

**HARBOR AREA PLANNING COMMISSION
TUESDAY, OCTOBER 3, 2006, 4:30 P.M.
HARBOR COMMISSION BOARD ROOM
425 SOUTH PALOS VERDES STREET, 2ND FLOOR
SAN PEDRO, CALIFORNIA 90731**

Michael Ponce, President
John Wilson, Vice President
John McOsker, Commissioner
Eleanor R. Montano, Commissioner
Joeann Valle, Commissioner

James Williams, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 3 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. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized 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. Note: Materials received after the mailing deadline will be placed in the official case file.

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

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, in accordance with the Commission Policies and Procedures and **provided that the Commission retains jurisdiction over the case.**

AGENDAS 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 **www.lacity.org/PLN**. Click the **"Meetings and Hearings"** quick link. APC agenda are available under any of the seven service areas.

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 agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. DIRECTOR'S REPORT

- A. Council actions and schedule
- B. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

3. **ZA 2005-8372-ZV-1A**

CEQA: ENV-2005-8373-CE
Plan: Wilmington-Harbor City

Council District: 15

Location: 642-648 N. Broad Avenue

Expiration Date: 08-21-06 (extended)

Appeal Status: Further appealable if granted.

Public Hearing

An Appeal from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from "Q" Conditions of Ordinance 167,244 to permit a duplex in the [Q]C2-1VL-O Zone. Note: The "Q" Condition established December 10, 1991, prohibits residential uses except as otherwise permitted in the industrial zone.

Applicant: David Vivanco, Diamond Properties; Representative: Ajim Baksh

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Mike Young, (213) 978-1387

4. [APCH 2006-3221-ZC](#)
CEQA: ENV-2006-3166-MND
Plan: Harbor Gateway North

Council District: 15
Location: 16211 S. Bonsallo Avenue
Expiration Date: 10-09-06
Appeal Status: Further appealable by applicant if disapproved.

Limited Public Hearing

Request:

A Zone Change, pursuant to Los Angeles Municipal Code Section 12.32.I, from R2-1 (Two-Family Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone); for a subdivision for seven new single family dwellings on seven new single family lots (as part of a Small Lot Subdivision) and to maintain one existing single family dwelling and lot, on an approximately 30,021 square-foot site.

Applicant: Elite Home, Inc.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD3-1 AND RECOMMEND THAT THE CITY COUNCIL APPROVE, SUBJECT TO CONDITIONS OF APPROVAL.

Jim Tokunaga, (213) 978-1470

5. **PUBLIC COMMENT PERIOD**

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on Wednesday, **October 17, 2006**, at the:

Harbor Commission Board Room
425 S. 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 Secretariat at (213) 978-1300.