

**Harbor Gateway North Neighborhood Council  
SPECIAL Planning and Land Use Committee  
Held via Zoom meeting online or by telephone  
June 3, 2025 at 6:30pm**

**Present:** Rosalie Preston (Vice Chair), Majenni Nixon (Secretary), Arvie Powell, Janeisha Robinson, Rebecca Rodriguez, Luetta Watson

**Absent:** Craig Kusunoki (excused), Angela Springs

**1) Welcome/call to order/roll call:** Committee Vice Chair Rosalie Preston called the meeting to order at 6:34pm 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:** None

**3) Approval of minutes from the May 5, 2025, Committee meeting:** It was moved by Janeshia Robinson, seconded by Arvie Powell, and passed 6-0-0 to approve the minutes as submitted.

**4) Status updates on two SoLA Impact apartment projects in District 7: 110 W. Imperial Highway and 248 W. Imperial Highway:** No representative was present or had responded to emailed requests for updates. 110 W. Imperial Hwy was previously reported by SoLA Impact to be delayed due to the last tenant, a tire shop, not vacating. 248 W. Imperial Highway has been used as storage for the materials that were to be used to construct 110 W. Imperial Highway. 248 W. Imperial Hwy: Being used as storage; stalled until 110 progresses. A check on ZIMAS suggests that the application may have been withdrawn. Rosalie will follow up with the assigned City planner.

**5) Updates to ZIMAS, with instructional video:** Rosalie demonstrated how to use ZIMAS for zoning and permitting research. See also [@Planning4LA YouTube page](#) and <https://planning.lacity.gov/>

Highlighted zoning layers, administrative reviews, oil well locations, overlays, opportunity zones, and AB2097 transit proximity benefits. Some of the examples shown were the stalled apartment project at Imperial and Main, an ADU project near 130th & Vermont that showed seismic retrofit delays, and oil well locations (active and closed) in Districts 5 and 4.

**6) Reports on other planning and land use issues**

**a) Prologis warehouse Vermont Redondo project: May 8 City Planning Commission hearing with approval:** The EIR was approved by the City Planning Commission on May 8. Councilmember McOsker asked that a further restriction of hours be considered for the evening due to noise impact, but was not present when the Commission held their discussion and vote because he had to leave for an emergency Budget and Finance Committee meeting. The Vice President of the Commission, Michael Newhouse, interpreted McOsker's remarks in a way that led the other Commissioners to ignore their misgivings and go ahead with the vote. There will very likely be an appeal. District 1 stakeholder Nancy Torres expressed interest in being

involved with the appeal and Rosalie said that after an appeal there will be another hearing before the City Council's PLUM Committee.

**b) California Waste Services, 621 W. 152nd Street, 2025 permit review:** There are ongoing concerns about early morning truck congestion along Orchard Avenue and continuing violations regarding hours of operation and environmental impacts on nearby residences. Among other waste haulers, CWS has been named in a Los Angeles County lawsuit over illegal dumping on rural private land in the Antelope Valley. There is a need for clarity on enforcement and proper reporting agencies for violations.

**c) Update on oil well issues: SB 1137 (3,200 foot setback from sensitive uses), with safety measures for existing operators:** SB1137 mandates 3,200 ft setbacks from sensitive uses statewide. CARB (California Air Resources Board) is creating some regulations for existing wells, including methane testing, which might help with the J1 Garner well at 809 W. 126<sup>th</sup> Street.

Since State law AB3233 was passed, granting local authorities the ability to regulate oil and gas uses within their jurisdictions, the City of Los Angeles' new ordinance to reinstate oil and gas drilling policies is now being created. Arvie Powell and Rosalie Preston attended the virtual meeting earlier in the day that was organized by the Department of City Planning and encouraged others to provide community feedback on the new ordinance language by emailing [planning.oildrilling@lacity.org](mailto:planning.oildrilling@lacity.org). There are continuing concerns about directional drilling impacting homes on 129th Street, with possible fracking. Council File 24-1580 would include interim controls for the acidization of wells (fracking), which would be an interim measure until the new ordinance is in place. Rosalie also mentioned a website she had heard about—FracFocus. She looked up our area and saw only two wells recorded as having reported fracking—both in Wilmington. So it does not seem to be very accurate or well drillers are not reporting what they are doing. However, for the wells on the site, the chemicals that they used in the fracking are listed.

**d) Re-opening of Arco gas station, 854 W. El Segundo Blvd.: The owners were** waiting for an LADWP inspection after copper wire theft caused them to have to repair the electrical service. Signs of progress have been noticed, including nighttime lighting and on-site workers.

**e) ED1 projects**

**i) 700 W. 120th Street - 50 units with no parking:** This has been delayed due to a legal challenge.

**ii) 1134 E. 120th Street – demolition status.** Demolition has been completed; waiting for updated proposal.

**iii) 11840 S. Central Avenue – construction status:** There is no visible progress.

**h) Harbor Gateway Community Plan update** - Still awaiting scheduling at the City Council PLUM Committee; possibly moving forward this summer.

**i) Other Planning and Land Use issues:** Modular Housing Proposal – 116th Pl (Avalon to Stanford) This was originally proposed as a Tiny Homes project. A follow-up meeting was held on May 19 at the Bel Vue Community Presbyterian Church. The updated proposals include five modular buildings (3 units each = 15 units total) and a focus on formerly homeless families. 24/7 security will be provided, 11 parking spaces for residents and staff, on-site social services, a dog park, and outdoor playground for the children. LAPD would be authorized to do overtime to provide additional patrols of the area and Council District 15 would add additional illegal dumping pick ups in the area. The project is temporary for 3 years, with the potential for a 3-

year extension. The next meeting on the Modular Housing will be on Thursday June 5<sup>th</sup> at 5:30 pm, held virtually.

**7) Announcements:** Reminder to express interest via email to continue as a Committee member ahead of July 8 board reappointments.

Next meeting date will be July 1, 2025, at 6:30pm via Zoom (virtual meeting).

Meeting adjourned at 7:45pm

Minutes taken by Majenni Nixon, Secretary

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