

## Communication from Public

**Name:** LUISA GRATZ  
**Date Submitted:** 08/18/2025 06:37 PM  
**Council File No:** 18-0279-S1  
**Comments for Public Posting:** Please see attached comments below

AUGUST 18, 2025 BY E-MAIL  
Clerk.plum committee@lacity.org

TO: PLANNING & LAND USE MANAGEMENT  
COMMITTEE CLERK TEAM  
CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK

FROM: LUISA GRATZ, HARBOR GATEWAY RESIDENT, 15<sup>TH</sup>  
DIST.

RE: NOTICE OF PUBLIC HEARING 9-9-25  
CASE No. CPC-2017-1014-CU-ZAA-SPR-1A  
COUNCIL FILE 18-0279-S1  
"PROLOGIS" PURSUIT OF PROPERTY ON  
REDONDO BEACH BLVD. BETWEEN 110 FWY  
SPECIFICALLY ORCHARD & VERMONT AVE.

HELLO ALL,

I AM SUBMITTING THIS WRITTEN STATEMENT BECAUSE  
I AM NOT AVAILABLE FOR IN PERSON TESTIMONY.  
I DO NOT KNOW WHO ANY OF YOU ARE OR  
WHERE YOU LIVE, OR WHAT YOU AND YOUR  
PRIORITIES MAY BE. I DON'T CARE IF  
YOU ARE A REPUBLICAN OR DEMOCRAT OR AN  
INDEPENDANT VOTE.

I DO CARE ABOUT THE DECISIONS YOU MAKE  
AND WHY, AND HOW YOUR DECISIONS WILL  
AFFECT ME, MY PETS, MY NEIGHBORS AND  
OUR NEIGHBOR HOOD.

CONTINUED →

I AM LOUDLY OPPOSED TO MY CITY IGNORING THE RESIDENTS OF OUR HARBOR GATEWAY IN THE 15<sup>TH</sup> COUNCILMANIC DISTRICT OF L.A.

"PROLOGIS" IS A "FORTUNE 500" COMPANY WITH RESOURCES TO INFLUENCE YOUR VOTE. THEY INTEND TO BUILD A NOISY, 24 HOUR, TRUCKS COMING & GOING, EMITTING DUST, TIRE & OTHER PARTICULATE MATTER, DIESEL EMISSIONS, WHICH CAUSE & CONTRIBUTE TO DIABETES, C.O.P.D., ASTHMA, & OTHER RELATED HEALTH PROBLEMS INCLUDING CANCER, 53' HIGH WHSE, <sup>194 AUTOSPACE</sup> & 71 TRUCK SPACES.

WE IN THIS HARBOR GATEWAY STRIP LIVE IN CLOSE PROXIMITY TO THE 110 FREEWAY WHERE THE DUST & EXHAUST FUMES & DEBRIS, AND RUBBER PARTICULATE MATTER INFILTRATES OUR HOMES, IN OUR PARKED VEHICLES, OUR AIR CONDITIONING SYSTEMS IN OUR HOMES & VEHICLES, WHICH ARE BLACK FROM SOOT IN THE AIR & IN OUR LUNGS.

I FULLY UNDERSTAND "PROLOGIS" WANTS A CLOSE LOCATION TO THE PORT OF LA & PORT OF LB, A CONVENIENT ACCESS TO THE 110, 405, 91, 710 FREEWAYS. FOR THEIR CUSTOMERS' TRUCKS TO CROSS DOCK LOADS. HOWEVER, WE AS RESIDENTS IN THE 15<sup>TH</sup> DIST. HARBOR GATEWAY WANT LESS TRAFFIC, LESS NOISE, LESS DUST, NO MORE POT HOLES, LESS CONGESTION, SAFER STREETS FOR DRIVING & WALKING, AND NO MORE

CONTINUED →

DIABETES, COPD, ASTHMA, CANCER, DUST IN OUR HOMES, CARS, PARKS, SCHOOLS, OUR COMMUNITY.

THERE ARE MANY AVAILABLE ALTERNATIVE LOCATIONS FOR PROLOGIS TO BUILD THEIR WHESE. IN NON RESIDENTIAL AREAS, AVAILABLE TO THEIR CUSTOMERS. TRUCKS ARE NOT STATIONARY, OUR HOMES, SCHOOLS, FAMILIES ARE, AND ARE VERY VULNERABLE NOW, & WILL BE MORE VULNERABLE IF YOU VOTE TO APPROVE THIS "PROLOGIS" PROJECT.

