



PRESENTATION

Tuesday, August 26, 2025,

PLUM Committee – Item #13

Date: 8/26/25
Submitted in PLUM Committee
Council File No: 25-0775
Item No: 13
Deputy: Creola

Good Afternoon:

My name is Lu Watson.

I am a Stakeholder of Harbor Gateway **NORTH** Neighborhood Council. I reside in District 5, specifically in the community of **Athens on the Hill (AOH)**.

I am a member of the Harbor Gateway **North** Planning & Land Use Committee (**PLU**). I, (along with *Janeshia Robison*, another resident of **AOH**) was among several members of the **PLU** “working group” formed in November, 2019, to engage with City Planners *Teresa Batson* and *Christopher Pina* in **Updating** the Harbor Gateway (**NORTH**) Community Plan.

I would like to give a big “*shout out*” to Chris Pina for “hanging in there” since 2019; for his due diligence; for his listening to our input; and for his acceptance of documentary evidence offered to him in support of our position. Most importantly, I commend him for his patience with stakeholders who lost control when the assumption was---- input was being dismissed and/or ignored. Thank you, Chris.

I also would like to thank Councilman McOske (and his Staff) for **fantastic** support. I personally do not agree with them 100%; however, **99 1/2% ain't too shabby**. Thank you, CD 15.

I. I request **PLUM** approve and incorporate the changes described in the **Revised Actions to Modify, etc.** (“*Director of Planning Technical Memo to **PLUM***”) dated August 20, 2025----submitted by DCP.

Please refer to Page 3, Item 9. I am requesting **PLUM** approve the **Request** that the City Attorney. . . ***prepare and present as ordinances for City Council adoption*** . . . Items---a; b; c; and d.

I, also, request **PLUM** specifically approve the Amendments (Section 16 and Section 17) to the *New Zoning Code* (LAMC Chapter 1A) – **City Planning Commission Recommended Draft:**

Section 16. Section 8.2.7 (Conservation Districts) of Chapter 1A of the LAMC shall be amended to replace *the entirety* of Section 8.2.7. (Conservation Districts) to read as follows: **Sec. 8.2.7.**
CONSERVATION DISTRICTS (CD) A.; B.; C.; and D.

And:

Section 17. Section 8.2.8. (Individual Historic Resource (IHR) Review) of Chapter 1A of the LAMC shall be introduced to Division 8.2 (Supplemental Districts) of Chapter 1A to read as follows:

Sec. 8.2.8 INDIVIDUAL HISTORIC RESOURCE (IHR) REVIEW
A.; B.; C.; and D.

II. Chapter 3: *Environmental Justice:*

This addition is long-overdue and a **GODSEND** for all stakeholders of Harbor Gateway. I request that the Goals and Policies are approved and are **mandatory**; not *mere suggestions*.

III. Chapter 4: *Mobility & Connectivity:*

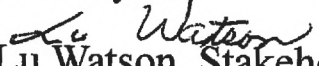
Vermont Avenue is the longest north/south corridor in Harbor Gateway; and ***is designated a Scenic Highway between 120th Street and the Southern Pacific right-of-way just north of Redondo Beach Boulevard.*** This fact should be emphasized by City Planning for **all** “proposed” development applications at any location along the corridor. All protections afforded by State law regarding ***Scenic Highways*** shall be **mandatory**; and **shall ensue**.

CONCLUSION:

For **all** of the facts and documentary evidence offered in Council File (25-0775), I request and urge that the **Goals and Policies** in the **Community Plan Update** are approved and that they are not mere suggestions.----That they are binding; have “***teeth***,” afford; and ***shall*** afford protections for the health, safety, welfare and quality of life of Harbor Gateway Stakeholders.

I am aware that **implementation** is contingent upon other policy and resource considerations and conditions. As you all know, our prior Community Plan was last Updated in 2000. In the ensuing years----blight, deterioration, increased pollution, adverse land use policies----such as untoward zone changes and variances,----and adverse environmental justice issues have made the quality of life of us stakeholders of Harbor Gateway unbearable; **and** to the point of being almost unlivable. Hopefully, **implementation** of the Goals and Policies will be given “high priority” and move forward swiftly.

Thank you,


Lu Watson, Stakeholder

District 5 - HGNNC