HARBOR AREA PLANNING COMMISSION
SPECIAL MEETING AGENDA
TUESDAY, NOVEMBER 10, 2026 AFTER 4:30 P.M.
HARBOR CITY – HARBOR GATEWAY BRANCH LIBRARY
24000 SOUTH WESTERN AVENUE
HARBOR CITY, CA 90710

Meeting presentations will be made available here: https://tinyurl.com/HarborAPC11-10-26 by Monday, November 9, 2026. Compliant Day of Submissions will be added to this drive.

Mona Sutton, President
John Bagakis, Vice President
Joe Gatlin, Commissioner
Irma Lara, Commissioner
Amber Sheikh, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Arthi L. Varma, AICP, Deputy Director
Haydee Urita-Lopez, Deputy Director
Shana M. M. Bonstin, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Craig R. Weber, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
apcharbor@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/89507030215 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 895 0703 0215 AND PASSCODE 861667. For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the Harbor Area Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.gov/about/commissioners. **Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received electronically no later than 3:00 p.m., Thursday of the week prior to the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, include all submissions received after 3:00 p.m. on Thursday before the commission meeting. If the submission is made on the same day as the meeting, it is recommended that ten (10) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to apcharbor@lacity.org. Photographs do not count toward page limits. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email cpc@lacity.org to make a request for in person translation services.
Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at http://planning.lacity.org.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcharbor@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – August 18, 2026

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcharbor@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

a. MOTIONS TO RECONSIDER – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. CLOSED SESSION

The Commission may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled JE Real Estate Holding Company, LLC v. City of Los Angeles, Los Angeles Superior Court Case No. 25STCP02924.

6. DIR-2024-4351-BSA-1A Council District: 15 – McOsker
CEQA: N/A
Plan Area: Wilmington – Harbor City

PUBLIC HEARING REQUIRED

PROJECT SITE: 832 North Dominguez Avenue
(837, 839, 843 and 845 North Sanford Avenue)

The Harbor Area Planning Commission (HAPC) originally heard this case on June 3, 2025. The case was remanded back to the HAPC, by the Los Angeles County Superior Court in the case of *JE Real Estate Holding Company, LLC v. City of Los Angeles (Case No. 25STCP02924)*, with a Judgment and Writ of Mandate ordering the HAPC to vacate its decision memorialized in its October 21, 2025 Letter of Determination, enter a new decision denying the appeal, and reinstate Permit Nos. 18020-10000-03711, 19030-10000-00551, 21020-10000-00018, and 21020-10001-00018.

PROPOSED PROJECT:
An appeal of the Department of Building and Safety action of issuing permits to establish an open storage, truck and trailer parking with associated automobile parking.

APPEAL:
An appeal of the March 5, 2025 Planning Director's Determination which:
1. Found, pursuant to Los Angeles Municipal Code (LAMC) Section 13B.10.2., that the Los Angeles Department of Building and Safety (LADBS) did not err or abuse their discretion in issuing Permit Nos. 18020-10000-03711, 19030-10000-00551, 21020-10000-00018, and 21020-10001-00018 to establish an open storage truck and trailer parking with associated automobile parking.

Property Owner: JE Real Estate Holding Company, LLC % Glenda Lima Valdez

Appellant: Citizens for a Better Wilmington
Representative: G. Martinez

Staff: Undine Petrulis, Associate Zoning Administrator
undine.petrulis@lacity.org
(213) 978-1170

Timothy Fargo, Associate Zoning Administrator

The next regular meeting of the Harbor Area Planning Commission will be held on **Tuesday, November 17, 2026 at 4:30 p.m.**

Wilmington Municipal Building
Manuel Louis Conference Room
544 North Avalon Boulevard
Wilmington, CA 90744

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at apcharbor@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs.**

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ... "when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.