



Northwest San Pedro Neighborhood Council
 Monthly Board & Stakeholder Meeting Minutes
 Monday, July 8, 2013 - Peck Park Community Room

1. **Call to Order and Roll Call.** The meeting was called to order at 6:02 by Past President Diana Nave who introduced the newly appointed President, Ray Regalado. Ray Regalado chaired the meeting. See list below for board member attendance. Approximately 25 stakeholders present.

Board Members	Roll Call/Attendance
Scott Allman	Present
Bob Bryant	Excused
Pete Burmeister	Present
Gary Buss	Present
Dan Dixon	Present
Cassidy Feltenberger	Excused
Craig Goldfarb	Present
Cynthia Gonyea	Present
Carolyn Grayson	Present
Laurie Jacobs	Present
Katie Marrie	Present
Connie McOsker	Present
Diana Nave	Present
Raymond Regalado	Present
Barbara Schach	Excused
George Thompson	Present
Darlene Zavalney	Appointed and Seated

2. **Selection to Fill Open Board Seat for Census Tract 2970 through June 2014 and Swearing in of Successful Candidate.** Four candidates submitted applications for the vacant board seat. Two of the candidates gave a 2 minute statement. The candidates were: Darlene Zavalney, Elaine Ruggiero, David Unger and John Mavar. John Mavar withdrew his candidacy. David Unger arrived after the vote was taken however his name was included in the voting. Darlene Zavalney received the majority of votes and was sworn in as the newest NWSPNC Board Member.
3. **Reports from First Responders**
 - a. **LAPD:** Senior Lead Officer Ashcraft was on vacation and, in his absence, Laurie Jacobs provided the crime statistics for the Northwest area. She also provided a brief update on the skateboarding issue.
4. **Presentations/Conversations:**
 - a. **Ideas for improvement of downtown San Pedro/Ports O Call Update:**
 - i. Alan Johnson of Jerico Development and the LA Waterfront Alliance gave an update on Ports O'Call. He clarified there is not yet a specific proposal. They are currently reviewing all the aspects that need to be considered. The current website relating to the project is being upgraded. At the next public meeting in the fall they will present the final infrastructure plan and they hope to announce the anchor tenant.
 - ii. Johnson also talked about the Maritime Museum site as the key to downtown San Pedro and his vision for getting visitors to come north to that site and then finding a way to get them into the downtown San Pedro Area.
 - iii. Ideas to improve downtown include: outdoor dining, outdoor performance stage, pedestrian alleyways, a Welcome arch, and easy access to the art district through a trolley system. He also suggested from Johnson that 6th and 7th Street become one

way streets with improved diagonal parking spaces to allow more space for outdoor dining.

5. Public comment on non-agenda items

- a. Lanny Nelms: Talked about bond-funded improvements at Harbor College and invited stakeholders to visit the campus. All projects should be completed by 2015.

6. Reports by Public Officials

- a. **Senator Wright's Office:** Bill Orton spoke briefly about the state budget commenting that this is the first balanced budget in more than 10 years. More dollars from the state will be coming to the schools. Orton also spoke briefly about Enterprise Zones which are being eliminated while their hiring tax credits will be expanded statewide. With regard to the court closures, he reported that this year extra dollars were put into the court's budget but it falls on the local superior courts to decide how they are going to handle their budgets. At the conclusion of his report, Bill Orton presented Diana Nave with a certificate from Senator Wright applauding her service to the Northwest San Pedro Neighborhood Council.
- b. **Council District 15 Office:** Kevin Bingham provided highlights from his written report which included updates on street resurfacing for the month of July, legislative updates, an update on the issues related to the intersection at Western and Westmont; and an update from the meeting held regarding the bike lane issues on Westmont and Capitol.
- c. **Port of Los Angeles:** Augie Bezmalinovich reported on upcoming Board of Harbor Commission meeting dates and also gave updates on the following:
 - i. The USS Iowa reported to have 300,000 visitors for first year of operation. There were 75,000 visitors to the Maritime Museum
 - ii. The fiscal year budget for the Port of Los Angeles has been approved; approximately \$2 million dollars a day is being spent on construction. There will be a lot of construction at the TRAPAC facility. Also the Channel Street/110 onramp will be temporarily closed in about 6 months.
 - iii. The Red Car is back on line, however, the 6th Street station will only be intermittently open during events.
 - iv. The Cars and Stripes event held June 28 had over 20,000 attendees.
 - v. Upcoming events include: Concerts at the fountain on August 8th and 15th from 7:30-8:30; an outdoor movie event on August 23rd at Bloch Field; the Lobsterfest on September 13th through the 15th; and Cirque de Soleil from October 11th – 27th. Tickets are on sale. In addition, a Roller Derby event is coming to Crafted at the Port of LA.
 - vi. Plaza Park first two phases are complete. Phase 3 and 4 includes the hillside.

