clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-0775 - Agenda Item Number: 13

1 message

LA City SNow <cityoflaprod@service-now.com> Mon, Aug 25, 2025 at 10:49 AM
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org, rosalieannp@hotmail.com

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enable by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website.Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Councils rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

******** This is an automated response, please DO NOT reply to this email. ********

Contact Information
Neighborhood Council: Harbor Gateway North
Name: Rosalie Preston
Email: rosalieannp@hotmail.com
The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(0) Ineligible(0) Recusal(0)
Date of NC Board Action: 11/16/2023
Type of NC Board Action: For

Impact Information
Date: 08/25/2025
Update to a Previous Input: No
Directed To: City Council and Committees
Council File Number: 25-0775
City Planning Number:
Agenda Date: 08/26/2025
Item Number: 13
Summary: Our Neighborhood Council supports the goals of the long-delayed Harbor Gateway Community Plan, which helps to preserve our existing low-scale neighborhoods, the protection and restoration of historic cultural resources, neighborhoods and landmarks (including Athens on the Hill, the block of Orchard Avenue between Alondra Boulevard and Gardena Boulevard, Gardena Blvd. from the 110 freeway to Vermont Avenue, and the Chacksfield-Merit Tract),

encourage an increase in park facilities and open space, the creation of community centers and gathering spaces, and the change in zoning from industrial to hybrid industrial where industrially zoned parcels are located near residential and other sensitive uses. In the last several years we have also supported the State and City efforts to consider the special needs of our community as it relates to environmental justice and note with approval Chapter 3 and its many environmental justice-related proposals for planning and land use within the Harbor Gateway.

HGNNC letter HG Community Plan ENV-2019-3379-EIR 11-17-2023.pdf
351K

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Jackie Jackson -Youth Advocate
Elijah Thomas - Youth Representative
Will Yates – Outreach/Communications Rep
Craig Kusunoki - At-Large Representative

HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

P.O. Box 3723, Gardena, CA 90247 (310) 768-3853 telephone
www.harborgatewaynorth.org HGNNC@sbcglobal.net

November 16, 2023

Christopher Piña, City Planner
Department of City Planning
200 N. Spring Street - Room 667
Los Angeles, CA 90012

Re: Harbor Gateway Community Plan Update – ENV-2019-3379-EIR

Dear Mr. Piña:

On November 14, 2023, our Board voted 9-0-0 to make the following comments of support for goals and policies of the updated Harbor Gateway Community Plan. The proposed new zoning will help implement these goals and policies of the Plan.

Since the beginning of the Harbor Gateway Community Plan update process, our Neighborhood Council has maintained certain goals for the update, which have been reflected in our previous comment letters. These include the preservation of our existing low-scale neighborhoods (including the R2-1 zoned blocks), the protection and restoration of historic cultural resources, neighborhoods and landmarks (including Athens on the Hill, the block of Orchard Avenue between Alondra Boulevard and Gardena Boulevard, Gardena Blvd. from the 110 freeway to Vermont Avenue, and the Chacksfield-Merit Tract), an increase in park facilities and open space, the creation of community centers and gathering spaces, and the change in zoning from industrial to hybrid industrial where industrially zoned parcels are located near residential and other sensitive uses.

In the last several years we have also supported the State and City efforts to consider the special needs of our community as it relates to environmental justice and note with approval Chapter 3 and its many environmental justice-related proposals for planning and land use.

We have also expressed concerns with the impact of many of the businesses which conduct auto repair in the commercial zones on the nearby residential uses and the current appearance of those businesses and note the proposals to address those concerns.

These are some of the proposals in the Preliminary Draft of the Harbor Gateway Community Plan - June 2023 which we concur with as they support our original goals for the update:

Land Use and Urban Form

Explore the application of Character Districts to support efforts to conserve architecturally distinctive residential neighborhoods such as Athens on the Hill and the Chacksfield-Merit Tract. LU 6.1

Retain, support, and reinforce the various historic and architectural elements of Athens on the Hill, including the development patterns, tree canopies, and the landscaped medians along Athens Boulevard and Laconia Boulevard. LU 6.2

Support and strengthen the historic and cultural legacy of African-American residents of Athens on the Hill. LU 6.3

Maintain and strengthen the integrity of post-war architectural styles such as Traditional Ranch and distinguished Japanese-style landscaping in areas such as the Chacksfield Tract Survey LA Planning District. LU 6.4

Support the restoration of the historic homes on Orchard Avenue (between Alondra Boulevard and Gardena Boulevard) in a manner that preserves the craftsman and cottage architectural elements and integrity of existing structures. LU 6.5

Support the rehabilitation and reuse of buildings and materials with architectural character, such as existing early 20th Century brick commercial buildings, especially along Gardena Boulevard. LU 6.7

Encourage and promote the utilization of incentive programs, such as the City Mills Act, Historical Property Contract Program, the Federal Historic Rehabilitation Tax Credit, and California Historical Building Code for owners of historic properties to conserve the integrity of historic-cultural resources. LU 5.1

Support efforts to preserve the potential historic resources in Harbor Gateway identified through SurveyLA and future comprehensive historic survey efforts. LU 5.4 Note: As called out in SurveyLA 2012, designate the Tepper Tire Service Station, 848 W. Gardena Boulevard as a potential historic-cultural monument.