FOR THE RECORD, I LOST 3 DOGS TO CANCER & DIABETES, AND MANY NEIGHBORS ARE/WERE AFFECTED.

ATTACHED IS THE PREVIOUS LETTER I SENT ON DECEMBER 9, 2024, REQUESTING A REPLY. NO ONE REPLIED TO DATE. I LOOK FORWARD TO THE DAY WHEN OUR CITY REPRESENTATIVES MAKE NON-POLITICAL DECISIONS IN FAVOR OF OUR COMMUNITY RESIDENTS, OUR HEALTH, & OUR FUTURE FOR FAMILIES.

RESPECTFULLY,

LUISA GRATZ, RESIDENT

C.C. COUNCILMEMBER 15<sup>TH</sup> DIST. TIM MCOSKAR

C.C. ROSALIE PRESTON - HARBOR GATEWAY

C.C. MICHAEL NEWHOUSE - L.A. CITY PLANNING COMMISSION

ATTACHMENT - MY DEC. 9, 2024 LETTER TO MR. MCOSKAR

DEC. 9, 2024

BY E-MAIL

TO: MR. TIM McOSCAR, CITY COUNCILMAN  
FIFTEENTH COUNCIL DISTRICT  
LOS ANGELES, CALIFORNIA

FROM: LUISA GRATZ, CONSTITUANT

RE: PROPERTY ON REDONDO BEACH BLVD.  
BETWEEN ORCHARD & VERMONT AVE.

HELLO MR. McOSCAR

WE HAVE DISCUSSED THIS ISSUE SEVERAL  
TIMES PREVIOUSLY BECAUSE A COMPANY  
WITH THE NAME OF "PROLOGIS" HAS  
MADE IT KNOWN TO YOU & OTHERS OF  
POLITICAL & ECONOMIC INTERESTS THAT  
THEY WANT TO USE THIS PROPERTY TO  
BUILD A CROSS DOCKING WAREHOUSE ON  
THIS PROPERTY, WHERE SUCH USE WILL  
BE 24 HOURS DAILY, 7 DAYS A WEEK.  
THIS PROPERTY IS ALREADY NEXT TO AN  
OVERCROWDED FREEWAY, NORTH & SOUTH  
110, OVERCROWDED STREET EAST & WEST  
REDONDO BEACH BLVD., ON GOING NEED  
TO REPAIR DANGEROUS, TIRE RIPPING  
POT HOLES, LONG WAITS AT FREEWAY  
EXITS, AND AIR FILLED WITH DIESEL

FUMES, TIRE DUST, EXHAUST PARTICULATE MATTER ALREADY PERMIATING OUR RESIDENCES, & AIR QUALITY, CANCER & DIABETES IN OUR RESIDENTIAL COMMUNITY IS WELL KNOWN & UNCONTROLLED.

THE CONSTRUCTION & USE OF A CROSS DOCKING WAREHOUSE IN THE PROPOSED LOCATION, A RESIDENTIAL NEIGHBORHOOD, IS DANGEROUS. IT IS NEXT TO A PARK, NEAR A SCHOOL & WHERE A CROSSING GUARD PROTECTS CHILDREN CROSSING VERMONT AVE.

WITH OUR ECONOMY UNRELIABLE AND THE NEEDS OF THE ELDERLY, HOMELESS, THE UNEMPLOYED, YOUTH SEARCHING FOR DIRECTION, THIS PROPERTY CAN & SHOULD BE NOW USED FOR THE COMMUNITY IN THE HARBOR GATEWAY, A SENIOR CENTER, VETERANS' CENTER, YOUTH CENTER, AUDITORIUM FOR MUSIC, DRAMA, YOUTH CREATIVITY, MUSIC LESSONS, AFTER SCHOOL TUTORING, MEALS FOR THE HOMELESS VETERANS, CHILD CARE FOR WORKING PARENTS, AND MORE, WITH PARKING AREAS PROTECTED, GOOD LIGHTING, TREES, PROTECTED WALK AREAS, AND POSSIBLY HOUSING FOR HOMELESS, A BULLETIN BOARD FOR JOB TRAINING AND EMPLOYMENT. I HAVE LIVED IN THIS

NEIGHBORHOOD SINCE 1968. I HAVE  
SEEN DETERIORATION & ALIENATION,  
TRASH DUMPING, LACK OF CITY SERVICES  
& SUPPORT BECOME OUR CULTURE.  
POLITICS WON'T CHANGE THIS. CONCERN  
& COMMITMENT TO POSITIVE CHANGE IN  
THIS COMMUNITY, AS IN ALL COMMUNITIES,  
MUST BE EXHIBITED BY THOSE THAT  
SAY THEY CARE, OUR ELECTED FOLKS!

