



Northwest San Pedro Neighborhood Council
Board & Stakeholder Meeting – September 8, 2014
Peck Park - Community Room
560 N. Western Ave.
San Pedro, CA 90731
5:30 – 6:00 Informal Discussion & Food; 6:00-8:45 Meeting

If a member of the public wishes to address the Board, they should fill out a speaker card, located on the table at the entrance to the auditorium and submit it to the President or Vice President. The meeting will conclude no later than 8:45. Any items not addressed will be carried over to the next meeting.

1. Welcome and Call to Order
 - a. Presentation of Colors by Newton Station Cadet Color Guard
2. Public Official Reports
 - a. CD 15
 - b. Port
 - c. Others
3. First Responder's Report
4. Presentations/Conversations:
 - a. Fracking Discussion – Alexandra Nagy from Food and Water Watch and Independent Professional Petroleum Engineer Glen Swanson will discuss Fracking. Note: Each side will give a ten minute presentation with 15 minute question and answer period after reports.
 - b. PortTech LA – Ann Lee Carpenter
5. Public Comments on Non-Agenda Items

Note: During public comment period the public is invited to speak on issues of general interest that are not on the agenda. To ensure all are heard, a two minute time limit will applied to all speakers. All speakers must fill out a speaker's request form and submit it to the President or Vice-President of the Northwest San Pedro Neighborhood Council.
6. Consent Calendar
 - a. Approval of August 11, 2014 Minutes
7. Committee Reports and Motions
 - a. Issues Committee – Report
 - b. Port Committee – Motions
 - i. Discuss and consider motion regarding Port spending on Community Infrastructure Projects (Attached)
 - ii. Discuss and consider motion regarding the ongoing discussion between the Port and proposed developer to secure a master lease agreement on Ports O'Call. (Attached)

- c. Youth and Outreach Committee
 - i. Newsletter reminder – Bob
 - ii. Discuss and consider motion regarding expenditure not exceeding \$1,100 for Halloween theme movie night.
 - iii. Discuss and consider motion regarding no more than five Neighborhood Purpose Grants of no more than \$1,000 each.

- d. Planning and Land Use Committee – Motions – Diana Nave
 - i. Discuss and consider motion regarding recommended conditions for proposed 30 unit mixed project at 335 N. Gaffey.
 - ii. Discuss and consider letter requesting information regarding soil testing required under the Ponte Vista EIR.
 - iii. Discuss and consider Planning and Land Use Committee monitor the Ponte Vista EIR and related approvals and to submit appropriate follow-up letters.

- e. Budget and Finance – Sarah Valdez
 - i. Report
 - ii. Consider Approval of August Expenditure Report
 - iii. Consider Approval of August Budget

- f. Executive Committee – Ray Regalado
 - i. October NC Board meeting date, Columbus Day
 - ii. Committee meeting dates
 - iii. Report and motion language for NC agendas
 - iv. November 10, 2014, announce invited guest.

8. HANC Report – Diana Nave

9. Other Reports

10. Announcements/Future Agenda Items

- a. Congress of Neighborhood Councils, Sept. 20, 2014, Reserve the Day

11. Adjourn - Next Meeting – October 13, 2014 at 6:00 pm

To contact us: www.nwsanpedro.org, board@nwsanpedro.org, or 310-732-4522.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services please make your request at least 3 business days (72 hours) prior to the meeting by contacting us.

In compliance with government code section 54957.5, non-exempt writings that are distributed to all or a majority of the Board members in advance of a meeting may be viewed at our website by clicking on the following link: www.nwsanpedro.org, at a location given in the item number of the agenda or at the scheduled meeting. In addition if you would like a copy of any record related to an item on the Agenda, please contact the Northwest San Pedro Neighborhood Council at 310-732-4522

RESOLUTION

CONCERNING SPENDING ON COMMUNITY WATERFRONT INFRASTRUCTURE PROJECTS

September 8, 2014

WHEREAS commencing in 2004, the Northwest San Pedro Neighborhood Council [NWSPNC] has adopted resolutions supporting waterfront redevelopment and supported the EIR for the Waterfront Redevelopment [the Project]; and

