



**Northwest San Pedro Neighborhood Council
January 3, 2013 Special Board Meeting Minutes
Peck Park, 6:00pm**

1. **Call to Order:** President Diana Nave called the meeting to order at 6:04 pm and welcomed those in attendance.
2. **Roll Call:** Board members in attendance were: Scott Allman, Bob Bryant, Daniel Dixon, Cassidy Feltenberger, Cynthia Gonyea, Carolyn Grayson, Laurie Jacobs, Katie Marrie, Diana Nave, Raymond Regalado. Excused: Gary Buss, Craig Goldfarb, Barbara Schach, George Thompson. Unexcused: Laureen Vivian, Peter Burmeister. Approximately 30 stakeholders present.
3. **Diana Nave announced the purpose of the special meeting – finalizing comments to the Draft EIR for Ponte Vista.** The developer would not allow an extension for submission from the request of the neighborhood council and the councilman’s office. Diana commended everyone for their help in getting the comments drafted. Also announced that the Port has selected a firm to negotiate with for the Ports O’ Call redevelopment project. The selected firm includes a local firm, Jerico Development (Alan Johnson).
4. **Public Comment on Non-agenda items:** No comments.
5. **Comments on Draft EIR for Ponte Vista:** Consideration of approval of the comments to the draft EIR due by 4pm on January 7th, 2013.
 - Nine comments were received ahead of time from stakeholders mostly raising concerns about traffic, requesting single-family homes instead of current plan, and concerns about emergency response time.
 - **Draft EIR** was for 1,135-unit proposal. Alternatives include 830 and 335 units.
 - **Comments:** Diana explained how the Draft EIR works, the comments we will send, and that the developers and City will need to respond to comments.
 - **Recognition** by Ray Regalado was provided to the Consultant Mr. Rangwalla, Scott Allman, David Rivera, Laurie Jacobs, Carolyn Grayson, Dan Dixon, Harbor City Neighborhood Council, Rolling Hills Riviera Neighborhood Association, Chuck Hart, Gordon, and specifically to Diana and Pat Nave for their help in reviewing the Draft EIR and developing comments.
 - **Comments submitted** by neighborhood stakeholders should be cc’d to Joe Busciano’s office and the NWSPNC.
 - **Diana and Ray** highlighted some of the main points of the draft comments including the plan not being similar to “San Pedro’s style” – specifically the gated community, no public park/, an undercount of school children, no library development (already deficient in the community), no on-site amenities, and no senior friendly housing.
6. **Public Comment:**
 - Jonathan Fry, stakeholder, recommended that the City use eminent domain to purchase the property.
 - Matt Scanlon commented that the comments should be more contentious and the council should stand up for the community.
 - Pat Nave commented on behalf of R Neighborhoods R1 which will be submitting comments specifically in regards to traffic concerns/mitigations. The group is proposing a reasonable

number of single-family homes along with open space and other amenities instead of the proposed plan.

- Robert James commented in regards to traffic concerns specifically there are only two roads – Western and 110 to get in and out of our community. Adding this many more people would cause significant problems.
 - Noah Modisett was concerned that we were recommending approval the EIR. Diana clarified that we aren't approving the EIR, we are approving comments about the EIR.
 - Jerry Gaines commented that he agrees with the comments we are submitting, but would like specific traffic concerns stressed more. EIR doesn't seem to appropriately address the Western Avenue Task Force report.
 - Ted Lester questioned how many units the developers would have to sell in order to make a profit. He was informed that our draft comments have further information on this and will be posted on our website.
 - Chuck Hart made comments about the developers trying to change the zoning.
 - Diana Nave commented that part of the area is zoned for open space.
7. **Motion to approve comments to the Draft EIR for Ponte Vista:** Diana Nave called for a vote to approve the comments and allow for Diana and Ray to make any minor corrections needed. Unanimous approval by Scott Allman, Bob Bryant, Daniel Dixon, Cassidy Feltenberger, Cynthia Gonyea, Carolyn Grayson, Katie Marrie, Diana Nave, and Raymond Regalado.
8. **Cancellation of January monthly meeting:** **Scott Allman moved, in light of the Special Meeting, to cancel January's monthly meeting.** Katie Marrie seconded. Daniel Dixon, Cassidy Feltenberger, Cynthia Gonyea, Carolyn Grayson, Diana Nave, and Raymond Regalado agreed. Bob Bryant opposed. The motion passed and the January monthly meeting was cancelled.
9. **Adjournment:** The meeting was adjourned at 7:38pm.

Respectfully submitted,

Katie Marrie,
Secretary NWSPNC