HARBOR AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, JUNE 2, 2026 REGULAR MEETING
EAST WILMINGTON GREENBELT COMMUNITY CENTER
918 SANFORD AVENUE
WILMINGTON, CA 90744

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 June 2, 2026 was conducted in person in the East Wilmington Greenbelt Community Center and via Zoom webinar in a hybrid meeting format.

Commission Vice President Bagakis called the regular meeting to order at 4:31 p.m. with Commissioners Joe Gatlin, Irma Lara, and Amber Sheikh in attendance.

Commission President Mona Sutton was not in attendance.

Also in attendance were Andrea Loera and Parrish Knox, Deputy City Attorneys, Christine Saponara, Associate Zoning Administrator, and Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant II, Bryan Sanchez, Commission Executive Assistant I, Marcos G. Godoy and Diego Vazquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Christine Saponara, Associate Zoning Administrator, gave a report on behalf of Vincent P. Bertoni, Director of Planning.

- Andrea Loera and Parrish Knox, Deputy City Attorneys, had no report.

- Commission Requests:

  - Commission Vice President Bagakis announced a planned absence for the meeting of October 6, 2026.

- Meeting Minutes:
  Commissioner Sheikh moved to approve the Meeting Minutes of June 3, 2025 and August 19, 2025. Commissioner Gatlin seconded the motion and the vote proceeded as follows:

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

  Vote: 4 – 0

  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

ZA-2023-7218-ZV-CDP-MEL-HCA-1A Council District: 15 – McOsker
CEQA: ENV-2023-7220-CE Last Day to Act: 07-01-26
Plan Area: San Pedro

PUBLIC HEARING HELD

PROJECT SITE: 700 West Paseo del Mar

IN ATTENDANCE:
Christine Saponara, Associate Zoning Administrator, and Lambert Giessinger, Senior Architect, representing the Planning Department; Noel Gould, Appellant; Jessi Harris, representing the Applicant; and Pamela Thorton, representing Council District 15 on behalf of Councilmember Tim McOsker.

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

The continuation and rehabilitation of an existing 736 square-foot historic cafe, proposing 73 total seats with 27 indoor seats and 46 uncovered outdoor seats with on-site sale and consumption of beer and wine with the proposed hours of operation of 8:00 a.m. to 8:00 p.m. daily, and the demolition of an existing 1,118 square-foot garage, and the construction of a new, two-story 2,453 square-foot single-family dwelling with an attached 1,070 square-foot Accessory Dwelling Unit (ADU) both measuring 21 feet in height, along with an attached two-car garage and one carport in the Dual Permit Jurisdiction Area of the Coastal Zone.

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, Sections 15301 (Class 1), 15303 (Class 3), and 15331 (Class 31), 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. Deny the appeal and sustain the Zoning Administrator's determination dated April 1, 2026;
3. Approve, pursuant to Chapter 1 Section 12.20.2 and Chapter 1A Section 13B.9.1 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit to allow the continuation and rehabilitation of an existing 736 square-foot historic cafe, proposing 73 total seats with 27 indoor seats and 46 uncovered outdoor seats with on-site sale and consumption of beer and wine with the proposed hours of operation of 8:00 a.m. to 8:00 p.m. daily, and the demolition of an existing 1,118 square-foot garage, and the construction of a new, two-story 2,453 square-foot single-family dwelling with an attached 1,070 square-foot Accessory Dwelling Unit (ADU) both measuring 21 feet in height, along with an attached two-car garage and one carport in the Dual Permit Jurisdiction Area of the Coastal Zone;
4. Approve, pursuant to LAMC Chapter 1 Section 12.27 and Chapter 1A Section 13.B.5.3, a Zone Variance to allow the continued use of an existing non-conforming historic cafe in the R1-1XL Zone;
5. Approve, pursuant to LAMC Chapter 1 Section 12.27 and Chapter 1A Section 13.B.5.3, a Zone Variance to allow the on-site sale and consumption of beer and wine in the R1-1 XL Zone;
6. Approve, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of two new Residential Units in the Coastal Zone;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

Moved:	Sheikh
Second:	Gatlin
Ayes:	Bagakis, Lara
Recuse:	Sutton

Vote: **4 – 0**

MOTION PASSED

There being no further business before the Commission, Vice President Bagakis adjourned the meeting at 6:25 p.m.

John Bagakis, Vice President
Harbor Area Planning Commission

Cecilia Lamas, Commission Executive Assistant II
Harbor Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 18 2026

CITY PLANNING DEPARTMENT
COMMISSION OFFICE