

Pamela Thornton – Chairperson
Princess Sykes - Vice Chairperson
Rosalie Preston - Recording Secretary
Corresponding Secretary - vacant
Joan Jacobs - Treasurer
David Matthews - District 1 Rep.
Clyde Noguchi - District 2 Rep.
Reynaldo Paduani - District 3 Rep.
Betty Hawkins - District 4 Representative



Harbor Gateway North
Neighborhood Council
P.O. Box 3723
Gardena, CA 90247
(310) 768-3853 tel (310) 538-9654 fax
www.harborgatewaynorth.org
hgnnnc@sbcglobal.net

Llewyn Fowlkes - District 5 Rep.
Marvin Bell - District 6 Rep.
Janet Mitchell - District 7 Rep.
Larry J. Morrison - District 8 Rep.
Deborah Lee – Community Org. Rep.
Richard Lee - Youth Representative
Outreach Representative - vacant
Eva Cooper-Pace - At-Large Rep.

April 12, 2019

Vince Bertoni
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

Re: HGNNC preliminary land use recommendations for the Harbor Gateway Community Plan – Harbor Gateway North portion (CPC-2018-6404-CPU)

Dear Mr. Bertoni:

After discussion with our communities, on April 9, 2019, our Board voted 11-0-0 to adopt the preliminary land use recommendation of our Planning and Land Use Committee for the following to be incorporated into the Harbor Gateway Community Plan update for our area.

HGNNC District 1 area

- 1) Rezone parcels along the east side of Vermont Avenue from 169th to 172nd from M1-1VL (industrial) to RAS3 (residential with mixed use) to prevent the current incompatibility with residential uses
- 2) Maintain zoning of the two parcels entered at Hoover and 176th Street as [Q]PF-1
- 3) Rezone two parcels at southwest corner of 168th Street and Figueroa Street from C2-1 and P1 to either R3 or all C2.
- 4) Rezone lot on the southwest corner of Figueroa Street and Alondra Blvd. (16101 S. Figueroa Street) from [Q]C2-1 to R4/mixed use
- 5) Rezone landlocked property west of Bonsallo Avenue, north of 168th Street, and south of Hoover Street from R2-1 to PF for use as a solar farm/wind turbines
- 6) Require conditional uses (25 foot height limit; not more than 1.5 FAR; setback of 10 feet between adjacent lots; front setback of 20 feet; back setback suitable in size for the use of six people, such as 20 feet to 30 feet) for R2 zones – Menlo Avenue south of Alondra Blvd. to Gardena Blvd.; Estrella south of Gardena Blvd. to 168th Street; 5th Place between Menlo Avenue and Hoover Street; 67th Street from Vermont Avenue to Hoover Street; 168th Street between Vermont Avenue to Hoover Street
- 7) Require conditional use provisions for any duplexes in R3 zones
- 8) Rezone the Vermont Villas property, 16304 S. Vermont Avenue, from C2-1 to R4 to be consistent with current use over the next fifty years
- 9) Rezone the south side of 164th Street from Ainsworth to Menlo Avenue from R4-1 to R3

- 10) Rezone both sides of Gardena Blvd. from Vermont Avenue to Figueroa Street from C2-1 to C-1XL and C1-1VL height limit of 3-stories and 2-stories varying by parcel, so that the street character is maintained and does not develop the look of a concrete corridor

HGNNC District 2 area

- 1) Rezone Vermont Avenue from south of 15314 S. Vermont Avenue to 155th Street from C2-1 to RAS3
- 2) Rezone the lot/easement south of Redondo Beach Blvd. on the east side of Ainsworth from QRD6-1 to R1-1 to be compatible with existing neighborhood
- 3) Rezone to a more compatible zoning for the easement south of industrial area on Figueroa Street to Denver Avenue – current P-1VL zoning which abuts an R1-1 area
- 4) Rezone southwest corner of Redondo Beach Blvd. and Figueroa Street from M1-1VL to C2-1.

HGNNC District 3 area

- 1) Rezone industrial parcels on north side of Redondo Beach Blvd. from the I-110 freeway to Vermont Avenue and creation of additional park space on the west side of the property
- 2) Retain industrial zoning for parcels along both sides of Figueroa Street from railroad crossing north to El Segundo Blvd., with encouragement of a diverse range of light industrial uses
- 3) Rezone parcels from R3 to R2-1 on the east side of Vermont Avenue south of Rosecrans to 146th Street (14400-14504 S. Vermont Avenue) and include conditions to prohibit R2-1 lots from development of out-of-scale duplexes (25 foot height limit; not more than 1.5 FAR; setback of 10 feet between adjacent lots; front setback of 20 feet; back setback suitable in size for the use of six people, such as 20 feet to 30 feet)
- 4) Rezone parcels on the south side of Rosecrans Avenue (at the current Rosecrans Avenue Transit Station) to R5 and additional park-n-ride parking C4-1VL
- 5) Rezone parcels for mixed use development on southwest corner of Rosecrans Avenue and Figueroa Street (506 W. Rosecrans Avenue, 512-522 W. Rosecrans Avenue, 14325-14327S. Figueroa Street, and 14333-14501 S. Figueroa Street)
- 6) Prohibit oil and gas-related uses on west side of Figueroa Street, south of Rosecrans Avenue
- 7) Remove “O” conditions/designations from parcels with no existing surface oil production- related uses or facilities

