

OFFICIAL
CITY OF LOS ANGELES
Harbor Area Planning Commission Minutes
Tuesday, June 16, 2009
Harbor Commission Board Room
425 South Palos Verdes Street, 2nd Floor
San Pedro, California 90731

MINUTES OF HARBOR AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission Vice President at 4:45 p.m.

Commissioners present: Gloria Lockhart, Camilla Townsend, Joeann Valle

Commissioner absent: Michael Ponce

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

3. TENTATIVE TRACT NO. 70917-CN-1A

CEQA: ENV-2004-2424-MND
Plan: Wilmington-Harbor City

Council District: 15
Location: 26404 S. Vermont Avenue
Expiration Date: 03/14/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL from part of the decision of the Advisory Agency in approving Tentative Tract No. 70917-CN for a 1-lot subdivision for a maximum 20-unit residential condominium, and the adopted Mitigated Negative Declaration No. ENV-2004-2424-MND.

APPLICANT: Lake View Townhomes, LLC
APPELLANT: Lake View Townhomes, LLC

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the action of the Deputy Advisory in approving Tentative Tract No. 70917-CN ; **adopt** Conditions of Approval; **adopt** Findings; and **adopt** Mitigated Negative Declaration No. ENV-2004-2424-MND.

Staff: Joey Vasquez (213) 978-1352

Discussion:

Staff presented the case.

The Chairperson opened the public hearing

Applicant/Appellant representative and the owner of the property both expressed intention of requesting continuance of the case. However, after a brief discussion, they, finally decided to proceed and to testify for the project. They also stated that they have the support of the Neighborhood Council and the Council District Office. Both answered questions of the Commission.

Council District representative testified in support of the project. He submitted a letter signed by the Councilmember supporting the project; answered questions of the Commission. He also brought up the issue of modifying the Conditions of Approval.

Commissioner Lockhart stated that it would be best for Applicant to work with the Neighborhood Council about their proposed project before going to the Area Planning Commission.

The Chairperson closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify Condition of Approval, adopt the Findings; and adopt Mitigated Negative Declaration No. ENV-2004-2424-MND.

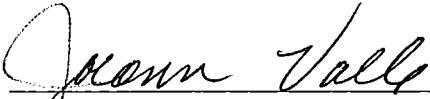
Moved: Townsend
Seconded: Lockhart
Ayes: Valle
Absent: Ponce

Vote: 3-0

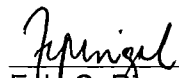
4. PUBLIC COMMENT PERIOD

None

There being no further business to come before the Harbor Area Planning Commission, the meeting adjourned at 5:05 p.m.



Joann Valle, Vice President



Fely C. Ringol, Commission Executive Assistant
Harbor Area Planning Commission

Adopted: 7/21/09