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**Planning and Land Use Committee**  
**Thursday March 23, 2023 at 6:30 pm**  
**Held via Zoom webinar**

Zoom web link for this meeting is <https://us02web.zoom.us/j/86204703866>

Dial 1-888-475-4499, 1-669-900-6833, 1-877-853-5257, 1-833-548-0276, or 1-833-548-0282 to join the meeting and then enter **webinar ID 862 0470 3866** and **press # (press \*9 to request to speak, \*6 to unmute yourself)**

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, the Harbor Gateway North Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.

**Committee Members**

**Keith Pitts, Chair**  
**Rosalie Preston, Vice Chair**  
**Majenni Nixon, Secretary**

**Craig Kusunoki**  
**Jack Patel**  
**Janeshia Robinson**

**Lois Saito**  
**Micah Silver**  
**Angela Springs**

**AGENDA**

- 1) Welcome/call to order/roll call (quorum is 5 members)
- 2) General public comment on non-agenda items that are within the Neighborhood Council's jurisdiction (**press \*9 to raise hand, \*6 to unmute**) (2 minutes per speaker)
- 3) Approval of minutes from December 15, 2022, meeting **Vote**
- 4) Harbor Gateway Community Plan – Christopher Pina gives an update and call for stakeholders to call in for more information and comment
- 5) Pastor Martin of the A.K. Quinn AME Church and Logos Faith Development Corporation discusses methods to create additional multi-family housing within the HGNNC
- 6) Introduction of new Council District 15 Planning Director Pamela Thornton
- 7) Reports on other planning and land use issues
  - a) Update on demolition notifications, including new duplexes and ADUs
  - b) Construction of 3-story building with 88 100% affordable apartments at 11936 S. Central Avenue in District 8 by Oak Road Capital
  - c) Weingart Willows (former Sea Rock Inn), 14032 S. Vermont Avenue presentation on Thurs. April 27 at 6:30 p.m.

## 8) Announcements

## 9) Adjournment

Next meeting date April 27 at 6:30 pm in person at 555 W. Redondo Beach Blvd. in Room 185

**Public Input at Neighborhood Council Meetings** The public is requested to dial \*9, when prompted by the presiding officer, 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. 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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Public comments cannot be submitted in advance of the meeting; only real-time public comments are required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comments or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

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

**Agendas are posted for public review at the 135<sup>th</sup> Street School (801 W. 135<sup>th</sup> Street), at <http://www.harborgatewaynorth.org>, and via email by subscribing to LA City Early Notification System at <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>.**

**Harbor Gateway North Neighborhood Council**  
**Special Planning & Land Use Committee**  
**Held via Zoom Webinar**  
**December 15, 2022**

**Present:** Keith Pitts (Chair), Rosalie Preston (Vice Chair), Craig Kusunoki, Majenni Nixon (Secretary), and Lois Saito.

**1) Welcome/call to order/roll call:** Committee Chair Keith Pitts called the meeting to order at 6:33pm followed by roll call which determined that a quorum was present.

**2) General public comment on non-agenda items that are within the Neighborhood Council's jurisdiction:** There was none.

**3) Approval of minutes from November 17, 2022, minutes:** It was moved by Rosalie Preston, seconded by Craig Kusunoki, and passed 5-0-0 to approve the minutes as presented.

**4) Approval of comment letter for SoLA Impact 121 unit apartment building with 60 parking spaces and 12 very low income units at 110-112 W. Imperial Highway, DIR-2022-4995-TOC-SPR-HCA in District 7, as a recommendation to the HGNNC Board**

Several PLU Committee members toured the SoLA Impact Beehive, 987 E. 61<sup>st</sup> Street, on November 18 and met with some of the SoLA Impact staff, finding the site very impressive and with a good example of an outdoor community meeting space. The draft letter with recommendations for their 121 unit apartment building at 110-112 W. Imperial Highway was discussed, after sharing of the draft letter: <https://docs.google.com/document/d/1ZMvrcOmdL-On5s9XBI1omG8UsKMAGxabcwhHXsPCn1vM/edit?usp=sharing> The letter will be addressed to the Department of City Planning ATTN: Helen Jedali, the City Planner assigned to the case.

It was moved by Rosalie Preston, seconded by Majenni Nixon, and passed 5-0-0 to approve the recommendation to the HGNNC board for the 121 unit apartment building at 110-112 W. Imperial Highway.

**5) Reports on other planning and land use issues**

**a) Update on demolition notifications, including new duplexes and ADUs**

The latest spreadsheet with list of notices was shared.

**b) Harbor Gateway Community Plan office hours**

Rosalie and Lois attended virtual office hours with Christopher Pina this past Tuesday. We are all encouraged to give more comment on the current version of the proposed update. One issue of concern is the former Caltrans lot at 17236-17268 S. Hoover Street. Residents of the Merit Tract are encouraged to make comment on the current RE 10-15 proposal vs. previous proposal of RE 40. The community wants to see the potential for the fewest number of homes to be built as this is a very problematic lot with inadequate access into the lot.

