

**OFFICIAL**  
CITY OF LOS ANGELES  
Harbor Area Planning Commission Minutes  
January 16, 2007  
4:30 P.M.  
Harbor Commission Board Room  
425 South Palos Verdes Street, 2<sup>nd</sup> Floor  
Los Angeles, California

MINUTES OF THE CITY PLANNING COMMISSION HEREIN ARE REPORTED IN AN ACTION FORMAT.

COMPLETE DETAILS RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, at (213) 978-1255.

The meeting was called to order by the Commission President, Michael Ponce at 4:31 p.m. Commissioners present: Gloria Lockhart, Eleanor R. Montano, Joeann Valle  
Commissioner absent: John Wilson.

1. **DIRECTOR'S REPORT**

- A. Council actions and schedule. None
- B. Other items of interest. None

2. **COMMISSION BUSINESS**

- A. Advance Calendar - None
- B. Commission Requests - None

3. **ZA-2006-4490-ZAI-1A**  
**CEQA: EXEMPT**  
**Plan: Harbor Gateway**

**Council District: 15**  
**Location: 20805-22311 Normandie Avenue**  
**Expiration Date: 01-28-07**  
**Appeal Status: Not further appealable.**

## **PUBLIC HEARING**

**AN APPEAL** from the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code Section 12.21-A,2, of a Zoning Administrator's Interpretation that: **1)** the cumulative effect of the required dedications and improvements of the adjoining streets and the unique character of the site as a several block-long and narrow former railroad right-of-way has resulted in common problems for the lots of the subdivision map approved on June 6, 2001 by the City Council under Vesting Tentative Tract No. 53196; and **2)** that the Interpretation's applied deviations from the yard requirements of the Los Angeles Municipal Code for the lots of the subdivision are necessary for compliance with the purpose and intent of the City Council in its approval of Vesting Tentative Tract No. 53196.

**APPLICANT:** Shawn Chen; Representative: Carl Hassel

**APPELLANT:** Cheral Sherman, Smith Family Trust

STAFF RECOMMENDS DENIAL OF THE APPEAL.  
Emily Gabel, (213) 978-0016.

### DISCUSSION:

Planning staff gave an overview of the project and answered questions of the Harbor Area Planning Commission.

Appellant gave an overview of the appeal and made suggestions for the project.

Applicant's representatives gave an overview of the project and answered questions of the Harbor Area Planning Commission.

Council District 15 representative spoke in support of the project.

Chair opened the public hearing. Two speakers spoke against the appeal. One speaker spoke in support of the appeal.

Chair closed the public hearing.

Commission asked questions of the Planning staff and Applicant's representatives during deliberation.

Commissioner Ponce moved to deny the appeal and adopt the Findings. Seconded by Commissioner Valle.

**Vote: 4 - 0**

4. PUBLIC COMMENT PERIOD

No speakers.

There being no further business to come before the Harbor Area Planning Commission, the meeting adjourned at 6:08 p.m.

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Michael Ponce, President

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Lourdes Sanchez, Commission Executive Assistant I  
Harbor Area Planning Commission

Adopted on February 6, 2007.