

## Harbor Gateway North Neighborhood Council Board Meeting

Tuesday, January 8, 2013

135<sup>th</sup> Street School Auditorium, 801 W. 135<sup>th</sup> Street

Present: Delores Allmond (Chairperson), Pamela Thornton (Vice Chairperson), Rosalie Preston (Recording Secretary), Neodros Bridgeforth (Corresponding Secretary), Ramon Montoya (District 1 Representative), Adrian Valenzuela (District 2), Rey Paduani (District 3), Betty Hawkins (District 4), Llewyn Fowlkes (District 5), Marvin Bell (District 6), Rosario Rico (District 7), Mary Hinton (District 8), Deborah Lee (Community Organization Representative.), and Richard Lee (Youth Representative)

The meeting was called to order at 7:07 p.m. by Chairperson Delores Allmond.

**1) Public Comment:** District 5 stakeholder Lu Watson expressed her objection to changing the format for the Board's agenda (eliminating the 8-district map and listing the Board officers at the top). She said that HGNNC stakeholders need the map to know that live within the boundaries and which district they live in. Board members names show up on the letters that the HGNNC mails out. She asked that a further discussion of this change be placed on a future agenda. District 4 Representative Betty Hawkins showed stakeholders a sample of the previous agenda with the map and also the T-shirt and reusable bag that have been produced with the map on them as an identifier. Recording Secretary Rosalie Preston stated that the map will remain on the General Membership meeting agendas and event flyers.

Kim Moore, District 5 stakeholder, reported on the trash along the railroad tracks which run south of the 105 freeway from Vermont to Hoover in District 6 and asked how to get that area cleaned up.

Ramon Montoya, District 1 Representative, said that during the ILWU interviews for Mayor of Carson, he will bring up the issue of the 18-wheeler trucks traveling along Figueroa Street near 168<sup>th</sup> Street and find out the positions of the candidates on this issue.

Alison Suffet-Diaz, Executive Director of the Environmental Charter Middle School, introduced Rosa Saldana, their Community Liaison, who will be representing the school at future meetings.

**2) Appointment of At-Large Representative to the Board:** No potential appointees were present, so this item was tabled until February 12.

**3) Approval of the December 11 Board minutes:** Ramon Montoya moved, Neodros Bridgeforth seconded, and it was passed 12-0 to approve the minutes as presented.

**4) Treasurer's report:** In the absence of Treasurer Joan Jacobs, Recording Secretary Rosalie Preston reviewed the Treasurer's Report. Page 1 was the U.S. Bank statement of December 21, 2012 with four p-card purchases; page 2a and 2b showed the expenditures from July 1 to December 17, with a total of \$10,976.90 spent after deduction of the amount encumbered for election expenses; and page 3 was the 2012-2013 budget which was approved June 12, 2012. Neodros Bridgeforth moved, Llewyn Fowlkes seconded, and it was approved 12-0 to approve the Treasurer's report.

Deborah Lee, Volunteer Coordinator for the Southeast Division, explained the details of the Jan. 31 walk along Figueroa Street, from the Mark Twain Branch Library, 9621 S. Figueroa Street, to Imperial Highway and back, about a two-hour walk with LAPD escort to give out information to those along the way who are interested in criminal record expungement,

Alcoholics Anonymous, and education and tutoring opportunities so that they can redirect their lives. About one hundred people are expected to participate, including local clergy. Some Board members wondered why the walk will not continue to El Segundo Blvd., but Deborah said that then the walk would be longer and suggested talking with Pastor Marshall, the coordinator of the walk, to see if the route can be modified next time. Southeast Empowerment Neighborhood Council was also asked to support the walk but thus far has not been able to achieve quorum to vote on this item. Marvin Bell moved, Neodros Bridgeforth seconded, and it was passed 11-1 to support the Southeast LAPD Empowerment Walk with up to \$350 for sandwiches and \$100 for supplies (name tags, folders, staplers, etc.)

