

## COMMISSION MEETING AUDIO

HARBOR AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, JANUARY 17, 2017 AFTER 4:30 P.M.  
HARBOR COMMISSION BOARD ROOM  
425 SOUTH PALOS VERDES STREET, 2ND FLOOR  
SAN PEDRO, CA 90731

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. **DIRECTOR'S REPORT**

A. All items of Interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – December 20, 2016

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. **[AA-2016-0258-PMLA-SL-1A](#)**

CEQA: ENV-2016-0259-CE

Plan Area: Wilmington - Harbor City

Council District: 15 - Buscaino

Last Day to Act: 01-17-17

**Continued from 11-15-16**

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1704 West 253rd Street

**PROPOSED PROJECT**

Preliminary Parcel Map for a Small Lot Subdivision to create three (3) residential lots for the construction of two (2) residential dwellings with one (1) existing residential structure to remain.

Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Article III, Section 1 and Class 15 of the City of Los Angeles CEQA Guidelines.

#### **APPEAL**

An appeal in part of the Advisory Agency determination in approving AA-2016-0258- PMLA-SL.

**Applicant:** Taiwo Laditi  
Representative: Baba Osiname

**Appellant:** Same

**Staff:** Iris Wan, City Planning Associate  
[iris.wan@lacity.org](mailto:iris.wan@lacity.org)  
(213) 978-1397

5. [VTT-73816-1A](#)  
CEQA: ENV-2015-3749-MND  
Plan Area: Harbor Gateway

Council District: 15 - Buscaino  
Last Day to Act: 01-17-2017  
**Continued from 12-20-16**

#### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 17236 South Hoover Street

#### **PROPOSED PROJECT**

A vesting tentative tract to merge two lots and re-subdivide into 15 lots, each lot to be improved with a single-family home accessed through a private street. The subdivision includes 30 residential parking spaces on the 122,295-square foot (2.821 acres) project site.

#### **APPEAL**

An appeal of the Deputy Advisory Agency's approval of the environmental analysis under the California Environmental Quality Act and mitigated Negative Declaration in Case No. 2015-3749-MND with related mitigated monitoring program and an appeal of the approval of Vesting Tentative Tract No. VTT-73816 to merge two lots and subdivide into 15 lots.

**Applicant:** Ali Awad , S. Hoover Street & W. 173<sup>rd</sup> Street, LLC

**Appellant:** John Finnegan

**Staff:** Amanda Briones, Planning Assistant  
[amanda.briones@lacity.org](mailto:amanda.briones@lacity.org)  
(213) 978-1328

6. [APCH-2015-3175-ZC](#)  
CEQA: ENV-2015-3749-MND  
Plan Area: Harbor Gateway

Council District: 15 - Buscaino  
Last Day to Act: 01-17-2017  
**Continued from 12-20-16**

**PUBLIC HEARING:** Completed on July 13, 2016

**PROJECT SITE:** 17236 South Hoover Street

#### **PROPOSED PROJECT**

The subdivision of approximately 122,295 square-feet of existing vacant land comprised of two lots into fifteen (15) lots ranging in lot area from 5,200 square-feet to 7,445 square-feet (average lot size is approximately 5,540 square feet) and fourteen (14) guest surface parking spaces. Each lot will be improved with a two-story single-family dwelling with an average floor area of approximately 2,410 square-feet and a maximum height of 24-feet. The Project Site is composed of a lot in the [Q]PF-1 Zone and a lot in the R1-1 Zone and designated for Public Facilities, Public Facilities – Freeway and Low Residential land uses, respectively. Vehicle access will be provided via a private street connecting to Hoover Street. The Project also includes a zone change from [Q]PF-1 to R1-1 in the Harbor Gateway Community Plan area.

#### **REQUESTED ACTIONS:**

1. Consider the adoption of Mitigated Negative Declaration (ENV-2015-3749-MND) and Mitigation Monitoring Program (MMP) for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. Pursuant to Los Angeles Municipal Code Section 12.32-Q, a Zone Change from [Q]PF-1 to (T)(Q)R1-1 for the property located at 17236 South Hoover Street

**Applicant:** Ali Awad , S. Hoover Street & W. 173<sup>rd</sup> Street, LLC

**Representative:** Emilio Gutierrez , S. Hoover Street & W. 173<sup>rd</sup> Street, LLC

**Staff:** Matthew Lum, Planning Assistant  
[matthew.lum@lacity.org](mailto:matthew.lum@lacity.org)  
(213) 978-1172

#### 7. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law). Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the Harbor Area Planning Commission  
will be held at **4:30 p.m. on Tuesday, February 7, 2017** at  
the Harbor Commission Board Room, 2<sup>nd</sup> Floor  
425 South Palos Verdes, Street  
San Pedro, CA 90012

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCHARBOR@lacity.org](mailto:APCHARBOR@lacity.org).