



clerk CIS <clerk.cis@lacity.org>

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## Community Impact Statement - Submission Details

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**LA City SNow** <cityoflaprod@service-now.com>  
Reply-To: LA City SNow <cityoflaprod@service-now.com>  
To: Clerk.CIS@lacity.org

Tue, Oct 24, 2023 at 10:36 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [empowerla@lacity.org](mailto:empowerla@lacity.org).

\*\*\*\*\* This is an automated response, please DO NOT reply to this email. \*\*\*\*\*

### Contact Information

Neighborhood Council: Wilmington

Name: Shawn Farmer

Email: [Shawnpatrick1225@gmail.com](mailto:Shawnpatrick1225@gmail.com)

The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 10/24/2023

Type of NC Board Action: For

### Impact Information

Date: 10/25/2023

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 23-1176

Agenda Date:

Item Number:

Summary: The Wilmington Neighborhood Council supports this motion. Please see the attached letters

Ref:MSG9221621

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 **832 dominguez-signed.pdf**  
580K



## Wilmington Neighborhood Council

544 N. Avalon Blvd., Suite 103, Wilmington, CA 90744

(310) 522-2013 [wilmingtonnc@empowerla.org](mailto:wilmingtonnc@empowerla.org)

[wilmingtonneighborhoodcouncil.com](http://wilmingtonneighborhoodcouncil.com)

*Gina Martinez, Chair*

*Gayle Fleury, Co-Chair*

*Jaime Bedolla, Treasurer*

*Alicia Baltazar, Secretary*

*Trishie Salas, Parliamentarian*

October 24, 2023

Councilman Tim McOsker

Re: 832 Dominguez Avenue, Wilmington CA 90744

The Wilmington Neighborhood Council seeks the assistance of our Councilman in obtaining the following records with regard to 832 Dominguez Ave., Wilmington, CA 90744:

- Administrative Clearance
- CUGU Adjustment
- CUGU Exemption
- A detailed plot plan of the proposed project

It is our understanding that no permit should have been issued on this address unless one of the above has been obtained. We have made numerous attempts to verify if this has been done, however we have yet to receive a single response to our requests.

We are asking if you can obtain this information and then forward it to us. Although this information should be readily available to the public the various agencies and parties listed on our attached letter have refused to respond to our requests. We further request that action be taken to explore if this permit was properly executed.

We had previously asked the LADBS to please ask for proposed site plans to comply with the Zone Change Ordinance section 160.8. That prior to the issuance of building permits, a detailed plot plan of the proposed project, indicating landscaping with sprinklers approved by a landscaped architect or licensed landscaped contractor shall be submitted to and approved by the Department of City Planning, and attached to the file. We have yet to receive that as well.

The property in question is listed as a light manufacturing/light industrial and commercial but open storage of Trucks and Trailers is **Heavy Industrial** use. We question the "Use District" 20 acres of heavy industrial on the same street as R1 residential which is less than 300-500 feet away. We know that applying for a permit under Open Storage Truck and Trailer is an often-used way to circumvent the city system and later store and stack containers which is prohibited and once these illegal activity takes place there is no enforcement to remove them. No new Cargo containers storage yards are permitted in

Wilmington but they are deliberately working around it. We also are interested on knowing if an EIR was done or is it required?

If action is deemed necessary and feasible, we support attaching these letters to any such action or council file in support of such action and filing as a community impact statement.

Our port adjacent community simply cannot continue to accommodate, trucks, trailers, and chassis next to residences and our planning and zoning department has failed abysmally in enforcement or rather its lack of enforcement on these illegal storage yards. We already suffer some of the worst air quality in the nation and some of the highest rates of cancer and asthma in the nation due to the failed planning policies of our city. It is detrimental to our health, welfare and quality of life to continue to allow such activity.

Sincerely,

A handwritten signature in black ink that reads "Gina Martinez". The script is cursive and fluid, with the first name "Gina" and last name "Martinez" clearly distinguishable.

