

Harbor Gateway North Neighborhood Council Board Meeting

Tuesday, July 14 2015

135th Street School Library, 801 W. 135th Street

Present: Delores Allmond (Chair), Pamela Thornton (Vice Chair), Rosalie Preston (Recording Secretary), Ramon Montoya (District 1), Adrian Valenzuela (District 2), Rey Paduani (District 3), Betty Hawkins (District 4), Janet Mitchell (District 7), Shirley Johnson (District 8), Deborah Lee (Community Organization Representative), Richard Lee (Youth Representative), and Charlene Marshall (At-Large Representative)

Chair Delores Allmond called the meeting to order at 7:12 p.m., followed by the salute to the flag and a prayer for a productive meeting by District 1 Representative Ramon Montoya.

1) Public Comment: District 4 Representative Betty Hawkins reported that the trash and illegal dumping have been cleaned up along the railroad tracks south of Rosecrans Park in District 3. Also, she contacted the leasing company for the Walmart property and they have cleaned up their lot and also along their side of the railroad tracks.

2) Board appointment of a new District 7 Representative to replace Rosario Rico who has resigned: Janet Mitchell presented herself and said she would like to be appointed to fill the vacancy. She has lived in her home in District 7 for fifteen years. She recently retired from the MTA after twenty-five years as a transit officer. She has been active in keeping her neighborhood cleaned up. It was moved by Rey Paduani, seconded by Shirley Johnson, and passed 10-0-0 to appoint Janet Mitchell as the new District 7 Representative.

3) Approval of the June 20 Special Board minutes: It was moved by Ramon Montoya, seconded by Rey Paduani, and passed 11-0-0 to approve the minutes as presented.

4) Treasurer's report on expenditures to date and June monthly expenditure report: Interim Treasurer Rosalie Preston presented the June monthly expenditure report showing total expenditures of \$38,141.64 to June 30, with \$858.36 of the \$39,000.00 unspent. However, Rosalie noted that the Union Bank account shows \$750.00 unspent. She said that Treasurer Joan Jacobs had previously noted a discrepancy. Also, Joan had thought that by her calculations, only \$87 would be left unspent. Rosalie will try to review the past year's expenditures to identify why the MER balance and Union Bank balance are different. Also, she noted that the Union Bank online ledger makes it difficult to know exactly which invoices were paid with which checks, especially for the vendors who receive multiple checks, such as Excel Interpreting. She will call both Excel and Union Bank to clarify exactly which of their invoices were paid during June. It was moved by Ramon Montoya, seconded by Rey Paduani, and passed 10-0-0 to approve the June 2015 monthly expenditure report.

4a. Approval of up to \$375 to support refreshments for the Mon. August 17 LAPD Southeast Division Officer Appreciation Luncheon in District 4: The HGNNC has supported this annual luncheon for local LAPD patrol officers for a number of years. It was moved by Richard Lee, seconded by Ramon Montoya, and passed 10-0-0 to approve up to \$375 for refreshments for this outreach event.

4b. Approval of support for 15 boxed Subway lunches for Ham radio training on Sat. July 11: This was previously approved in April under support for Ham radio training for HGNNC stakeholders. However, as the actual training day was moved to Sat July 11, Rosalie thought that a new Board vote should be taken during the 2015-2016 fiscal year. Most of those

taking the training were HGNNC stakeholders. It was moved by Rey Paduani, seconded by Shirley Johnson, and passed 10-0-0 to approve \$90.00 for the 15 Subway boxed lunches for those who attended the Ham radio training on Sat. July 11 at the Sheriff's Youth Foundation.

4c. Approval of up to \$300 for a new HP black ink laserjet printer for the HGNNC office: This was previously voted on in April. Rosalie thought that the 12-year-old printer could possibly be used for one more year. However when it lost connectivity with the office computer and she could not restore the printing function as HP no longer supports the required printer drivers, she realized that a new printer would be necessary. It will be used for the black and white copies while the Konica/Minolta copy machine can make color copies. It was moved by Charlene Marshall, seconded by Janet Mitchell, and passed 10-0-0