**5) Discussion with the developer and architect and position on the tentative tract map for 34 two-story condominiums over a parking garage at 15812 S. Vermont Avenue, including design, parking, landscaping, and marketing of the residences (TT-69586):** Steve Stapakis, partner in Vermont Villas, LLC, described the proposed project which has been in the process of approval with the City of Los Angeles for more than two years. The two-story condominiums over underground two-car garages would be three bedroom, two bathrooms with additional storage spaces for each unit. Two-thirds of the units will have the garages but the other third will have two parking spaces per household. There will be guest parking of eleven spaces. They will market the homes to young families and couples. There will be a 20-22 foot open space between the condos on the east side of the project and the walls of the homes on Ainsworth Avenue in District 2. Trees will be planted along the east wall for privacy and there will be a landscape plan. The distance from the apartments on the south side will be six feet. There will be a separate patio areas for each unit as well as green space. Each patio will have a low stucco wall around it and the patio will be a concrete slab. There will be restrictions placed on residents in the CCR, regarding such issues as noise and other objectionable uses and suggestions on needed stipulations by the HGNNC are welcome.

The property is current three separate lots which will be divided into thirty-four parcels. There will be seventeen units in each of the two rows, with the front units facing Vermont Avenue. The eastern set of units will face towards Ainsworth. The project will be low profile with most of the units being two-story. There will be some three-story height in the middle of the project which will not be visible from Vermont Avenue or Ainsworth. There will be no common room. Entrance driveways will be located at each end of the property, north side and south side. Windows are planned in the north and south end units but may be eliminated in order to ensure greater privacy for the apartment residents living to the south and the single-family home on the north side.

In response to questions about the environmental considerations of the project, Stapakis said that they are required to meet all Title 24 requirements for insulation, low-flow shower heads, low-flow toilets, and fluorescent lighting. Walls between units will be insulated to R13 and the STC rating of 57 which is required by the City of Los Angeles will be exceeded by at least 25%. There will be hard-wired smoke and carbon monoxide detectors. There will be no solar panels because they could add to the cost of the monthly homeowner association fees. There will be fire doors between garages and the units.

Stapakis will e-mail photos of other similar projects which Vermont Villas, LLC has completed, including the Craftsman-style condos on the northwest corner of Vermont Avenue and Magnolia in the City of Gardena, which many find to be attractive. The new townhomes will probably resemble those, except that those are 1600 square feet and the ones at 15812 S. Vermont Avenue will be 1200 square feet. There will seek no density bonus. By right, for the size of the property, they could have built over forty units. Stapakis estimates that the hearing on

the project will not be held for another year and then after approval, the project will take two years to complete construction.

Residents from the apartment building located on the south side discussed the noise from parties and illegal vehicle sales which are currently occurring on the property. Stapakis said he would talk with the current leasees about those issues.

The HGNNC Board decided to take no position on the project at this time.

**6) Recommendation of a HGNNC representative for the Neighborhood Council Plan**

**Review process:** The Board of Neighborhood Commissioners will begin a Neighborhood Council Plan Review and Reform Initiative of the rules and regulations that govern the Neighborhood Council system. Three groups (Valley, Central / East, and Harbor/South/West) , will each consider topics such as the definition of a factual basis stakeholder, whether the City Clerk should be involved in N.C. elections, how the General Manager and Board Commissioners for the Department of Neighborhood Empowerment should be selected, improvements to the funding process, whether Brown Act provisions can be modified, training and leadership development, how to monitor delivery of City services, and the future of N.C.'s . A final report will be submitted to the Board of Neighborhood Commissioners by June 16. Board members expressed concern about the amount of time required for the process (weekly meetings). Richard Lee said he would be willing to participate in discussion of the Brown Act. Llewyn Fowlkes is very interested but could not attend nine consecutive meetings. Marvin Bell also expressed interest in being appointed for a limited number of meetings. Their names will be submitted to Commissioner Doug Epperhart.

