

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.

**HARBOR AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 4, 2015, 4:30 p.m.
HARBOR COMMISSION BOARD ROOM
425 SOUTH PALOS VERDES STREET, 2ND FLOOR
SAN PEDRO, CALIFORNIA 90731**

Esther Hatch, President
Mitchell Harmatz, Vice President
Debra Baker, Commissioner
Scott Lane, Commissioner
Alma Ortiz., Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 3:

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all 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.

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 agendized here, 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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **ELECTION OF OFFICERS**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Approval of Minutes of Harbor Area Planning Commission Regular Meeting of February 3, 2015
- D. Informational Presentation on Western Avenue Corridor Design Implementation Guidelines

4. **APCH-2015-574-ZC**

Related Case: VTT-72863-SL

CEQA: ENV-2014-4875-MND

Plan: Wilmington-Harbor City

Council District: 15

Location: 600 E L. Street

Expiration Date: 9/22/15

Appeal Status: Further appealable to City Council only by the Applicant if denied

PUBLIC HEARING COMPLETED JULY 20, 2015

Proposed Project:

The project is the construction of nine, one-story, single-family homes with a maximum height of 14 feet 6 inches with floor areas ranging from approximately 1,149 square feet to 1,163 square feet and none tot lot on an approximately 59,178 square-foot vacant lot in a R1-1XL-O zone. The project will provide approximately 10,369 square feet of open space within nine private yards and approximately 2,989 square feet of open space within a community tot lot. The requested entitlement is a Zone Change from R1-1XL-O to RD5-1XL-O to permit the subdivision of one lot into ten lots in the Wilmington-Harbor City Community Plan area.

Requested Action:

1. Pursuant to Section 21082.1c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV-2014-4875-MND and Mitigation Monitoring Program for the above referenced project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from R1-1XL-O to RD5-1XL-O for the property located at 600 E. L. Street

Applicant: City of Los Angeles

Representative: Robert Dwelle

Habitat for Humanity of Greater Los Angeles

Recommended Actions:

1. **Adopt** the Mitigated Declaration (ENV-2014-4875-MND) and associated Mitigation Monitoring Program for the above referenced project;
2. **Approve** and recommend that the City Council approve a Zone Change from R1-1XL-O to [T][Q]RD5-1XL-O for the property located at 600 E. L. Street
3. **Adopt** the Findings.
4. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32 G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) classification be removed in the manner indicated on the attached page.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Michelle Singh (213) 978-1166

4. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to up to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Harbor Area Planning Commission will be held at **4:30 p.m. on Tuesday, August 18, 2015** at the **Harbor Commission Board Room, 2nd Floor** **425 South Palos Verdes Street. 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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCHarbor@lacity.org