

**HARBOR AREA PLANNING COMMISSION
SPECIAL MEETING
TUESDAY, DECEMBER 2, 2008, 4:30 P.M.
BOYS AND GIRLS CLUB AUDITORIUM
100 W. 5th STREET
SAN PEDRO, 90731**

Michael Ponce, President
Joeann Valle, Vice President
Gloria Lockhart, Commissioner
Eleanor R. Montano, Commissioner
Camilla Townsend, Commissioner

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.

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.

All concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, by noon of the day prior to the date of the meeting at which the item is to be heard (15 copies must be provided). **Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.**

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 agendaized 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. Items of interest

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. CPC 2006-8043-GPA-ZC-SP-DA

CEQA: ENV 2005-4516-EIR

Plan: Wilmington-Harbor City

Council District: 15

Expiration Date: N/A

Appeal Status: N/A

Public Hearing – Completed on June 26, 2008

Location: 26900 S. Western Avenue

Proposed Project:

Establishment of a Specific Plan for approximately 61.5 gross acres to allow demolition and removal of 245 residential units, a community center, and commercial building (all a part of former U.S. Navy housing) for the new construction of 1,950 residential units and 10,000 square feet of commercial space. The proposed Specific Plan residential component would be comprised of 1,000 condominium units, 100 townhomes and 850 senior condominium units (age restricted to those 55 and older). Building heights would vary from three to four stories or from 50-65 feet. Subterranean and semi-subterranean parking for residents and guests would be provided below the residential buildings and guest parking would also be available along the interior streets. An approximately six-acre public park is also being proposed.

Applicant: Bisno Development Company; Representative: Allan Abshez

STAFF RECOMMENDS: REVIEW AND COMMENT ONLY, NO ACTION TAKEN

David Olivo, (213) 978-1197

4. 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 Harbor Area Planning Commission will be held at **4:30 p.m.** on Tuesday, **DECEMBER 16, 2008**, 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.