(Rosario Rico entered the meeting at 8:20 p.m.)

**7) Update on the 2013-2014 Budget Day and budget survey process:** Neither Lois Hill nor Dr. Princess Sykes (HGNNC Budget Representatives) has yet been informed of what the Budget Advocates are doing.

**8) Update on planning issues, including release of the draft plans for the South L.A.**

**Community Plan and the Southeast L.A. Community Plan and any upcoming community meetings related to them and also setting a date for the Planning and Land Use Committee to review the proposed 6 wireless antennas and 3 microwave dishes inside 4 new chimneys on the rooftop of 825 W. Gardena Blvd. (Gardena Hotel and businesses) (ENV-2012-3375-CE; ZA-2012-3374-CUW):** A bi-lingual handout from the Department of City Planning Policy Planning Division was distributed which gives the web links to the preliminary draft plans for each. The Draft plans will not be released until April.

HGNNC has received notice of the proposed new wireless antennas and equipment inside the building for 825 W. Gardena Blvd. by Metro PC. The preferred date for the Planning and Land Use Committee to meet with the Metro PC representative and the surrounding community will be Sat. February 2 at 10:30 a.m.

**9) Report from the January 2 Harbor Alliance of Neighborhood Councils meeting:**

Delores Allmond, Lu Watson, Richard Lee, Rosalie Preston, and Pamela Thornton were present and heard Councilman Buscaino ask for input on the proposed new 20-year bond measure which would raise the money to fix the streets rated "D" and "F" by the Street Services Bureau plus some traffic-calming measures. There was some concern about a new annual cost to residents and also that needed sidewalk repair would not also be included. Buscaino said that if the \$3 billion bond passed on the May ballot, then the already allocated amount of \$100,000 would be shifted to sidewalk repairs. He said that he was just beginning the process of getting input about this potential bond measure. After he left for another meeting, the Neighborhood Council

presidents all expressed concern about communication with the Council District 15 Field Deputies and agreed that all would e-mail Chief of Staff Doane Liu and also District Director Jacob Haik requesting that the long-postponed Presidents' meeting finally be scheduled.

**10) Update on HGNNC plans and events (clean up days in March and May and possible Health Fair in April):** Youth Representative Richard Lee said that he would be contacting Eric Griffin at Rosecrans Recreation Center about using that site for the March 23 Youth Leadership classes. He will create a flyer and also a letter to be mailed to appropriate area schools. The clean up day south of Gardena Blvd. has been pushed to March because of the delayed opening of the Environmental Charter Middle School. Rosario Rico's sister, who teaches at the 118<sup>th</sup> Street School, is discussing holding the Health Fair at that site with the school's Principal Ra'Daniel McCoy.

**11) Announcements:** The 21<sup>st</sup> Annual Empowerment Congress Summit will be held on Sat. January 19 from 8 a.m. at the University of Southern California. Workshops include Coalition Building, Government 101, the future of Neighborhood Councils, and accountable law enforcement. Sign up online.

Tree People will be giving away free fruit trees at Morningside High School on Sat. January 26 from 10 a.m. to 4 p.m. Reserve your tree online.

L.A. Harbor College offers many services to those 17-21 years old who are City of L.A. residents at their YouthSource Center, 1111 Figueroa Place, Room SSA 133, including GED preparation, tutoring services, financial literacy, mentoring, truancy diversion, and job readiness workshops. Call (310) 233-4097 for more information.

South L.A. needs more volunteers for the annual homeless count on Thurs. January 31 from 8 p.m. to midnight. An accurate count will result in more Federal dollars to provide appropriate services for the homeless. Sign up online at [www.theycountwillyou.org](http://www.theycountwillyou.org)

The meeting was adjourned at 9:05 p.m.

Minutes taken by Rosalie Preston, Recording Secretary