

**HARBOR ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, DECEMBER 20, 2016 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
Joseph Cortez, Commissioner
Mona Sutton, Commissioner
Alma Ortiz, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Harold Arrivillaga, Commission Executive Assistant I
(213) 978-1300

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.**

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, 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. Note: Materials received after the mailing deadline will be placed in the official case file.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, and posters.

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. **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 agenzized 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.**

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 on-line at <http://planning.lacity.org>. **Click the Meetings and Hearings link.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300

1. **DIRECTOR'S REPORT**

Items of Interest

2. **COMMISSION BUSINESS**

- A. Advanced Calendar
- B. Commission Requests
- C. Approval of the Minutes – November 15, 2016

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

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. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. **VTT-73816-1A**

CEQA: ENV-2015-3749-MND
Plan Area: Harbor Gateway

Council District: 15 - Buscaino
Last Day to Act: 01-13-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 17236 South Hoover Street

PROPOSED PROJECT

A vesting tentative tract to merge two lots and re-subdivide into 15 lots, each lot to be improved with a single-family dwellin accessed through a private street. The subdivision includes 30 residential parking spaces on the 122,295-square foot (2.821 acres) project site.

APPEAL

An appeal of the Deputy Advisory Agency's approval of the environmental analysis under the California Environmental Quality Act and Mitigated Negative Declaration, Case No. 2015-3749-MND with related mitigated monitoring program and an appeal of the approval of Vesting Tentative Tract No. VTT-73816 to merge two lots and subdivide into 15 lots.

Applicant: Ali Awad , S. Hoover Street & W. 173rd Street, LLC
Representative: Emilio Gutierrez, S. Hoover Street & W. 173rd Street, LLC

Appellant: John Finnegan

Staff: Amanda Briones
(213) 978-1328
amanda.briones@lacity.org

5. [APCH-2015-3175-ZC](#)
CEQA: ENV-2015-3749-MND
Plan Area: Harbor Gateway

Council District: 15 - Buscaino
Last Day to Act: 01-13-17

PUBLIC HEARING: Completed on July 13, 2016

PROJECT SITE: 17236 South Hoover Street

PROPOSED PROJECT

The subdivision of approximately 122,295 square-feet of existing vacant land comprised of two lots into fifteen (15) lots ranging in lot area from 5,200 square-feet to 7,445 square-feet (average lot size is approximately 5,540 square feet) and fourteen (14) guest surface parking spaces. Each lot will be improved with a two-story single-family dwelling with an average floor area of approximately 2,410 square-feet and a maximum height of 24-feet. The Project Site is composed of a lot in the [Q]PF-1 Zone and a lot in the R1-1 Zone and designated for Public Facilities, Public Facilities – Freeway and Low Residential land uses, respectively. Vehicle access will be provided via a private street connecting to Hoover Street. The Project also includes a zone change from [Q]PF-1 to (T)(Q)R1-1 in the Harbor Gateway Community Plan area.

REQUESTED ACTIONS:

1. Consider the adoption of Mitigated Negative Declaration (ENV-2015-3749-MND) and Mitigation Monitoring Program (MMP) for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. Pursuant to Los Angeles Municipal Code Section 12.32-Q, a **Zone Change** from [Q]PF-1 to (T)(Q)R1-1.

Applicant: Ali Awad , S. Hoover Street & W. 173rd Street, LLC
Representative: Emilio Gutierrez , S. Hoover Street & W. 173rd Street, LLC

Staff: Matthew Lum
(213) 978-1172
matthew.lum@lacity.org

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (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 five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the Central Area Planning Commission
will be held at **4:30 p.m.** on **Tuesday, January 3, 2017** at

Harbor Commission Board Room
425 South Palos Verdes Street, 2nd Floor
San Pedro, California 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.