

Informacion en Espanol acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**HARBOR AREA PLANNING COMMISSION
TUESDAY, SEPTEMBER 21, 2004, 4:30 P.M.**

Change in Venue

~~HARBOR COMMISSION BOARD ROOM
425 SOUTH PALOS VERDES STREET, 2ND FLOOR~~

**PORT OF LOS ANGELES BOYS & GIRLS CLUB
100 W. 5TH STREET, TRAINING ROOM
SAN PEDRO, CALIFORNIA 90731**

John M. Wilson, President
John McOsker, Vice President
Lee Hill, Commissioner
Eleanor R. Montano, Commissioner
Joeann Valle, Commissioner

Isabel Rosas, Commission Executive Assistant II
(213) 978-1298; FAX (213) 978-1029

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A
SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: No. 4:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting.

AGENDA are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.cityofla.org/pln/index.htm>

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act

EIR - Environmental Impact Report

ND - Negative Declaration

MND - Mitigated Negative Declaration

CE - Categorical Exemption

1. DELECTION OF OFFICERS

2. DEPARTMENTAL REPORT - ITEMS OF INTEREST

3. COMMISSION BUSINESS

A. Advance Calendar

C. Commission Requests

4. ZA-2003-6963-ZV-ZA-1A

CEQA: ENV 2003-6963-CE

Plan: Harbor Gateway

Council District 15

Location: 1436-1440 West 223rd Street

Expiration Date: 02/04/04 Ext.

Appeal Status: Further appealable to City Council if granted

PUBLIC HEARING

AN APPEAL, from the entire determination of the Zoning Administrator's **1) denial**, pursuant to Los Angeles Municipal Code Section 12.27 and Charter Section 562, of a variance from Section 12.09A of the Municipal Code to permit the continued use and maintenance of a fourth and fifth unit, illegally converted from a garage on property zoned R1, which is developed with three other units of which two have legal nonconforming rights in a zone where a maximum of one unit is permitted; **and 2) denial**, pursuant to Los Angeles Municipal Code Section 12.28 A, of a Zoning Administrator's Adjustment from Section 12.21-C,2(b) of the Municipal Code to allow a building separation of 6 feet in lieu of the required 10 feet; from Section 12.08-B,2 of the municipal Code to permit a 4-foot 6-inch easterly and 5-foot 3-inch westerly side yard in lieu of the required 6 feet and from Section 12.08-B,3 of the Municipal Code to permit an 8-foot 3-inch rear yard setback in lieu of the required 15 feet.

APPLICANT: Feliciano Zuniga

APPELLANT: Feliciano Zuniga

STAFF RECOMMENDS DENIAL OF APPEAL.

Lourdes Green (213) 978-1313

5. PUBLIC COMMENT

The Harbor Area Planning Commission shall provide an opportunity in open meetings for the public to address it, 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 three (3) minutes per person and up to five (5) minutes per subject.

The next regular meeting of the Harbor Area Planning Commission
will be held at **4:30 p.m.** on Tuesday, October 5, 2004,
at the Harbor Commission Board Room
425 South Palos Verdes Street, 2nd Floor
San Pedro, California 90731

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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298.