Encourage the restoration and adaptive reuse of distinctive residential architecture dating from the first half of the 20th century. LU 5.5

Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods. LU 16.1

Protect existing lower density residential neighborhoods from new construction that is out-of-scale by introducing frontage standards and building envelope requirements that achieve compatibility with the existing built form. LU 16.2

Support the contextual rear infill of new additions and accessory structures in established neighborhoods that contribute to the overall existing development patterns and property values, and do not disrupt the integrity of the historic or building era they represent. LU 16.4

Encourage neighborhood-oriented shopping and services to be developed within walking distance to residential areas. LU 7.5

Support an adequate level of neighborhood commercial services (e.g., grocery stores, sit-down restaurants, and fitness facilities) by prioritizing and increasing ground floor commercial uses over residential-only development in Community Center, Neighborhood Center, Villages and the Regional Center designations. LU 8.2

Support improvements to existing buildings along commercial and mixed-use corridors through targeted programs, such as façade improvement programs. LU 17.2

Encourage the design of commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment that is compatible with adjacent development, and reflects the community's unique historic, cultural and architectural context and overall enhances community identify. LU 18.1

Promote new development with ground floor transparency and entries along the sidewalk to sustain street level interest and enhance pedestrian activity and safety. LU 18.9

Encourage urban design techniques, such as appropriate building orientation and scale, transitional building heights, landscaping, buffering and increased setbacks in the development of commercial properties to improve land use compatibility with adjacent uses and to enhance the physical environment. LU 19.2

Encourage overall site improvements as part of expansions and modifications of existing auto-related facilities, including improved landscaping, buffering and architectural character in order to minimize environmental impacts. LU 19.4

Support the screening of open storage, recycling centers and auto uses, and limit visibility of automobile parts storage and other related products from public view. LU 19.5

Encourage paved areas such as driveways, walkways, and outdoor spaces to be designed with permeable surfaces in order to increase infiltration and reduce runoff. LU 20.5

Encourage mixed-use districts near transit and at other key nodes that combine a variety of uses to achieve a community where people can shop, live, and work, and enjoy access to healthy open spaces with reduced reliance on the automobile. LU 9.1

Promote a broad range of uses and streetscape improvements, including an urban tree canopy, that support and enhance El Segundo Boulevard, Rosecrans Boulevard, Redondo Beach Boulevard, Gardena Boulevard, Figueroa Street, and Vermont Avenue. LU 7.7

Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities. LU 13.3

Create light industrial and hybrid industrial areas that foster clean and emerging industries that are compatible with adjacent residential areas. LU 14.1

Advance Environmental Justice goals to reduce pollution from freeways, oil drilling, industrial waste recycling, and other industrial sources within our Harbor Gateway North community

Ensure that existing oil well sites located in residential areas have well-maintained and landscaped front yard setbacks, be enclosed by perimeter fencing (except for the front yard portions) and have well-maintained oil equipment at all times. LU 3.2

Environmental Justice

Promote public health and environmental sustainability outcomes that reduce greenhouse gas emissions, expand access to green and healthy spaces, improve air quality and encourage physical activity, and provide all residents with the opportunity to access good jobs. Promote new development that integrates sustainable design, green building practices, technologies, green roofs, tree planting, low Volatile Organic Compound (VOC) materials and other features that minimize impacts on the environment, including the reduction of heat island effect and greenhouse gases. EJ 3.1

Encourage the creation of landscaped corridors and enhancements through the planting of street trees along commercial corridor segments and through median plantings. EJ 3.2

Encourage the sensible use of native and drought-tolerant plants and permeable surfaces in all new development. EJ 3.3

Encourage green, sustainable industries that bolster the economic base and provide high-skill and high-wage job opportunities for local residents. EJ 4.1

Support the transition of industrial land uses from heavier industrial uses to lighter industrial uses, in close proximity to residential neighborhoods to minimize the negative environmental and visual impacts to the community. EJ 5.1

Minimize residential-industrial land use incompatibilities and discourage the introduction of heavy industrial uses adjacent to residential neighborhoods. EJ 5.2

Prevent the enlargement of nonconforming, incompatible commercial and industrial uses within residential uses and support their removal on a scheduled basis. EJ 5.4

Support the creation of green buffers next to freeways to help reduce the amount of particulate matter (PM2.5) spillover into residential areas. EJ 5.8