PLEASE REPLY WITH YOUR THOUGHTS  
& PLANS ON THIS MATTER OF CONCERN  
TO MY NEIGHBORS, AREA RESIDENTS,  
& FAMILIES NEEDING YOUR SUPPORT.

RESPECTFULLY,  
Ima/Grady  
Constituent -

P.S. PLEASE INCLUDE MENTAL HEALTH AND  
SUICIDE PREVENTION SERVICE ACCESS IN  
THIS COMMUNITY CENTER FACILITY.

PSS PLEASE REPLY SO WE KNOW WHAT OUR  
FUTURE WILL BE.



**From:** clerk.plumcommittee@lacity.org  
**Sent:** Friday, August 15, 2025 3:30 PM  
**Subject:** Notice of Public Hearing / 09/09/25 / PC-2017-1014-CU-ZAA-SPR-1A; ENV-2017-1015-EIR / 15116-15216 South Vermont Avenue and 747-861 West Redondo Beach Boulevard / Council File No. 18-0279-S1\_misc\_500\_08-15-25.pdf  
**Attachments:**

Good afternoon,

Please find the attached Notice of Public Hearing.

Case No. CPC-2017-1014-CU-ZAA-SPR-1A  
Environmental No. ENV-2017-1015-EIR  
Project Address: 15116-15216 South Vermont Avenue and 747-861 West Redondo Beach Boulevard  
Hearing Date: 09/09/25  
Council file No. 18-0279-S1

Thank you,

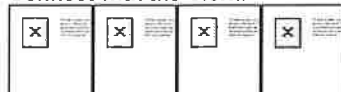
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**Planning and Land Use Management Committee Clerk Team**

City of Los Angeles | Office of the City Clerk

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PETTY F. SANTOS  
INTERIM CITY CLERK

VACANT  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

August 15, 2025

CPC-2017-1014-CU-ZAA-SPR-1A  
Council District 15

## **NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 500-FOOT RADIUS, APPLICANT(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, September 9, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Environmental Impact Report (EIR) No. ENV-2017-1015-EIR [State Clearinghouse (SCH) No. 2017121007], Statement of Overriding Considerations, Modified Mitigation Monitoring Program, and related California Environmental Quality Act Findings; report from LACPC; and, Appeals filed by: 1) Advocates for the Environment, Dean Wallraff (Representative: Aria Soeprono); and, 2) Friends of the Air, Earth, and Water; Rosalie Preston (Representative: Golden Gate University School of Law - Environmental Law and Justice Clinic, Caroline Farrell), from the determination of the LACPC in: 1) approving, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.14, a Conditional Use Permit for a Major Development Project which creates 250,000 square feet or more of warehouse floor area; 2) dismissing as not necessary, pursuant to LAMC Sections 12.24 W.27 and 12.22 A.23, a Conditional Use Permit for a Commercial Corner Development in the M Zone to allow: a) 24-hour operations, in lieu of the otherwise permitted hours of operation from 7 a.m. to 11 p.m.; and b) The exterior walls and doors of the ground floor fronting adjacent streets to consist of a minimum of 10 percent transparent windows, in lieu of the otherwise required minimum 50 percent; 3) approving, pursuant to LAMC Section 12.28 A, an Adjustment to allow for a maximum building height of 53 feet, in lieu of the otherwise permitted 45 feet in the M2-1VL-O Zone; and, 4) approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development which results in an increase of 50,000 gross square feet or more of non-residential floor area; for the construction, use, and maintenance of a one-story, 53-foot tall, 340,298 square-foot warehouse / manufacturing / high-cube / warehouse / distribution center, including a 25,000 square-foot mezzanine and up to 40,000 square feet of incidental office uses, the Project also includes a total of 194 automobile surface parking spaces, 36 dock high truck loading positions, and surface parking for up to 71 truck trailers; for the properties located at 15116 - 15216 South Vermont Avenue and 747 - 861 West Redondo Beach Boulevard, subject to Modified Conditions of Approval.

Applicant: Tunde Ogunwole (Prologis LP)  
Representative: Mayer Brown, LLP, Edgar Khalatian  
Case No. CPC-2017-1014-CU-ZAA-SPR-1A

Environmental No. ENV-2017-1015-EIR

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **18-0279-S1** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

Kiersten Turner

(213) 756-1731

[kiersten.turner@lacity.org](mailto:kiersten.turner@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.