7. Consider Approval of items on Consent Calendar as follows:

- a. Approval of Minutes of the June 10, 2013 Board Meeting
- b. Approval of Notes from the June 22, 2013 NWSPNC Retreat
- c. Authorize Ray Regalado, Katie Marrie, Laurie Jacobs, Diana Nave and Kristina Smith to submit Community Impact Statements (CISs).
- d. Authorize George Thompson as the Signer for the budget

Item C was removed from the Consent Calendar. **Motion by Katie Marrie, second by Cynthia Gonyea to approve items A, B, D on consent calendar. Approved unanimously.** Short clarification of Item C requested by Craig Goldfarb. **Motion by George Thompson, seconded by Diana Nave to approve item C. Motion carried unanimously.**

8. **Review of Retreat & Adoption of Strategic Plan for submission to DONE:** The outline from the retreat was utilized to create the Strategic Plan. Changes were made to the Budget part of the Plan. **Scott Allman provided the following amendments to the budget included in the draft Strategic Plan:**

Outreach \$18,400; Operations \$7300; Neighborhood Purposes Grant \$1050; Neighborhood Improvements \$5900 and Elections/Selections \$4350. Motion by Diana Nave to adopt the Strategic Plan with amendments for submission to DONE, seconded by Katie Marie. Motion carried with 12 yes, 0 no, Dan Dixon abstained from voting.

9. Freight Mobility Plan: This item was tabled until next month.

10. Committee Reports and Motions

a. Planning and Land Use Committee:

- i. **Ponte Vista Update:** Ray Regalado gave an update. As a result of our advocacy and the assistance of the Council Office, the location and date for the Public Hearing was changed. The new date is Tue July 30 at 10 am at the Port Admin Building. I-Star has agreed to continue conversations with the Committee. Eric Shabsis, a representative from Marathon/Ponte Vista was in attendance and answered questions.
- ii. **Motion to adopt additional comments on Ponte Vista.** The following additional comments were brought forth by the Committee:

NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL ADDITIONAL COMMENTS ON PONTE VISTA

1. The addition of the bicycle lane and reduction of Westmont Drive to one-lane in either direction has already caused a traffic problem particularly at the intersection of Westmont and Taper Avenue during school drop-off times. In order to address this situation, the Council office has proposed that the traffic entering to Mary Star from Western Avenue also exit Mary Star via Western rather than continuing on Taper Avenue. This is consistent with the agreement between Mary Star and the residents of Taper Avenue that was developed as a part of the approval of the Mary Star School. While this proposal would go a long way towards reducing the traffic snarl on Westmont, it would add approximately 500 cars to the intersection of Western and Avenida Aprenda during the am and pm peak hours, the same time that parents are dropping off and picking students up from Dodson. This was not considered in the EIR which clearly states that the traffic considered to Mary Star was for ingress only. Considering that the EIR peak hour traffic coming from the project is currently estimated at 555 vehicles, this would be nearly a doubling of what was considered.
2. ~~The basis for the analysis for the distribution of how traffic would turn when exiting Ponte Vista was based on traffic exiting Peninsula Verde Drive. While on the face it, this would seem to be a reasonable approach, it is actually a seriously flawed approach due to the fact that Peninsula Verde Drive is in Rancho Palos Verdes and children living there attend Rancho Palos Verdes Schools which are all accessed by turning North onto Western Avenue. Ponte Vista is located in the City of Los Angeles and will relate to San Pedro in terms of City services. Children will attend LAUSD schools.~~ The flaw in the applicant's logic traffic analysis is particularly apparent when comparing their estimate of an increase of only 30 cars at the peak hour on Westmont with their own estimate of 142 additional elementary school students, virtually all of whom would be driven to Taper Avenue school requiring a left turn out of the property and a left turn onto Westmont.
3. The natural storm water drainage path, aka "seasonal creek", that passes through the southwesterly part of the site should be featured in the landscape design, rather than buried in storm drain conduit as proposed. San Pedro's natural elements are a key factor in defining the area's quality of life, and must be protected wherever possible. These elements must be kept open and accessible through a network of trails, bike paths and naturalistic parks and open space. The existing onsite drainage channel along the southwest portion of the site is an important component of the "green infrastructure" that should be integrated a linear park and natural drainage (as opposed to pipe and pollute systems) and storm water management as an interconnected whole. Ponte Vista should seamlessly interweave its sustainable landscaping with the turns and the rhythm of the drainage channel as a pedestrian and bicycle oasis that functions as an open space while facilitating storm water management and treatment.
4. All streets and common parklands should conform to public development standards.
5. The developer of Ponte Vista should be required to improve the Western Avenue pedestrian experience. In order to provide a more attractive major streetscape, street trees should be planted within a continuous green parkway rather than in tree wells.