Gina Martinez  
Chair, Wilmington Neighborhood Council  
On Behalf of the Wilmington Neighborhood Council

CC:

Los Angeles Department of Building and Safety, Permits & Engineers  
Department of City Planning  
LA City Planning Commission  
Chief Zone Administrator, Estineh Mailian



## Wilmington Neighborhood Council

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*Gina Martinez, Chair*  
*Gayle Fleury, Co-Chair*  
*Samantha Martinez, Treasurer*  
*Mayra Zamora, Secretary*  
*Valerie Contreras, Parliamentarian*

November 16, 2021

Los Angeles Department of Building and Safety, Permits & Engineers  
Department of City Planning  
LA City Planning Commission  
Chief Zone Administrator, Estineh Mailian  
All Interested Parties

Reference: 832 Dominguez Avenue, Permit for Open Storage of Truck and Trailers -See attached references-18020-10000-03711 and plan check B18LA27182

On Tuesday, November 16, 2021 the Wilmington Council took official action on behalf of our stakeholders, to approve sending this letter to address the need for clarification on this permit.

*Zone Change Ordinance Subarea SA70: ANY open storage uses on the property shall be subject to the following limitations: [Q] MR2-1VLO. A.*

As a result, we therefor seek clarification as to how the afore mentioned permit was approved.

Currently the WNC is updating our community plan to adjust the mixed zoning issues that plague our community. We are aiming to clean up the environment hazards that many of these open storage yards bring to our quality of life. All open storage.

We further question how this permit was approved when it is across and adjacent to single family homes and is located on streets that prohibit trucks over 6,000 pounds. It is further our understanding that under CUGU Guidelines that the Department of Building and Safety shall not issue any permits unless an Administrative Clearance, CUGU Adjustment or CUGU Exemption has been obtained and City Planning must approve the project when in the CUGU area. As of this date we have not been able to verify that any clearance, adjustment, or exemption has been obtained. We respectfully request that any such document in your possession be forwarded to us upon receipt of this letter.

We ask that LADBS please pull this permit which we believe could have been approved in error. This is a MR2 (Restricted Industrial Zone), Which does not permit Cargo Containers and the area also has a Q Condition that prohibits stacking containers. We ask the LADBS to please ask for proposed site plans to comply with the s Zone Change Ordinance section 160.8 That prior to the issuance of building permits, a detailed plot plan of the proposed project, indicating landscaping with sprinklers approved by a landscaped architect or licensed landscaped contractor shall be submitted to and approved by the Department of City Planning, and attached to the file.

The property in question is listed as a light manufacturing/light industrial and commercial but open storage of Trucks and Trailers is **Heavy Industrial** use. We question the "Use District" 20 acres of heavy industrial on the same street as R1 residential which is less than 300-500 feet away. We know that applying for a permit under Open Storage Truck and Trailer is to mimic the city system and later store and stack containers which is prohibited. No new Cargo containers storage yards are permitted in Wilmington but they are deliberately working around it. Still other violations currently exist. There is no proper enforcement and was an EIR done or is it required?

Note: Posted Street Signs on Dominguez Avenue to the front of the said property 832 Dominguez Avenue and at the rear of the property at Sanford Avenue posted signs read "No Trucks over 6,000 pounds allowed". The cab of a truck, even a very small truck, weighs anywhere from 15,000 pounds to 23,000 pounds. Clearly over the posted limit. A bare trailer chassis weighs 6,600 pounds which is clearly over the weight limit and prohibited. If this owner intends to park trucks and trailers here then how will they comply with city regulations to enter and exit the facility? Clearly, they will be in violation of city limits and permitted now with the City's knowledge. 919 Sanford and 901 Flint are residential homes directly across from the permitted business property.

We thank you for the opportunity to give input on behalf of our community needs and for your willingness to work with the Neighborhood Council to better serve our Wilmington Community.

Best Regards,

Gina Martinez, WNC Chair  
On behalf of the Wilmington Neighborhood Council