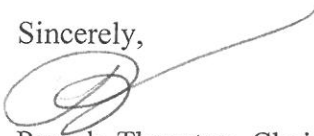
HGNNC District 4 area

- 1) Rezone parcels at 14215 S. Menlo Avenue on/at Rosecrans, 801 W. Rosecrans, and 809-835 Rosecrans from [Q]C2-1 to R3-1
- 2) Rezone RD3-1 parcels on east side of Vermont Avenue from 135th Street to 140th Street to R2-1 and include conditions to prohibit the R2-1 lots from the development of out-of-scale duplexes (25 foot height limit; not more than 1.5 FAR; setback of 10 feet between adjacent lots; front setback of 20 feet; back setback suitable in size for the use of six people, such as 20 feet to 30 feet)
- 3) Rezone parcel on southeast corner of Figueroa and El Segundo to all C2-1-VL to be consistent with commercial uses on that corner
- 4) Retain industrial designation for parcels along both sides of Figueroa Street from the railroad north to El Segundo Blvd., and provide conditions to promote diverse range of light industrial uses
- 5) Remove “O” conditions/designations from parcels with no existing surface oil production-related uses or facilities

HGNNC District 5 area

- 1) Rezone parcels between 700 and 800 blocks (719 to 863) on north side of Laconia Boulevard from RD1.5-1XL-O to R2-1XL
- 2) Rezone parcels between 700 and 800 blocks (702 to 840) on south side of Laconia Boulevard from R3-1-O to R1
- 3) Rezone parcel at 12000 S. Vermont from C2-1-O to R2-1XL
- 4) Rezone parcel at 864 W. Athens Blvd. from C2-1-O to R2-1-XL
- 5) Rezone 856 (858) W. Athens Blvd. from R2-1-O to [Q] R2-1
- 6) Rezone 12616/12630 South Vermont (auto repair businesses – northeast corner of Vermont/Laconia at El Segundo) from [Q] C2-1-O to R2-1XL
- 7) Rezone parcel at 12003 South Figueroa Street (Recycle business) from [Q] C2-1-O to R2-1XL
- 8) Rezone parcels on west side of Figueroa (12111 So. to Athens Blvd.) from R3-1 to [Q] R3-1
- 9) Rezone parcels on north side of El Segundo (between West 701/705 and 817) from R3-1-O to R2-1XL
- 10) Rezone parcels on east and west sides of Hoover (from 702 Laconia Blvd. to and including 12701 S. Hoover) from R3-1-O to R1-1
- 11) Rezone to R2-1XL (with additional conditions) all parcels between 520 and 836 on south side of W. 120th St. to prohibit mansionized-two-story duplexes
- 12) Add 1XL conditions to all parcels on internal streets of District 5 between Vermont/Figueroa; 120th Street/El Segundo Blvd. to prohibit two-story duplexes and small lot subdivisions
- 13) Remove “O” conditions/designations from parcels with no existing surface oil production-related uses or facilities
- 14) Parcels: 710 Laconia Blvd; 611 W. 124th St.; 645 W. 124th St.; 711 West 123rd St.; 618 W. Athens Blvd.; and, 525 W. 121st St. (examples of “potential” *Candidates for City of L.A. Historic-Cultural Monuments* designations)
Add [Q] conditions to enhance and preserve the distinctive-historic character of those and other parcels of note throughout District 5.
- 15) On the east side of Figueroa Street, rezone Laconia and 126th Street from R3 to R2

Sincerely,



Pamela Thornton, Chairperson
Harbor Gateway North Neighborhood Council

cc: Reuben N. Caldwell, Senior City Planner – Department of City Planning
Teresa Batson, City Planner - Department of City Planning
Susan Wong, City Planning Associate – Department of City Planning
Councilmember Joe Buscaino – Council District 15
Jenny Chavez, Chief of Staff – Council District 15
Alison Becker, Senior Advisor – Council District 15
Aksel Palacios, Planning Deputy – Council District 15
Arely Garcia, Constituent Services – Council District 15
Caitlin Muldoon, Field Deputy – Council District 15