

OFFICIAL
CITY OF LOS ANGELES
Harbor Area Planning Commission Minutes
Tuesday, February 3, 2015
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 President Esther Hatch at 4:15 p.m.

Commissioners present: Debra Baker, Mitch Harmatz, Scott Lane, and Alma Ortiz

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Connie Pallini-Tipton, the newly assigned Senior City Planner, introduced herself to the Commission.

She distributed and discussed some information regarding Specific Plans covering the Harbor Area.

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

C. Approval of Minutes of Harbor Area Planning Commission Regular Meeting of September 16, 2014

Commissioner Lane moved to approve Minutes of the Harbor Area Planning Commission regular meeting of September 16, 2015' seconded by Commissioner Harmatz and approved by Commissioner Hatch.

3. **APCH-2014-1879-HD**
Incidental Case: VTT-72810-SL

CEQA: ENV-2014-1880-MND

Plan: San Pedro

Council District: 15

Location: 255-295 West 8th Street

Expiration Date: 3/2/15

Appeal Status: Further appealable to City Council only by the Applicant if denied

PUBLIC HEARING COMPLETED DECEMBER 17, 2014

Proposed Project:

The construction, use, and maintenance of 24 dwelling units in conjunction with a small lot subdivision. The proposed dwellings will be four-stories, ranging in height between 33-feet to 49-feet 6-inches, and will have an attached two car garage, for a total of 48 parking spaces.

Requested Action:

1. Pursuant to L.A.M.C. Section 12.32-F, a **Height District Change** from RD1.5-1XL to RD1.5-1L.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a **Mitigated Negative Declaration** and required findings for the above-referenced project

Applicant: San Pedro Investors, LLC
Representative: Dominic Hong/BID Group, Inc.

Recommended Actions:

1. **Approve and Recommend** that the City Council adopt Height District Change from RD1.5-1XL to RD1.5-1LD with the proposed 'D' Development Limitation to limit a maximum height of 50-feet.
2. **Adopt** the Findings.
3. **Adopt** Mitigated Negative Declaration No. ENV-2014-1880-MND.
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: May Sirinopwongsagon (213) 978-1372

Staff presented the case.

Applicant representative spoke for the project.

One speaker also spoke and two letters were read in support of the project. One additional speaker spoke regarding some changes made in the project.

A representative from the Mayor's Office was present and welcomed the Commissioners particularly the newly appointed member of the Commission, Alma Ortiz.

Council District representative spoke in support of the project.

City Attorney gave some pointers and advice on making a decision regarding a case.

The President closed the public comment and the Commission deliberated.

Motion: Adopt Staff recommendation to approve and recommend that the City Council adopt the Height District change from RD1.5-1XL to RD1.5-1LD with the proposed 'D' Development Limitation to limit a maximum height of 50-feet; adopt the findings; and adopt Mitigated Negative Declaration No. ENV-2014-1880-MND.

Moved: Commissioner Harmatz

Seconded: Commissioner Lane

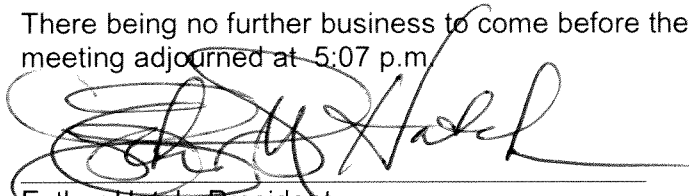
Ayes: Commissioners Baker, Ortiz, and Hatch

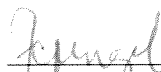
Vote: 5-0

4. PUBLIC COMMENT PERIOD

None

There being no further business to come before the Harbor Area Planning Commission, the meeting adjourned at 5:07 p.m.



Esther Hatch, President
Harbor Area Planning Commission

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

Adopted: 8/4/15