

**HARBOR AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, DECEMBER 18, 2018 AFTER 4:30 P.M.  
HARBOR COMMISSION BOARD ROOM  
425 SOUTH PALOS VERDES STREET, 2ND FLOOR  
SAN PEDRO, CA 90731**

Esther Hatch, President  
Mitchell Harmatz, Vice President  
James Dimon, Commissioner  
Mona Sutton, Commissioner  
Alma Ortiz, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant  
[apcharbor@lacity.org](mailto: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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Harbor Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at [apcharbor@lacity.org](mailto:apcharbor@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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 90<sup>th</sup> 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 are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Harbor", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – August 1, 2017

2. **NEIGHBORHOOD COUNCIL**

Presentation 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.

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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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 9.3, 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. [ZA-2013-3636-CDP-MEL-1A](#)  
CEQA: ENV-2013-3634-MND-REC1  
Plan Area: San Pedro  
Related Case: ZA-2013-3632-CDP-MEL-1A

Council District: 15 - Buscaino  
Last Day to Act: N/A

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1307 West Paseo Del Mar

**PROPOSED PROJECT:**

Demolition of a 1,578 square-foot single-family dwelling and the construction of a new two-story, 26-foot high, 4,278 square-foot single-family dwelling with a 661 square-foot detached garage, and 1,329 square feet of roof decking, balconies, and mechanical spaces in the R1-1XL Zone within dual-jurisdiction are of the California Coastal Zone.

**APPEAL:**

An appeal of the September 19, 2018, Zoning Administrator's determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-3634-MND-REC1, as circulated on December 26, 2017 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Los Angeles Municipal Code Section 12.20.2, a Coastal Development Permit for the project; and
3. Approved, 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 Determination for the project.

**Applicant:** Nirmala Murthy, K&N Revocable Trust  
Representative: Thomas Steeno, Steeno Design Studio Inc.

**Appellants:** Sally Steele, Wayne Widner, Lorna Wallace, Elaine Clark, Linda Lidsters, Sherry Moody, Rae Gates, Bunny Holwerda and Greg Martin

**Staff:** Theodore Irving, Associate Zoning Administrator

6. [ZA-2013-3632-CDP-MEL-1A](#)  
CEQA: ENV-2013-3634-MND-REC1  
Plan Area: San Pedro  
Related Case: ZA-2013-3636-CDP-MEL-1A

Council District: 15 - Buscaino  
Last Day to Act: N/A

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1305 West Paseo Del Mar

**PROPOSED PROJECT:**

Construction of a new two-story, 26-foot high, 4,477 square-foot single-family dwelling with a 921 square-foot detached garage roof deck, balconies and mechanical space, in the R1-1XL Zone within the dual jurisdiction area of the California Coastal Zone.

**APPEAL:**

An appeal of the September 19, 2018, Zoning Administrator's determination which:

4. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-3634-MND-REC1, as circulated on December 26, 2017 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
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**Staff:** Theodore Irving, Associate Zoning Administrator

The next regular meeting of the Harbor Area Planning Commission  
will be held at **4:30 p.m. on Tuesday, January 1, 2019** at

HARBOR COMMISSION BOARD ROOM  
425 SOUTH PALOS VERDES STREET, 2ND FLOOR  
SAN PEDRO, CA 90731

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [apcharbor@lacity.org](mailto:apcharbor@lacity.org).