WHEREAS, one objective of the Project is to improve public access to the waterfront and another is to provide connections with the downtown San Pedro area and surrounding community; and

WHEREAS, the EIR found that the physical connection between downtown San Pedro and the waterfront was lacking due to a number of visual and physical barriers that currently inhibit access to the water's edge;¹ and

WHEREAS, the Waterfront EIR certified on September 29, 2009, included the improvements listed on the attachment to this Resolution designed to meet the objectives of the Project, including a pedestrian waterfront promenade, realignment and improvements to Sampson Way and Harbor Boulevard, a downtown plaza at Sixth Street, new parking structures, parks and public use areas, and improved and extended Red Car routes; and

WHEREAS as a part of the EIR process, the implied promise of increased construction jobs and sustained future employment were used by the Port of Los Angeles (POLA) and the Board of Harbor Commissioners (BOHC) to gain the support of the community for the Project and have since been used to attract businesses and developers to San Pedro; and

WHEREAS, some of the Project elements were presented as mitigation for other Port projects such as the third passenger terminal berth at Berth 47-49 ; and

WHEREAS, during the last annual Waterfront Update to the community, the Executive Director reiterated and confirmed the Port's promise to prioritize constructing the Project elements that would facilitate the development of Ports O'Call and

WHEREAS, many of the Project elements had projected completion dates from 2009 to 2015 but in its current Capital Improvement Program, it appears that the

¹ http://www.portoflosangeles.org/EIR/SPWaterfront/FEIR/feir_spwaterfront.asp. Click on FINAL mitigation list.

PORT has not budgeted nor approved funds for these elements with the exception of the engineering studies for Sampson Way realignment; and

WHEREAS, in his recent interview in *San Pedro Today*, the Mayor also indicated that the Port would delay funding for non-revenue producing Project elements²;

NOW THEREFORE, the Northwest San Pedro Neighborhood Council urges the Port, the City Council, and the Mayor to immediately follow through with their promises of funding for the already-approved Project elements, and to furnish the community with an updated schedule for their commencement and completion.

² <http://www.sanpedrotoday.com/2014/07/31/download-the-august-2014-issue-now/>

**San Pedro Waterfront Proposed Project
Cost Estimates For Public and Private Investment**

Downtown Harbor Area	Cost (Millions)	%
Inner Harbor Parking	\$129.2	10.8%
Downtown Watercut (B. 84 – 86)	\$11.4	0.9%
7th Street Harbor Watercut & Pier	\$9.0	0.7%
North Harbor Watercut	\$87.4	7.3%
Promenade – 3200 lf	\$20.8	0.0%
Town Square Plaza/Park – 2.8 Acres	\$10.9	1.7%
Ralph J. Scott Fireboat Museum – 10,000 sf	\$9.4	0.0%
Lane Victory Building - 10,000 sf	\$6.3	0.9%
Millennium Tug Boat Building & Dormitory - 10,000 sf	\$7.9	0.0%
Crowley Tug Boat Building & Dormitory - 10,000 sf	\$7.9	0.0%
Los Angeles Maritime Institute Relocation - 10,000 sf	\$1.5	0.8%
POC Promenade (over water & seawall) – 4250 lf	\$73.8	0.5%
POC- Fisherman's Park - 3 Acres	\$4.7	0.7%
POC Commercial Development - 300,000 sf	\$187.5	0.7%
POC Conference Center - 75,000 sf	\$46.9	0.1%
POC Parking Structure at Bluff – 1652 spaces	\$49.6	6.1%
Other Surface Parking – 986 spaces	\$1.4	0.4%
Sampson Way Road	\$31.7	15.6%
Red Car Line along Sampson Way	\$27.1	3.9%
Red Cars (2 new)	\$2.5	4.1%
Red Car Maintenance Facility	\$10.6	0.1%
Jankovich Relocation to Berth 240	\$22.8	2.6%
Total Downtown Harbor	\$760.3	63.7%

