

HARBOR AREA PLANNING COMMISSION  
**OFFICIAL** MINUTES  
TUESDAY, AUGUST 20, 2024 REGULAR MEETING  
HARBOR COMMISSION BOARD ROOM  
425 SOUTH PALOS VERDES STREET, 2<sup>ND</sup> FLOOR  
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](http://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 August 20, 2024 was conducted in person in the Harbor Commission Board Room and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Esther Hatch called the regular meeting to order at 4:30 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, Marie Cobian, Senior City Planner, and Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant II, Michael Cheatham and Marcos Godoy, Administrative Clerks.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

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

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

**Vote: 5 – 0**

**MOTION PASSED**

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

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

**Vote: 5 – 0**

**MOTION PASSED**

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At approximately 4:38 p.m. Commission President Hatch left the meeting.

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- Marie Cobian, Senior City Planner gave a report on behalf of Director of Planning, Vince P. Bertoni.
- Parrish Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:  
Commissioner Bagakis moved to approve the Meeting Minutes of May 7, 2024. Commissioner Gatlin seconded the motion and the vote proceeded as follows:

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

**Vote: 4 – 0**

**MOTION PASSED**

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## **ITEM NO. 2**

### **NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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## **ITEM NO. 3**

### **GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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## **ITEM NO. 4**

### **RECONSIDERATIONS**

There were no requests for reconsiderations.

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## ITEM NO. 5

### **ZA-2023-2107-CU-1A**

CEQA: ENV-2023-2108-CE

Plan Area: San Pedro

Council District: 15 – McOsker

Last Day to Act: 08-20-24

### **PUBLIC HEARING HELD**

**PROJECT SITE:** 1602 West 25th Street  
(1636, 1660 West 25th Street; and 2401 South Western Avenue)

### **IN ATTENDANCE:**

Jordann Turner, Associate Zoning Administrator, representing the Planning Department; Erwin Bucy, representing the Applicant; Scott Smith, representing the Appellant; and Pamela Thornton representing Council District 15 on behalf of Councilmember Tim McOsker.

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At approximately 5:29 p.m. during public comment, Commissioner Sheikh left the meeting.

At approximately 6:00 p.m. before rebuttals, Commission Vice President Sutton recessed the meeting. Commission Vice President Sutton reconvened the meeting at 6:10 p.m. with Commissioners Bagakis and Gatlin in attendance.

At approximately 7:09 p.m. during deliberation, Commission Vice President Sutton recessed the meeting. Commission Vice President Sutton reconvened the meeting at 7:16 p.m. with Commissioners Bagakis and Gatlin in attendance.

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### **MOTION:**

Commissioner Bagakis moved to put forth the actions below in conjunction with the following Project, with Modifications and Amendments, as stated on the record:

A Conditional Use Permit to allow the construction of a new drive-through fast-food establishment (Starbucks). The new one-story building will have a total floor area of 2,200 square feet and a height of 18 feet, with 22 parking stalls, 21 indoor seats, and hours of operation from 4:00 am to 11:00 pm. The Project will have drive-through and walk-in service. The Project includes the demolition of an existing 5,653 square-foot commercial building and the relocation of an existing driveway.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to California Environmental (CEQA) Guidelines, Section 15332, Class 32 (Infill Development), and that 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, hazardous waste sites or historic resources applies;
2. Deny the appeal in part and grant the appeal in part, sustain the Zoning Administrator's Determination dated May 20, 2024;
3. Approve, pursuant to Section 12.24 W.17 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a drive-through fast-food establishment on a site abutting a residential zone;
4. Approve, pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow deviations from Mini-Shopping Center/Commercial Corner Development provisions to allow hours of operation from 5:00 a.m. to 11:00 p.m., daily, in lieu of 7:00 a.m. to 11:00 p.m., daily with additional terms and conditions;

5. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated August 15, 2024; and
6. Adopt the Findings, as Amended by the Commission.

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

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

**Vote: 3 – 0**

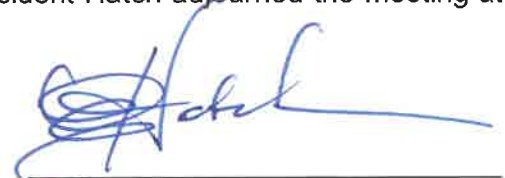
**MOTION PASSED**

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There being no further business before the Commission, President Hatch adjourned the meeting at 7:23 p.m.



Cecilia Lamas, Commission Executive Assistant II  
Harbor Area Planning Commission



Esther Hatch, President  
Harbor Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**DEC 17 2024**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**