

HARBOR AREA PLANNING COMMISSION
UNOFFICIAL MINUTES
TUESDAY, MAY 7, 2024 REGULAR MEETING
SAN PEDRO REGIONAL BRANCH LIBRARY
PHIL SCOTT MEETING ROOM
931 SOUTH GAFFEY STREET
SAN PEDRO, CA 90731

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 AREA PLANNING COMMISSION”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “AUDIO” BUTTON.

The Harbor Area Planning Commission meeting of May 7, 2024 was conducted in person in the San Pedro Regional Branch Library and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Esther Hatch called the regular meeting to order at 4:42 p.m. with Commission Vice President Mona Sutton and Commissioners John Bagakis, Joe Gatlin and Amber Sheikh in attendance.

Also in attendance were Parrish Knox, Deputy City Attorney, Theodore Irving, Principal City Planner, and Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant II, Michael Cheatham and Marcos Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Theodore Irving, Principal City Planner on behalf of Director of Planning, Vince P. Bertoni, had no report.
- Parrish Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Bagakis moved to approve the Meeting Minutes of September 19, 2023. Commission Vice President Sutton seconded the motion and the vote proceeded as follows:

Moved: Bagakis
Second: Sutton
Ayes: Hatch, Gatlin
Abstain: Sheikh

Vote: 4 – 0 – 1

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2023-4461-CU-1A

CEQA: ENV-2023-4468-CE

Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker

Last Day to Act: 05-17-24

PUBLIC HEARING HELD

PROJECT SITE: 1333 West Pacific Coast Highway

IN ATTENDANCE:

Jonathan Hershey, Associate Zoning Administrator, representing the Planning Department; Pamela Thornton representing Council District 15 on behalf of Councilmember Tim McOsker, Appellant; and Sean Nguyen, representing the Applicant.

At approximately 5:08 p.m. Commission President Hatch recessed the meeting. Commission President Hatch reconvened the meeting at 5:23 p.m. with Commission Vice President Sutton and Commissioners Bagakis, Gatlin, and Sheikh in attendance.

MOTION:

Commission Vice President Sutton moved to put forth the actions below in conjunction with approval of the following Project, with Modifications and Amendments, as stated on the record:

Construction, use, and maintenance of a 1,287 square-foot Starbucks coffee shop with a drive-through window and a walk-up pedestrian window. The proposed coffee shop does not provide any indoor or outdoor seating. Proposed hours of operation for the drive-through and walk-up windows are 5:00 a.m. to 11:00 p.m., seven days a week. The Project also includes six parking spaces within a surface parking lot and a single drive-through lane that would accommodate queuing for 13 vehicles.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures), and Section 15332, Class 32 (In-Fill

- 3 (New Construction or Conversion of Small Structures), and Section 15332, Class 32 (In-Fill Development), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Grant the partial appeal in part and deny the partial appeal in part, sustain the Zoning Administrator's Determination dated February 12, 2024;
 3. Approve, pursuant to Section 12.24 W.17 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a drive-through fast food establishment on a lot that abuts a residential use or zone, in the [Q]C2-1 VL Zone;
 4. Approve, pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow the following deviations from the Commercial Corner Development regulations, LAMC Section 12.22 A.23:
 - a. Hours of operation of 5:00 a.m. to 11:00 p.m., seven days a week;
 - b. Reduced window transparency of 26 percent along Frampton Avenue and 16.9 percent along Pacific Coast Highway; and
 - c. The use and maintenance of the existing five-foot six-inch solid masonry wall along the northerly and westerly property lines, in the [Q]C2-1VL Zone;
 5. Adopt the Conditions of Approval, as Modified by the Commission; and
 6. Adopt the Findings, as Amended by the Commission.

Commissioner Sheikh seconded the motion and the vote proceeded as follows:

Moved: Sutton
Second: Sheikh
Ayes: Bagakis, Gatlin, Hatch

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Hatch adjourned the meeting at 5:53 p.m.



Cecilia Lamas, Commission Executive Assistant II
Harbor Area Planning Commission



Esther Hatch, President
Harbor Area Planning Commission

ADOPTED

CITY OF LOS ANGELES

AUG 20 2024

PLANNING DEPARTMENT
COMMISSION OFFICE