Encourage existing industrial businesses to improve the physical appearance of their properties with adequate screening and landscaping when adjacent to residential or other sensitive uses and require such improvements for the establishment of new businesses in order to reduce environmental impacts. EJ 7.1

Support the implementation of prevention measures and design features that proactively safeguard the community from exposure to noxious activities (e.g., oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and other hazardous nuisances. EJ 7.2

Expand the enforcement of existing regulations that prohibit cargo container storage yards and warehousing near residential zones. EJ 7.4

Ensure that existing oil well sites within residential areas provide appropriate screening, fencing and landscaping and have well-maintained equipment until such time as they are phased out. EJ 10.1

Ensure that all existing uses that employ extraction technology, including fracking, acidizing, drilling or other technologies that involve potentially hazardous materials, create no negative impacts on public health or the environment. EJ 10.3

Support the expedited preparation of plans and programs for the abandonment, proper plugging and remediation of all oil-related sites, prioritizing sites in residential areas, consistent with State, County and City efforts to phase-out oil drilling and ensure that all existing oil well sites adhere to adopted amortization programs and prohibitions. EJ 11.1

Public Realm and Open Space

Develop new community, neighborhood and pocket parks to increase parks and open space that are equitably distributed throughout Harbor Gateway, engaging the community and surrounding residents. PO 1.1

Pursue joint-use agreements to share facilities with schools, especially in neighborhoods that suffer a disproportionate lack of park space and recreational facilities. PO 1.13

Provide more opportunities for accessible public spaces along streets in the form of plazas and paseos that are designed to encourage social activity, especially along Rosecrans Boulevard and Gardena Boulevard. PO 2.2

Design plazas and other open spaces as communal gathering places that provide opportunities for markets, music, art and community events as well as a range of active and passive activities for users of all ages. PO 2.4

Enhance tree planting and sustainable landscaping in parkways, medians, and neighborhood gateways as a placemaking strategy. PO 2.6

Promote urban trails and paths that maximize water recapture and include watershed-friendly landscaping to encourage biodiversity through design features, such as pervious paving and the use of California native, drought-tolerant plants. PO 3.2

Promote open spaces to maximize water recapture, promote biodiversity, reuse and recycling, as well as to facilitate natural collection, filtration and treatment of stormwater to reduce stormwater runoff, recharge aquifers, remove pollutants and reinforce the Dominguez Channel district as a resilient riparian corridor. PO 3.4

Facilitate the planting and maintenance of appropriate street trees, which provide shade and scale to residential and commercial streets in all neighborhoods. PO 4.1

Preserve and frequently maintain open space in the spaces provided by the Vermont Avenue median between 120th Street and Redondo Beach Boulevard, the Athens Boulevard median, and the Laconia Boulevard median. PO 4.5 Note: Vermont Avenue between Gage and Gardena Blvd. is designated a Scenic Highway in the City of Los Angeles Mobility Plan 2035.

Identify and inventory potential garden/urban farm sites within existing parks, vacant lots, public easements, rights-of-way and schoolyards in appropriate locations. PO 5.1

Mobility and Connectivity

Ensure the community is served by a complete street system that is safe, attractive, and that balances the needs of all users including pedestrians, bicyclists, transit users, mobility-challenged persons and vehicles. MC 1.1

Encourage improved local and express bus service in Harbor Gateway through coordination with regional and local transit agencies (e.g., the Metropolitan Transit Authority (Metro), LADOT, Long Beach Transit, Torrance Transit and Gardena Transit), and with community input. MC 2.1

Enhance the development of park-and-ride facilities that are strategically designed to integrate with freeways, high occupancy vehicle (HOV) facilities and transit routes. MC 2.2

Reduce automobile dependency by providing a safe and convenient transit system accessible to all, pedestrian linkages and a network of safe and accessible bikeways and by encouraging alternatives, including reduced emissions vehicles, such as electric and neighborhood electric vehicles (NEVs). MC 3. 3

Maintain sidewalks, streets and rights-of-way in good condition, free of obstructions, and with adequate lighting, trees and parkways. Streets should accommodate pedestrians and be ADA accessible through adequate sidewalks, curb cuts, parkway landscaping that provides shade, and street lighting that provides safety during the night. MC 5. 4

Promote pedestrian-oriented ground floors on Gardena Boulevard for remodels, tenant improvements, and re-use efforts that remain consistent with existing shopfront features such as horizontal and vertical articulation around windows and shop front entrances that reflect this historic pattern. MC5.11

A parking supply that is efficient, serves economic development and facilitates all modes of transportation MC 7.1

Sincerely,

Miguel Vazquez, Chairperson
Harbor Gateway North Neighborhood Council

cc: Vince Bertoni, Director of Planning – Department of City Planning
Councilmember Tim McOsker – Council District 15
Pamela Thornton, Planning Director - Council District 15
Nicholas Chavez, Field Deputy – Council District 15