



Contact us/sign up:
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SPECIAL BOARD MEETING Tuesday August 5, 2025 at 7:00 pm

Held via Zoom meeting online or by telephone
Zoom web link for this meeting is <https://us02web.zoom.us/j/83256444996>

Dial 1-669-900-6833 to join the meeting and then enter **webinar ID 832 5644 4996** and **press #**
(**press *9 to request to speak, *6 to unmute yourself**)

Board Members

Joan Jacobs-Chairperson
Alonzo Williams - Vice-Chairperson
Rosalie Preston-Secretary
Majenni Nixon-Treasurer
Ronald Robinson-District 1
Bart Bidlingmeyer - District 2

Dave Trejo, District 3
Arvie Powell, District 4
Eva Cooper Pace, District 5
Marvin Bell, District 6
Barbara Tyson-Frazier, District 7
Shirley Johnson-District 8

Jeremy Guyton - Community Organization
Jackie Jackson-Youth Advocate
Finesse Simmons – Youth Representative
Frankie Mays-Outreach/Communications
Clifford McClain-At-Large

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte nosotros al (310) 768-3853 o por correo electrónico info@harborgatewaynorth.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must **dial 1-669-900-6833**, and **enter 832 5644 4996** and then **press #** to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

AGENDA

- 1) Welcome/call to order/Board roll call (quorum is 9 members)
- 2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction. Each speaker will be allowed 2 minutes per speaker.
- 3) Approval of a comment letter on the proposed 50-unit, 4-story apartment building at 700 W. 120th Street (ADM-2024-4937-DB-VHCA-ED1), as recommended by the Planning and Land Use Committee **Vote**

Adjournment

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- 135th Street School, 801 W. 135th Street, Gardena, CA 90247
- www.harborgatewaynorth.org
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Comment

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that

requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Harbor Gateway North Neighborhood Council office 205, 555 W. Redondo Beach Blvd., at our website: www.harborgatewaynorth.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact our Secretary at (310) 768-3853 or email at: hgnnc@sbcglobal.net

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.harborgatewaynorth.org

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August 6, 2025

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

Re: 700 W. 120th Street apartments (ADM-2024-4937-DB-VHCA-ED1)

Dear Mr. Bertoni:

On August 5, 2025, the Harbor Gateway North Neighborhood Council Board voted x-x-x to submit this comment letter on the proposal for a 50-unit, including 39 units for Low Income Household occupancy and 10 units for Moderate Income Households occupancy, and one market-rate manager's unit. The building will be four-story, 43 foot and 6 inch tall, with no off-street parking or bicycle parking on a lot zoned RD2-1XL (low medium II density residential; 30 foot height limit) at 700 W. 120th Street.

The project was approved as ADM-2024-4937-DB-VHCA-ED1 in a Letter of Compliance dated November 14, 2024. As the certified Neighborhood Council representing the area, we only learned of this project when, on behalf of the Senior City Planner Connie Chauv, Administrative Clerk Eugenio Guzman sent us a copy of the Letter of Compliance via email on November 14, 2024, and then we received a Notice of Demolition from the Department of Building and Safety dated December 11, 2024, mailed to our P.O. Box, for the demolition of the existing single family home and detached garage. The City approved the project as ministerial under Executive Directive 1 (ED1), avoiding public hearings and CEQA review. No notice was provided to the surrounding community and there was no opportunity for the community and Neighborhood Council to meet with the developer to provide feedback and possible improvements to the project in relation to its site next to an R-1 zoned neighborhood and low-scale apartment building to the west of the project site and low-scale duplexes on the north side of 120th Street. We also wish to note that the HGNNC Planning and Land Use Committee reached out to the applicant representative Mr. Youssefzadeh via email on January 6 requesting that he attend the January 30 Planning and Land Use Committee meeting to review the design, landscaping, construction timeline, and parking issues related to the project (no parking spaces, but he never responded.

The Harbor Gateway North Neighborhood Council area is a mostly residential community that supports the creation of additional housing, including affordable housing, within our boundaries. However, we believe that such housing can be built in a thoughtful manner that does not create undesirable impacts to the surrounding neighborhood and without being incompatible with existing structures in height, FAR (floor area ratio), and design. The following are our major concerns with this project which we would have liked to discuss with the applicant to help moderate the impact of this project:

- 1) **The lack of any open space provided within the project** is one of our major concerns. The Harbor Gateway North area has long been an area with a noted lack of open space. Both our current, outdated Harbor Gateway Community Plan (issue p. 4: “lack of open space and recreation areas in new apartment projects”) and the proposed updated Harbor Gateway Community Plan (LU Goal 18.20 “Configure buildings around interior courtyards, outdoor passages (paseos), and arcades that can be seamlessly integrated with the public realm and open spaces”) that will be scheduled for adoption before the City Council’s PLUM Committee in the coming months, recommend the creation of open space. Additionally, the 3rd revision of ED1, dated July 1, 2024, states that the revised directive “will improve the design, landscaping, and open spaces of new affordable housing.”
- 2) **The lack of any provided parking spaces on site** which will create an adverse impact to the surrounding community. Even though the nearby Vermont Avenue and Metro C Line stop are within walking distance of this project, it seems likely that a number of residents will own vehicles which will end up being parked on the residential streets to the south and north of the project. Already in many areas of our Neighborhood Council, residents living near multi-family housing, even those that provide parking spaces, find an increased number of vehicles being parked on streets some blocks from that housing. Even after many years of progress in developing the Metro system and improving bus transportation, the reality is that the City of Los Angeles does not have an adequate public transportation system and this forces even lower-income residents to rely on private vehicles for transportation for work, shopping, and recreation. The lack of adequate parking in multi-family housing creates parking issues within residential neighborhoods and a lot of conflict which we hear about at many of our Neighborhood Council meetings. We often see double parking on residential streets and parking in the medians of major streets as a result of the state laws allowing for reduced parking spaces in apartment buildings and for ADUs. Residents often keep their black, blue, and green bins at the curb to preserve a parking space for their family or place cones or other obstructions for others trying to park in front of their homes.
- 3) **The lack of any bicycle parking spaces within the project.** For those residents who will solely rely on nearby public transportation, many will need a bicycle to take on the bus or Metro so that on reaching the end of their bus or train ride they can more easily reach their final destination. Without bicycle parking, they will have to store the bicycle in their apartment. ED1 Revision 3 dated July 1, 2024, states “A project shall be eligible to request no more than a 50 percent reduction in the otherwise required bicycle parking.” (J5 on page 4)
- 4) **Incompatibility with the surrounding community** to the south and north. The current zoning allows for a 30 foot height whereas the project will be 43 feet and six inches. The height will impact the privacy of the homes to the south and the existing two-story apartment building to the west.

5) The Letter of Compliance states that “The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical Cultural Monuments.” However, the project is located on the northern edge of the Athens on the Hill community, which is **currently under active consideration for historic designation** (Council File 23-1057, introduced by Los Angeles City Councilmember Tim McOsker). The 3rd revision of ED1 requires that “the project does not include any parcels that are included in the National Register of Historic Places or the California Register of Historical Resources, either individually or within a historic district, or included within a Historic Preservation Overlay Zone (HPOZ), or designated as a City Historic-Cultural Monument.” In addition, SurveyLA: the Los Angeles Historic Resources Survey identified numerous homes in the Athens on the Hill community as potential historic resources (Historic Resources Survey--- June, 2000; SurveyLA, July, 2012) and the Harbor Gateway Community Plan Update applies the status of Conservation District to said neighborhood (Chapter 6; page 72; P3).

6) We also note our concern that **provisions of AB 686** are being violated, specifically the approval of this project is a “failure to affirmatively further fair housing by concentrating low-income units in a historically Black neighborhood without analysis.”

In conclusion, this is a project that if we had been able to review and provide input on before the administrative approval by the Department of City Planning, we would not have supported as presented for the reasons listed above. Therefore, we support the efforts of the Athens Boulevard Block Club in challenging the approval via Athens Boulevard Block Club vs City of Los Angeles, et al, a lawsuit on the basis of failure to evaluate the environmental impacts per CEQA, improper waivers for setbacks, density, and open space per LAMC §12.22 and zoning laws, due process and transparency violations per the Constitution of the State of California, and failure to affirmatively further fair housing by concentrating low-income units in a historically Black neighborhood without analysis per AB 686.

We would also like to note that when the case number is typed into the Department of City Planning website, the case is “not found” and therefore the application documents and Letter of Compliance cannot be found, so that we cannot view details of the proposal as submitted.

Respectfully,

Joan Jacobs, Chairperson
Harbor Gateway North Neighborhood Council

cc: Mayor Karen Bass

Jocelyn Dominguez, Manager of Community Engagement – Mayor Karen Bass
Connie Chauv, Senior City Planner – Department of City Planning
Councilmember Tim McOsker – Council District 15
Pamela Thornton, Planning Director – Council District 15
Rudy Martinez, Field Deputy – Council District 15
Tal Finney - Finney Arnold LLP
Shaune Arnold – Finney Arnold LLP
Athens Boulevard Block Club