6. The developer proposes a “Residential Product 2” that does not provide access to front doors from a street or landscaped walk (pedestrian access is by way of alley only). This does not conform to City of Los Angeles Residential Design Guidelines and should not be approved.
7. Individual residential driveways, where provided, should be of sufficient length to park a car without it extending over the sidewalk.
8. All minimum setbacks should be required to conform with City of Los Angeles standards per the Hillside Ordinance and the exemption contained in Section 1- i for PUDs should not be allowed.
9. The “Road to Mary Star” should be a dedicated public road.

Diana Nave moved to amend the comments by striking out language in paragraph #2 as shown above, seconded by George Thompson. Motion to amend approved with 13 yes votes and 0 no votes. Motion as amended approved with 13 yes votes and 0 no votes.

- iii. **Motion to request that a minimum of 75 days be allowed between the release of the Final Environmental Impact Report and the Public Hearing and that the Public Hearing be held in San Pedro.** Motion from committee approved with 12 yes votes and 0 no votes. Scott Allman abstained from voting.

- iv. **Consider Resolution relative to Board Position on the proposed project.**

RESOLUTION RELATING TO PONTE VISTA

WHEREAS, the Ponte Vista property on Western Ave. is zoned a combination of R-1, allowing single-family dwellings, and open space; and

WHEREAS, SFI Bridgeview, LLC has applied for a general and community plan amendment and is proposing a specific plan for 830 housing units representing approximately 500 more units than could be built by right; and

WHEREAS, the property is located in the Northwest San Pedro Neighborhood Council area which will be the most affected of all neighborhood council areas in the City of Los Angeles once the property is developed; and

WHEREAS, the Northwest San Pedro Neighborhood Council (NWSPNC) has an interest in the development of the property, including but not limited to concerns about increased traffic, pressure on the level of City services, increases in population density, air pollution, and lack of public open space; and

WHEREAS, on November 14, 2005, the NWSPNC adopted, as part of its comments on the scoping of the project, "The current R-1 zoning of this property is in concert with the rest of the community.

The density proposed ... fundamentally alters, for all time, the nature not only of the immediate neighborhood, but of the entire north side of San Pedro, and sets a precedent for potentially irresponsible overdevelopment of other properties in the Harbor area ... and oppose any change in the zoning"; and

WHEREAS, on July 18, 2007 the NWSPNC adopted a resolution reiterating its support for the R-1 zoning, and

WHEREAS, the updated San Pedro Community Plan would allow an increase of 6,703 people and the proposed project would add 2,923 direct population utilizing nearly half of this capacity, leaving little opportunity for other development; or 91% of the household growth forecast and about 150% of the population growth forecasted between 2010 and 2017 for the Wilmington-Harbor City CPA1

WHEREAS, on March 13, 2013, the NWSPNC adopted a number of comments on the proposed Specific Plan and submitted them to the applicant including the following:

“The proposed development does not meet any identified community need. It does not provide traditional single family housing, housing for seniors, public open space, jobs, nor library space, all of which are in demand in our community. At the same time, it would detract from the much desired and planned for development in downtown San Pedro and downtown Wilmington. At a minimum the plan should: 1) Include at least as much real public open space as the existing zoning 2) Have public roads; not gated 3) Include senior housing 4) Include on-site amenities to reduce need to travel from site and 5) Be consistent with the character of San Pedro;” and

WHEREAS, on June 12, 2013, the applicant shared a revised draft Specific Plan with the NWSPNC which incorporated virtually none of the requested changes; and

WHEREAS on July 1, 2013 the applicant shared some modifications including a public park of approximately 3.8 acres and indicated an interest in continuing dialogue; and

WHEREAS continued dialogue may be in the best interest of the community,

THEREFORE, BE IT RESOLVED, that the Northwest San Pedro Neighborhood Council continues to have serious concerns about the project as proposed and welcomes the opportunity for additional dialogue. Motion from committee approved with 12 yes votes and 0 no votes. Scott Allman abstained from voting.

v. **Motion to support motions made by Councilmember Buscaino relative to Rancho Holdings:**

