

**HARBOR AREA PLANNING COMMISSION
TUESDAY, FEBRUARY 15, 2005, 4:30 P.M.
HARBOR COMMISSION BOARD ROOM
425 SOUTH PALOS VERDES STREET, 2ND FLOOR
SAN PEDRO, CALIFORNIA 90731**

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

Gabriele Williams, Commission Executive Assistant II
(213) 978-1247; 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. and 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 agency 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

ND - Negative Declaration

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

3. APCH-2003-4179-ZC

CEQA: ENV 2003-4181-MND
Plan: Harbor Gateway

Council District: 15

Location: 713 164th Street

Expiration Date: N/A

Appeal Status: Appealable by applicant
if disapproved.

Public Hearing completed on December 17, 2003.

ZONE CHANGE, from R2-1 to (T)(Q)RD-2, incident to Tentative Tract No. 54393, for the proposed subdivision for a maximum four-unit detached residential condominium project on a 0.30 net acre lot.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD-2.
Emily Gabel Luddy, (213) 978-1327

4. ZA-2002-7389-CU-ZV-1A

CEQA: ENV 2002-7390-MND
Plan: San Pedro

Council District: 15

Location: 303 South Gaffey Street

Expiration Date: Extended to 2/15/05

Appeal Status: CU not further appealable;
ZV further appealable if approved.

CONTINUED FROM 12-7-04

PUBLIC HEARING

TWO APPEALS from: the Zoning Administrator's approvals, pursuant to Los Angeles Municipal Code (LAMC) Sections, 12.24-W,27, 12.24-W,17, 12.24-W,37 and 12.27 of: **1)** a Conditional Use for a Commercial Corner Development for the construction, use and maintenance of a drive through, fast food restaurant (McDonalds) with a children play area in the [Q] C2-1VL zone of the site; **2)** a Conditional Use for a drive through restaurant use;

3) a Conditional Use to permit a public parking area in the RD1.5-1XL portion of the site; and
4) Variances from: **a)** LAMC Section 12.09-A to permit the trash enclosure, signage and drive through to encroach into the RD1.5-1XL portion of the site; **b)** from Ordinance No. 159,054 which limits the [Q]C2 portion of the site to C1 uses and permit a restaurant with drive through and freestanding, wall and roof type signs; **c)** from LAMC Section 12.13-A,2(b)(4) to allow roof signs to project 9 feet above the roof line in lieu of 2 feet; **d)** from LAMC 12.13-A,2(b)(3) to allow 15 employees per shift in lieu of a maximum of 5; **e)** from LAMC 12.21-C,5(h) to permit the drive through lanes for the use to cross the zone boundary line from the more restrictive RD1.5 zone to the less restrictive [Q]C2 zone of the site.

APPLICANT: Carlos Madrigal and James Carras, McDonalds Corporation

APPELLANT: 1) Councilmember Janice Hahn; contact: Sergio Carrillo
2) Esther Monti Wald

STAFF RECOMMENDS DENY THE APPEAL
R. Nicolas Brown (213) 978-1314

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, February 15, 2005,
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. Translation services, 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) 978-1247.