**c) Construction of 3-story building with 88 100% affordable apartments at 11936 S. Central Avenue in District 8:** This will be the third such apartment building on the corner of 120<sup>th</sup> and Central Avenue, all without any ground-floor retail in an area with almost no remaining neighborhood services.

**6) Announcements:** There were none.

**7) Next Committee meeting date – January 26, 2023 at 6:30 pm; Adjournment:** 7:20pm

Minutes taken by Majenni Nixon, Secretary

DRAFT

### Demolitions by HGNC District – 2018 to February 2023

District	Address	Zoning	Proposal	Date of notice
1	809 W. 165 <sup>th</sup> Place	R3-1	Demolish residence; ?build 4-story, 18 unit apt bldg	2-18-2022
1	813 W. 165 <sup>th</sup> Place	R3-1	Demolish residence, church and attached garage	2-7-2022
1	813 W. 165 <sup>th</sup> Place	R3-1	Demolish residence, church and attached garage	3-16-2022
1	850 W. 165 <sup>th</sup> Place	C2-1	three-story duplex	5-22-2019
1	806 W. 168 <sup>th</sup> Street	R2-1	Demolition of single-family home and garage; new two-story sf home and two-story sf home w/ attached ADU and two-story ADU with 2-car garage and new 3-car garage with rec room	2-11-2021
1	16700 S. Hoover Street	R2-1	Demolition of single-family home; new three-story duplex and attached 2-car garage	12-13-2021
2	15811 Menlo Avenue	R1-1	Demolition of two-car garage; addition to house plus detached ADU	6-11-2021
2	15909 S Orchard Avenue	R1-1	Demolish detached garage; construct ADU	9-29-2022
2	15812 S. Vermont Avenue	R3-1	Demolitions to build small-lot homes	12-17-2020
2	16000 S. Vermont Avenue	R3	Demolish doctor's office; two new duplexes w/ one two car garage	2021
3	555 W. 152 <sup>nd</sup> Street	M2-1VL-O	Demolish lumber yard buildings	2-1-2022
4	13757 Ainsworth Street	R1-1-O	Demolition of garage; new garage and remodeling of single-family home	2019
4	854 W. El Segundo Blvd.	C2-1-O	Demolition of gas station and carwash; removal of 10,000 gallon tanks	2-16-2021
5	12003 S. Figueroa Street	[Q]C2-1	Demolition and construction of new gas station with attached market, plus two commercial spaces	
6	612 W. 111 <sup>th</sup> Place	R1-1	Demolish garage; new L-shaped ADU	5-16-2022
6	601 W. 112 <sup>th</sup> Street	R1-1	Demolition of garage; two-story ADU	12-21-2020
6	647 W. 112 <sup>th</sup> Street	R1-1	ADU	4-26-2018
6	524 W. 113 <sup>th</sup> Street	R1-1	ADU/remodel	8-20-2019

6	722 W. 113 <sup>th</sup> Street	R1-1	ADU	
6	615 W. 120 <sup>th</sup> Street	RD2-1-CPIO	Demolition single-family home and garage; new two-story four unit apartment building	12-23-2019
6	615 W. 120 <sup>th</sup> Street	RD2-1-CPIO	Demolition correction; new two-story 4-unit apt	2-16-2022
6	11400 S. Hoover Street	C2-D2-CPIO	Demolition of abandoned church buildings	2019
6	624 W. Imperial Highway	R3-1-CPIO	Demolition of R1/accessory units for new 3-story, 12-unit apt bldg	11-9-2020
7	105 W. 115 <sup>th</sup> Place		No such address	6-8-2022
7	129 W. 115 <sup>th</sup> Street	R2-1	Demolition of R1 home and garage; new two-story duplex with attached 3-car garage	1-21-2020
7	133 W. 115 <sup>th</sup> Street	R2-1	Demolish carport; new ADU	12-6-2021
7	241 W. 115 <sup>th</sup> Street	C2-D2-CPIO	CPIO approved 2-22-2022 by Helen Jidali	9-13-2022
7	154 E. 116 <sup>th</sup> Street	R2-1	Demolition of R1 home and garage; new two-story duplex with two-car garage	
7	202 E. 116 <sup>th</sup> Street	R2-1	Demolition single-family home and garage; new two-story duplex with two-car garage	
7	208 E. 116 <sup>th</sup> Street	R2-1	Demolish single-family home and garage; new two-story duplex with two-car garage	
7	123 W. 118 <sup>th</sup> Street	R1-1	ADU	9-3-2019
7	244 E. 118 <sup>th</sup> Street	R2-1	Demolish single-family home and garage; new two-story duplex in front w/ two-story ADU w/attached 4-car garage	4-26-2022
7	132 E. 119 <sup>th</sup> Street	R2-1	Demolish single-family home; new three-story, 4-unit apartment bldg. (duplex)	9-4-2019
7	156 E. 119 <sup>th</sup> Street	R2-1	Demolish single family house with detached 2-car garage; build duplex with attached garage	12-15-20
7	215 W. 119 <sup>th</sup> Street	R1-1	Remodel front house; demolish garage; new two-story ADU	7-15-2022
7	204 W. 120 <sup>th</sup> Street	R2-1-CPIO	New single-family dwelling; remodel duplex	
7	241 W. 120 <sup>th</sup> Street	R2-1-CPIO	Demolish existing garage	5-19-2022
7	156 E. 120 <sup>th</sup> Street	R3-1XL-CPIO	No such address in ZIMAS; related to 200 E. Main	5-18-2022
7	200-200 ½ E. 120 <sup>th</sup> Street	R3-1XL-CPIO	Demolition for new duplex?; CPIO review	5-17-2022