RESOLUTION REGARDING RANCHO HOLDINGS

Whereas the facility at 2110 N. Gaffey, currently owned by Rancho Holdings, was built in 1972 without required City permits and the pipelines connecting this facility with the Valero and British Petroleum refineries were also installed without an environmental assessment; and Whereas the Rancho facility contains two butane tanks, each holding 12.5 million gallons of Butane and other tanks storing 300,000 gallons of propane; and

Whereas this facility is located across the street from a residential neighborhood and major retail facilities (200 feet from Home Depot), adjacent to the Harbor Freeway which serves as the lifeline for San Pedro, and close to three schools (Taper Elementary – 1250', Mary Star High School – 2500', and Johnston Community Day School – 800-900'); and

Whereas in spite of USGS information and the San Pedro Community Plan indicating that these tanks are on a seismically vulnerable "rupture zone" of the Palos Verdes Fault, in a liquefaction zone, in a methane zone; and abutting a Tsunami Inundation zone; and Whereas the City of Los Angeles has a stake, both ethical and financial, in protecting the community from potential threats to life, health, loss of business, private and public property and infrastructure; and

Whereas the threat to life and property is not just from the tanks, but also from the movement of the butane and propane by rail and truck which actually pose a more probable threat; and

Whereas the NWSPNC has passed a number of resolutions regarding this facility over the past several years; and

Whereas, Rancho Holdings, LLC. was cited by the EPA in March, 2013 for six violations, the resolution of which is not yet known; and

Whereas, UC Berkeley Professor Emeritus Bob Bea, who served as an authority in risk analysis for the US Government in establishing the reasons for the catastrophic failures of San Bruno, the Gulf and Katrina, recently characterized the Rancho LPG facility as "risky, very risky;" 1 and Whereas, the recent explosions and fires responsible for death and destruction of chemical facilities in Richmond, California, West, Texas, and Geismar, Louisiana have received the acknowledgement by the Federal Chemical Safety Board that regulations of chemical facilities are "deficient" in the protection of public safety; and

Whereas, the explosion and fire of railcars in Canada this past weekend resulting in at least one death, with about 60 persons still missing, and the destruction of about 30 buildings, shows the risks of transporting petroleum products;

Whereas Councilmember Buscaino has introduced seven motions regarding this facility which deal with some of the community concerns,

Now therefore be it resolved that the NWSPNC supports Council Files 11-1813-S1 through S7, instructs the NWSPNC President and Secretary to develop and submit appropriate community impact statements for these motions, and requests that Councilmember Buscaino take every effort possible to move these motions through the appropriate committees to be considered by the full City Council.

Amendment by Diana Nave to insert language as shown in bold above. The motion to amend was seconded by Katie Marie and passed unanimously by the Board. The motion as amended was also passed unanimously.

b. Budget & Finance –

- i. **Approval of June Expenditure Report.** Motion by Craig Goldfarb, seconded by Katie Marrie to approve the report as presented: Motion carried with 13 yes, 0 no, 0 abstentions.
- ii. **Approval of Final Presentation of 2012-2013 Budget:** Motion by Katie Marrie to approve final presentation of the 2012-2013 Budget, seconded by Craig Goldfarb. Motion carried with 13 yes, 0 no, 0 abstentions.

- iii. **Consider approval of revised 2013-14 budget:** Motion by Katie Marrie, seconded by Cynthia Gonyea, to approve budget (as amended in Strategic Plan motion above). Motion carried with 13 yes, 0 no, 0 abstentions.
- iv. **Approval of \$600 to Epperhart Communications for preparation of June 2013 Newsletter.** No action taken. This item covered in the budget approval.
- c. Other committee reports – None

- 11. **President's Report** – Diana Nave gave highlights from the written President's Report.
- 12. **HANC Report** – Diana gave highlights from the monthly HANC (Harbor Alliance of Neighborhood Councils) meeting. She reported that Dr. Fred Pickle, DWP Ratepayer Advocate, spoke at the HANC meeting. A copy of his powerpoint is posted on the website.
- 13. **Empower LA Award:** Laurie Jacobs provided a written copy of the document that will be submitted to DONE applying for this Award for Pathways to Employment and other youth involvement.
- 14. **Announcements/Future Agenda Item**
 - a. This Thursday (July 11th) at Peck Park, from 6:00-8:00pm, the City Planning Department is coming to talk about their initiative to redo the zoning code.
- 15. **Adjournment:** The meeting was adjourned at 8:45pm.

Respectfully submitted,

Kristina Smith, Administrative Assistant to NWSPNC

(Note: Final budget as approved at meeting will be attached to the Final Minutes)