



Contact us/sign up:  
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## PLANNING AND LAND USE COMMITTEE Thursday February 26, 2026 at 7:00 pm

Held via Zoom meeting online or by telephone  
Zoom web link for this meeting is <https://us02web.zoom.us/j/86204703866>

Dial 1-669-900-6833 to join the meeting and then enter **webinar ID 862 0470 3866** and **press #** (press \*9 to request to speak, \*6 to unmute yourself)

Rosalie Preston, Chair  
Nanci Torres, Secretary

Committee Members  
Salim Mhunzi  
Arvie Powell  
Janeshia Robinson

Rebecca Rodriguez  
Dave Trejo  
Luetta Watson

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](mailto:info@harborgatewaynorth.org) para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILES 23-1114, 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 862 0470 3866** 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/roll call (quorum is 5 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-press \*9 to request to speak, \*6 to unmute yourself
- 3) Approval of a comment letter on 11516 S. Vermont Avenue CPC-2025-2171, with a recommendation to the HGNNC Board **Vote**
- 5) Reports on planning and land use issues
  - a) Update on oil well issues
  - b) Affordable housing maps for LA City
  - c) Apartment projects
    - i) 800 W. Imperial Highway EAR-2025-6355-AH-HCA-RED1 (4-story, 20 units, 100%

- affordable, no parking)
- ii) 700 W. 120<sup>th</sup> Street ADM-2024-4937-DB-VHCA-ED1 – on hold
  - iii) 1134 E. 120<sup>th</sup> Street ADM-2022-433-CPIOC – construction underway
  - iv) 11840 S. Central Avenue ADM-2023-961-TOC-HCA-ED1 (plans completed for 70 units, four-story) – no progress
  - v) 11858 - 11860 S. Avalon Blvd. ADM-2025-1858-DB-VHCA-RED1 (89 units, five-story, 100% affordable, no parking) on site of former Rhema Church
- d) SOLA Impact projects: 110 W. Imperial Highway DIR-2022-4995-TOC-SPR-HCA (5-story, 120 units—application withdrawn April 2024) and 248 W. Imperial Highway DIR-2022-5982-TOC-SPR-RDP-HCA (Administrative Closure March 2025)
- e) Other planning and land use issues

## 6) Announcements

Adjournment - next meeting date: Thurs. March 26, 2026, at 7 p.m. via Zoom

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](mailto:NCsupport@lacity.org)

### **Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- 135<sup>th</sup> Street School, 801 W. 135<sup>th</sup> Street, Gardena, CA 90247
- [www.harborgatewaynorth.org](http://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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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 707 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 comment 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. **California Government Code Section 54953.8(b)(3).**

The 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. **California Government Code Section 54953.8(b)(4).**

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. **California Government Code Section 54953.8(b)(5),**

A 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 paragraph (5), to provide public comment until that timed public comment period has elapsed. **California Government Code Section 54953.8(b)(6)(A),**

A 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 paragraph (5), or otherwise be recognized for the purpose of providing public comment. **California Government Code Section 54953.8(b)(6)(B).**

#### **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](http://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: [info@harborgatewaynorth.org](mailto:info@harborgatewaynorth.org)

#### **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](http://www.harborgatewaynorth.org)