

**OFFICIAL**  
CITY OF LOS ANGELES  
Harbor Area Planning Commission Minutes  
January 17, 2017

Harbor Commission Board Room  
425 South Palos Verdes Street, 2nd Floor  
San Pedro, California 90731

MINUTES OF THE HARBOR AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order at 4:40 p.m., with Commissioners Harmatz, Cortez, Ortiz and Sutton in attendance. Also in attendance were Debbie Lawrence, Senior City Planner, representing the Director of Planning; Kathy Phelan, representing the Office of the City Attorney; Etta M. Armstrong, Commission Executive Assistant I and Cecilia Lamas, Senior Administrative Clerk.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT**

- Debbie Lawrence, Senior City Planner updated the Commission on
- Division of Land Regulations for the purpose of building single family homes.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

- A. Advance Calendar:  
There were no changes requested by the Commission.
- B. Commission Requests:  
There were no requests made by the Commission.
- C. Approval of the Minutes – December 16, 2016
  - Commissioner Sutton moved to approve the minutes of December 20, 2016. The motion was seconded by Commissioner Cortez, and the vote proceeded as follows

### Commission Vote

Moved: Sutton  
Seconded: Cortez  
Ayes: Hatch

**Vote: 3-0**

### MOTION PASSED

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### ITEM NO. 3

#### NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

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### ITEM NO. 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

**PROJECT SITE:** 1704 West 253<sup>rd</sup> Street

#### **IN ATTENDANCE:**

Debbie Lawrence, Senior City Planner and Iris Wan, City Planning Associate, representing the Planning Department

#### **MOTION:**

Commissioner Sutton put forth the actions below in conjunction with the approval of the following project:

A 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.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** in part, and **Grant** in part the Deputy Advisory Agency's determination in approving Preliminary Parcel Map AA-2016-0258-PMLA-SL-1A;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings as amended by the Commission.

The motion was seconded by Commissioner Harmatz, and the vote proceeded as follows:

Moved: Sutton  
Seconded: Harmatz  
Ayes: Cortez, Hatch, Ortiz

**Vote: 5-0**

**MOTION PASSED**

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The Commission recessed at 6:37 p.m., and reconvened at 6:42 p.m. The Commission President announced that Item Nos. 5 and 6 would be heard concurrently, however separate motions would be taken.

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**ITEM NO. 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

**PROJECT SITE:** 17236 South Hoover Street

**IN ATTENDANCE:**

Kevin Golden, City Planner, Amanda Briones, Planning Assistant representing the Department; Emilio Gutierrez representative for the applicant and John Finnegan the appellant.

**MOTION:**

Commissioner Hatch put forth the actions below in conjunction with the following 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.

1. **Grant** the appeal and **overturn** the determination of the Deputy Advisory Agency to approve the Vesting Tentative Tract; and
2. **Adopt** the attached Findings as amended by the Commission.

The vote was seconded by Commissioner Cortez, and the vote proceeded as follows:

Moved: Hatch  
Seconded: Cortez  
Ayes: Hamatz, Ortiz, Sutton

**Vote: 5-0**

**MOTION PASSED**

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**ITEM NO. 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

**PROJECT SITE:** 17236 South Hoover Street

**IN ATTENDANCE:**

Matthew Lum; Planning Assistant; Emilio Gutierrez, applicant representative; John Finnegan, appellant.

Commissioner Sutton put forth the actions below in conjunction with disapproval of the 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.

1. **Deny** a Zone Change from [Q]PF-1 and R1-1 to (T)(Q)R1-1; and
2. **Adopt** the Findings, as amended by the Commission.

The vote was seconded by Commissioner Cortez, and the vote proceeded as follows:

Moved: Sutton  
Seconded: Cortez  
Ayes: Hatch  
Abstention: Harmatz, Ortiz

**Vote: 5-0**

**MOTION PASSED**

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**ITEM NO. 7**

**PUBLIC COMMENT**

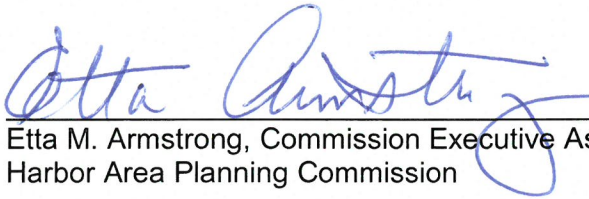
There were several speakers present who addressed the Commission:

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There being no further business to come before the Harbor Area Planning Commission, the meeting adjourned at 8:20 p.m.



Esther Hatch, President  
Harbor Area Planning Commission



Etta M. Armstrong, Commission Executive Assistant I  
Harbor Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**AUG 01 2017**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**