Outer Harbor Area	Cost (Millions)	%
Promenade - 5000 lf (includes Salinas de San Pedro)	\$33.4	2.8%
Outer Harbor Park - 6 Acres, at grade	\$ 8.7	0.7%
Salt Marsh Expansion	\$ 1.9	0.2%
B. 45-47 Cruise (waterside improvements)	\$13.4	1.1%
B. 49-50 Cruise (waterside improvements)	\$27.4	2.3%
B. 45-47 Cruise Building – 100,000 sf	\$60	5.0%
B. 49-50 Cruise Building – 100,000 sf	\$60	5.0%
Cruise Ground Transportation/Circulation/Emp. & CBP Parking	\$15	1.2%
Red Car Extension to Outer Harbor & Cabrillo Beach	\$36.7	3.0%
Red Cars (3 new)	\$3.8	0.3%
Total Outer Harbor Area	\$260.3	21.8%

San Pedro Park Area	Cost (Millions)	%
Promenade – 9620 lf	\$58.3	4.8%
San Pedro Park – 18 Acres	\$19.7	1.6%
*Reuse Warehouse Nos. 9 & 10 *financial feasibility questionable (roof has dry rot)	\$29.7	3.1%
Westway Demolition	\$6.8	0.6%
Westway Cleanup	\$46.0	3.8%
Red Car Extension to City Dock #1	\$9.1	0.8%
Red Cars (3 new)	\$3.8	0.3%
Total San Pedro Park Area	\$180.9	14.5%

Project Area	Cost	%
Downtown Harbor	\$760.3M	63%
Outer Harbor	\$260.3M	22%
San Pedro Park	\$180.9M	15%
Total Project Cost	\$1.2 B	100%

RESOLUTION

CONCERNING THE ONGOING DISCUSSIONS BETWEEN THE PORT AND PROPOSED DEVELOPER TO SECURE A MASTER LEASE AGREEMENT

September 8, 2014

WHEREAS, many ports in the United States and around the world have developed their waterfronts with attractive and actively used visitor- serving facilities, and

WHEREAS, there is and has been substantial public support for a revitalized waterfront and a redeveloped Ports O'Call [POC]; and

WHEREAS, to improve its waterfront, the City of Los Angeles through its Board of Harbor Commissioners [Port] has devoted significant time and effort for more than 30 years, spending more than \$12 Million in public funds on project consultants; and

WHEREAS, as a further effort to improve its waterfront, the Port approved a Master Plan for the redevelopment of the waterfront [Project] in an EIR certified on September 29, 2009, with the support of the Northwest San Pedro Neighborhood Council; and

WHEREAS, in July 2012, the Port solicited a Request for Qualifications (RFQ) for development of the POC portion of the Project area; and

WHEREAS, based on the RFQ selection process, the Port entered into an exclusive negotiating agreement [ENA] with The Ratkovich Company and Jerico Development, Inc. (Developer) ; and

WHEREAS after more than 544 days of negotiations there is still no agreement between the Port and Developer, and

WHEREAS, the Northwest San Pedro Neighborhood Council (NWSPNC) has been involved with the Ports O' Call Master Plan and redevelopment for many years with many volunteer hours and provided a number of resolutions concerning the project, many of them being resolutions of support; and

WHEREAS the NWSPNC is concerned that the two parties will not be able to agree and that the POC redevelopment schedule will be at risk in both the short and long term, thereby threatening the jobs and employment benefits that could result from the Project; and

NOW THEREFORE, the NWSPNC reaffirms its support for redevelopment of the Ports O'Call area, and for construction of the infrastructure improvements

approved in the Los Angeles Waterfront EIR, and urges the Port and Developer to reach an acceptable agreement as quickly as possible.

FURTHERMORE, the NWSPNC suggests the Port and Developer consider creative ways to better communicate with the community and perhaps increase the possibility of a successful negotiation that benefits the Port, the Developer and the community, such as

A] finding a way to report to the community on the status of negotiations, including the positions of the parties that may be hindering agreement;

B] considering using facilitators or other experts to assist the parties in reaching an agreement; and

C] suggesting ways that the Neighborhood Councils can support rapid improvement of the waterfront.

DRAFT