HGNNC.

f) Other Planning and Land Use issues: No others were mentioned.

7) Announcements: Next meeting date to be set on October 24, 2024, at 6:30pm via Zoom (virtual meeting).

Meeting adjourned at 7:24pm

Minutes taken by Majenni Nixon, Secretary