

HARBOR AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, DECEMBER 17, 2024 REGULAR MEETING
HARBOR CITY – HARBOR GATEWAY
BRANCH LIBRARY, COMMUNITY ROOM
24000 S. WESTERN AVENUE
HARBOR CITY, CA 90710

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 December 17, 2024 was conducted in person in the Harbor City – Harbor Gateway Branch Library and via telephone.

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, Connie Chauv, Senior City Planner, and Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant II, and Marcos Godoy, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Connie Chauv, 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 August 20, 2024. Commission Vice President Sutton seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0 – 2

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

DIR-2020-2595-SPR-HCA-M1

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

Plan Area: San Pedro

Related Case: DIR-2020-2595-SPR-HCA-1A

Council District: 15 – McOsker

Last Day to Act: 12-17-24

PUBLIC HEARING HELD

PROJECT SITE: 625 South Beacon Street

IN ATTENDANCE:

Norali Martinez, City Planner, and Connie Chauv, Senior City Planner, representing the Planning Department; Todd Nelson, representing the Applicant; and Alex Valente, Applicant.

MOTION:

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

The new construction of an eight-story, 85-foot tall, mixed-use development comprised of 281 dwelling units and 1,782 square feet of commercial with a proposed Floor Area Ratio (FAR) of 4.1:1 resulting in 229,097 square feet of floor area. The Project will provide a total of 363 parking spaces and involve the demolition of 3 existing buildings and parking, and the removal of 47 non-protected on-site trees and 27 non-protected street trees subject to the approval of the Urban Forestry Division.

1. Find, based on the independent judgment of the decision-maker, 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. 2008021004 certified on October 03, 2017; and pursuant to CEQA Guidelines 15162 and 15164,

and the Addendum dated August 4, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;

2. Approve, pursuant to LAMC 13B.5.4, A Modification of Entitlement request to the previously approved Site Plan Review Case No. DIR-2020-2595-SPR-HCA-1A, which was granted on November 9, 2021, by the Harbor Area Planning Commission for the construction, use, and maintenance of a an 8-story, 85-foot tall, mixed use development comprised of 281 dwelling units, 1,782 square feet of commercial, resulting in an increase of 50 or more dwelling units;
3. Adopt the Conditions of Approval, as Modified by the Commission; and
4. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Hatch adjourned the meeting at 5:25 p.m.



Cecilia Lamas, Commission Executive Assistant II
Harbor Area Planning Commission



Esther Hatch, President
Harbor Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 03 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**