7	221 E. 120 <sup>th</sup> Street	R3-1XL-CPIO	Demolish single-family home and attached garage; new 3-story single-family dwelling and ADU at back of lot and 3-story two-family unit at front	1-28-2022
7	11422 S. Broadway	C2-2D-CPIO	Demolish commercial/industrial bldg.; remove 12 cell antennas and replace with 6 antennas and 3 RRUs (remote radio units)	4-22-2022
7	11164 S. Figueroa Street	C2-2D-CPIO	Vacant lot – new two-story duplex	10-3-2018
7	110 W. Imperial Hwy	C2-D2-CPIO	Demolition of commercial bldg.; construction of 121 unit SoLA Impact apartment bldg	9-28-2022
7	11411&11413 S. Main Street	C2-D2-CPIO	Demolition of tire shop; construction of 121 unit SoLA Impact apartment bldg..	9-28-2022
7	11413 S. Main Street	C2-D2-CPIO	Demolition of carwash; construction of 121 unit SoLA Impact apartment bldg..	9-28-2022
7	11630 S. Main Street	C2-1VL	Demolition commercial; new 84 unit, six-story apt bldg with 10 ELI units (SOLA apartments)	11-26-2019
7	11878-80 S. Main Street	C2-1VL-CPIO	Demolish sfd and garage; new 3-story, 17-unit affordable housing, tier 3 TOC	5-16-2022
7	12003 S. Main Street	C2-1VL-CPIO	56-unit supportive housing 5-story—the Dahlia	7-33-2019
8	666 E. 115 <sup>th</sup> Street	R2-1	Two-story duplex	1-31-2019
8	629 E. 116 <sup>th</sup> Place	R2-1	Demolition of single-family home and detached garage; two-story duplex with attached garage	5-16-2022
8	619 E. 116 <sup>th</sup> Place	R2-1	Two-story duplex	12-17-2018
8	680 E. 116 <sup>th</sup> Street	R2-1	Demolition single-family home with garage; two, two-story duplexes with 3 parking spaces	2-10-2020
8	320 E. 118 <sup>th</sup> Street	R2-1	Two-story duplex	
8	439 E. 118 <sup>th</sup> Street	R2-1	Demolish sf home and detached garage	6-4-2021
8	446 E. 118 <sup>th</sup> Street	R2-1	Demolish sf home	6-25-2021
8	447 E. 118 <sup>th</sup> Street	R2-1	Two-story duplex	3-12-2019
8	612 E. 118 <sup>th</sup> Street	R1-1	Garage demolition; new ADU	3-1-2022
8	721 E. 118 <sup>th</sup> Street	R1-1	Demolish garage; new ADU	7-13-2022
8	907 E. 118 <sup>th</sup> Drive	R1-1	ADU	9-5-2019

8	247 E. 119 <sup>th</sup> Street	R2-1	Demolish one-story single family home and detached garage; new two-story <b>duplex</b> with attached 3-car garage	10-20-2020
8	445 E. 119 <sup>th</sup> Street	R1-1	Demolish unstable garage	4-15-2022
8	727 E. 119 <sup>th</sup> Street	R1-1	Demolition of abandoned single-family home	3-5-2019
8	11816 S. Avalon	C2-1VL-CPIO	Two-story <b>duplex</b>	5-7-2019
8	11936 Central Avenue	C2-D2-CPIO	Demolish existing buildings for 3-story apartment building with 88 units 100% affordable	11-14-2022
8	12007-17 Central Avenue	C2-2D-CPIO	Three-story, 75 unit affordable apartments TOC	6-9-2022
8	12019-23 Central Avenue		Same as above	6-9-2022
8	924 E. Imperial Hwy	RD2-1-CPIO	Two-story <b>duplex</b> in front with single-family dwelling at rear	7-29-2019
8	928 E. Imperial Hwy		Demolish single-family home and garage; new two story duplex with two-story SFD plus ADU	2-14-2023
8	1104 S. San Pedro Street	R2-1	Demolish single family dwelling and garage	4-15-2022