

HARBOR AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, OCTOBER 19, 2021
(VIA TELECONFERENCE)

MINUTES OF THE HARBOR AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**HARBOR**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Harbor Area Planning Commission’s October 19, 2021 meeting was conducted via telephone and/or videoconferencing.

Commission President Hatch called the regular meeting to order at 4:30 p.m. with Commission Vice-President Mona Sutton and Commissioners John Bagakis and Amber Sheikh in attendance.

Commissioner Mitchel Harmatz was not in attendance.

Also in attendance were Michelle Singh, Senior City Planner and Kimberly Huangfu, Deputy City Attorney. Commission Office staff participation included, Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant and Denise Otero, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

MOTION REQUIRED. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commission President Hatch moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commission Vice-President Sutton seconded the motion and the vote proceeded as follows:

Moved:	Hatch
Second:	Sutton
Aye:	Bagakis, Sheikh
Absent:	Harmatz

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Election of Officers:
Commissioner Sutton nominated Commissioner Hatch for Commission President. Commissioner Sheikh seconded the motion and the vote proceeded as follows:

Moved: Sutton
Second: Sheikh
Aye: Bagakis, Hatch
Absent: Harmatz

Vote: 4 – 0

MOTION PASSED

Commissioner Bagakis nominated Commissioner Sutton for Commission Vice-President. Commissioner Sheikh seconded the motion and the vote proceeded as follows:

Moved: Bagakis
Second: Sheikh
Aye: Hatch, Sutton
Absent: Harmatz

Vote: 4 – 0

MOTION PASSED

Commission President Hatch opened public comment before taking a vote on the meeting minutes. One speaker addressed the Commission during this item.

- Meeting Minutes:
Commissioner Bagakis moved to approve the Minutes of Meeting May 19, 2020. Commission Vice-President Sutton seconded the motion and the vote proceeded as follows:

Moved: Bagakis
Second: Sutton
Aye: Hatch, Sheikh
Absent: Harmatz

Vote: 4 – 0

MOTION PASSED

After public comment was taken Commission President Hatch presented a motion to reconsider Election of Officers to allow public comment before voting.

Commissioner Hatch presented a motion to reconsider Election of Officers. Commissioner Sutton seconded the motion and the vote proceeded as follows:

Moved: Hatch
Second: Sutton
Aye: Bagakis, Sheikh
Absent: Harmatz

Vote: 4 – 0

MOTION PASSED

Commission President Hatch opened public comment before Election of Officers. One speaker addressed the Commission during this item.

- Election of Officers:
Commissioner Sutton nominated Commissioner Hatch for Commission President. Commissioner Bagakis seconded the motion and the vote proceeded as follows:

Moved: Sutton
Second: Bagakis
Aye: Hatch, Sheikh
Absent: Harmatz

Vote: 4 – 0

MOTION PASSED

Commissioner Bagakis nominated Commissioner Sutton for Commission Vice-President. Commissioner Sheikh seconded the motion and the vote proceeded as follows:

Moved: Bagakis
Second: Sheikh
Aye: Hatch, Sutton
Absent: Harmatz

Vote: 4 – 0

MOTION PASSED

- Michelle Singh, Senior City Planner, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

DIR-2020-2595-SPR-HCA-1A

CEQA: ENV-2009-1558-EIR-ADD1; SCH No. 2008021004

Plan Area: San Pedro

Related Case: ADM-2020-2281-CPIOC

Council District: 15 – Buscaino

**Last Day to Act: 10-29-21

PUBLIC HEARING HELD

PROJECT SITE: 625 South Beacon Street

IN ATTENDANCE VIA TELECONFERENCE:

Jeanalee Obergfell, City Planning Associate, Connie Chauv, City Planner and Michelle Singh, Senior City Planner, representing the Department of City Planning; Ryan Guthrie, representing the Applicant; Victoria Yundt, representing the Appellant; and Aksel Palacios representing the office of Councilmember Buscaino.

MOTION:

Commissioner Bagakis put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record:

New construction of an eight-story, 85-foot tall, mixed-use development comprised of 281 dwelling units and 2,316 square feet of commercial with a proposed Floor Area Ratio (FAR) of 6:1 resulting in 338,046 square feet of floor area. The Project will provide a total of 508 parking spaces and involve the demolition of three existing buildings and parking, and the removal of 47 non-protected on-site trees and 27 non-protected streets subject to the approval of the Urban Forestry Division.

1. Find, based on the independent judgment of the Director of Planning, after consideration of the whole of the administrative record, the Project was assessed in the San Pedro New Community Plan Environmental Impact Report ("EIR") No. ENV-2009-1558-EIR-ADD1, State Clearinghouse No. SCH No. 2008021004 certified on October 3, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated August 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal in part and grant the appeal in part of the Planning Director's Determination dated

August 4, 2021;

3. Approve, pursuant to Section 16.50 of the Los Angeles Municipal Code, a Site Plan Review for the construction of an eight-story, 85-foot tall, mixed-use development comprised of 281 dwelling units and 2,316 square feet of commercial, resulting in an increase of 50 or more dwellings units;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings, as amended by the Commission.

Commission Vice-President Sutton seconded the motion and the vote proceeded as follows:

Moved: Bagakis
Second: Sutton
Ayes: Hatch, Sheikh
Absent: Harmatz

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission President Hatch adjourned the meeting at 5:37 p.m.

Esther Hatch

Esther Hatch
Harbor Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Harbor Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 07 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**