5) Approval of a letter of support for the 12 small-lot houses at 16101 S. Figueroa Street in District 1, (ZA-2001-2705-CU; ENV-2015-227-EAF; VTT-73264-SL), with HGNNC recommended conditions: The applicant representative Ming Ho was present and explained that he had made two presentations to the HGNNC Planning and Land Use Committee, on April 4 and June 6. Pamela Thornton, Chair of the Planning and Land Use Committee, added that besides the two presentations at Committee meetings, the Committee took a field trip to see a similar small-lot house project in Glassell Park and also met on site with the R1 homeowners to the west of the property. A draft letter listing requested conditions based on the Committee and homeowner concerns was reviewed and two conditions added. It was moved by Richard Lee, seconded by Adrian Valenzuela, and passed 11-0-0 to approve the proposal for 12-small lot houses at 16101 S. Figueroa Street (VTT-73264-SL) with the following conditions: a block wall along the west property line with trees or tall shrubs for privacy, with consultation with the residents living in the impacted R1 homes to the west as some need access to their properties from the alley, re-paving of the alley, removal of the two palm trees on the west side of the property, verification that the soil from the former gas station and leaking fuel tank(s) have been remediated, shielding of lighting for the project to prevent it shining into residents' homes, improved lighting for security in the alley, create a Homeowners' Association so that the small-lot houses, landscaping and amenities are maintained in a uniform manner in perpetuity, and a recommendation that recycling bins be provided in the trash enclosure area.

6) Board position of opposition to proposed subdivision of one R-1 parcel into two R1 lots, including a variance of the 20 foot width driveway and frontage for 17216 S. Hoover Street in District 1: The owner of the property at 17216 S. Hoover Street, Mark Lupfer, explained that there are two homes built on the property, one 31 years ago and one 30 years ago, by the previous owners of the property. He and his wife have lived there for twenty-five years, with his parents living in the back unit. Now that they want to sell the property, they find that it is difficult to find one buyer who is able to purchase the property with both homes on it. They have been trying to sell for two years. Currently they have received two all-cash offers from investors who would then rent out the two houses. They have also had interest from a family that would have older parents living in the back unit, but they would only buy if the property is subdivided. Mark is aware that there is a concern that this subdivision would create a precedent for other lots to be subdivided, but he pointed out that there are only two other lots in the Merit Tract that are large enough for a subdivision (each lot must be at least 5,000 sq. feet) and they have homes on them that would have to be torn down to allow for two buildings. He does not believe that it would create a precedent for the multi-housing project to go forward on the vacant, former Caltrans lot at 173 S. Hoover Street. He also pointed out that the argument that having two different families living in the two properties would necessarily generate conflict is not a strong one. He and his wife would like to see homeowners for the property rather than renters as homeowners create a more stable neighborhood than renters. He also addressed the complaints

about the property from the past: two were for expired permits which were the responsibility of the contractors and one was for the height of bamboo planted along the south side of the property and they have been trimmed and kept trimmed. District 1 Representative Ramon Montoya pointed out that the existing driveway is not wide enough for a Fire Department hook and ladder to use it to access the back house. It was moved by Rosalie Preston, seconded by Janet Mitchell, and passed 11-0-0 to table this item until the August 11 Board meeting, after the Planning and Land Use Committee can meet and further discuss the pros and cons in more detail and in a more reasoned manner.

7) Report on the July 1 Harbor Alliance of Neighborhood Councils meeting: Rosalie said that during a discussion of budget priorities and HGNNC wanting more funding for code enforcement, a number of other HANC representatives said that they drive the 110 Freeway and have noticed the dust from California Waste Services blowing onto the freeway. They will try to report these instances to the AQMD.

(Ramon Montoya left the meeting at 8:25 p.m.)

8) Report on the Neighborhood Council Budget Advocates and budget survey: HGNNC budget Representative Nancy Trojan was unable to attend the June 27 Budget Day due to a funeral. She had been interested in being elected one of the Harbor Area Budget Advocates. Harbor Area Budget Advocates are Joan Jacobs (Harbor Gateway North), Hayes Thrower (Harbor City), and Danielle Sandoval (Central San Pedro). All stakeholders are encouraged to complete the on-line budget survey to list their priorities for spending in the 2016-2017 City budget.

9) Announcements: Fire Department Deputy Chief Daren Palacios introduced himself and explained that in January 2015, the Fire Department had re-organized itself into four Bureaus. He is the head of the South Bureau which includes the HGNNC area. He will be attending Neighborhood Council meetings on a regular basis and bringing reports on Fire Department service calls in our area. He said that the Department is experimenting with having a nurse educator replace one of the paramedics on the ambulance team in certain areas. They will also be analyzing who calls 911 for medical emergencies and the underlying reasons for these calls in order to reduce the number of calls and their cost to the City. The Fire Department can also provide first aid training.

Youth Representative Richard Lee announced that he has taken the Code of Conduct training again. It was pointed out that this training only needs to be taken once; it is the Ethics Training that needs to be re-taken every two years.

The meeting was adjourned at 8:45 p.m.

Minutes taken by Rosalie Preston, Recording Secretary