



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL Planning and Land Use COMMITTEE REPORT

Meeting Held at San Pedro City Hall, July 15, 2015 at 6PM

Committee Member Attendees

Carolyn Grayson, Lee Williams, Jason Herring, David Rivera

Committee Members not in attendance

Diana Nave, Chuck Hart, Pete Burmeister

Agenda Item – Updates on San Pedro projects

a) Greening Conceptual Plan

The completed draft San Pedro Outlets and Pathways Implementation Plan is supposed to be finished by July 31. Since Public Comments are expected to close on September 3, the committee divided up the outline sections, so we could start comments at our next meeting. This is subject to being able to get a copy of the completed plan from LA Conservation Corps and distribute by email. Sections were divided as follows:

Sections I-III - no one

Sections IV-VI -- Carolyn

Section VII A through B -- David

Section VII - C through H and M & N -- Jason

Section VII - I through U (except M & N) -- Lee

Section VIII - Diana

b) Property on 427 North Gaffey under the billboard - City is in process of acquiring the property

c) Ponte Vista progress - Carolyn spoke with Sarojini Lall; she said that permits for grading were said to be "imminent" but that the developers and the LA DBS had been working out details of the grading plan. Carolyn obtained from Fuscoe Engineering (the company that is doing the soils reporting and grading plan) on request from Henry Chu at Dept of Building & Safety, the Geotechnical Review of May 21, 2015 with updated grading plan, responses to DBS correction letters, and addressing the question of the fault that runs through the property. Report supplied to committee members via Dropbox. Chu also supplied a Geology and Soils report Correction Letter of June 19th, that says that the review of the Geotechnical report of May 21 cannot be completed and requires addenda to address further questions from DBS. The points worth noting from this letter are: subsoils on the site have "low to high expansive potential;" the report recommends to support proposed structures with spread footings and post-tension slabs bearing on compacted fill; the report recommends a series of retaining walls up to 45 feet in height be constructed on the north and northeast perimeter, with excavations for these walls up to 45 feet; and that a soil nail wall up to 40 feet high to be constructed along the north property limit. Letter from DBS emailed to committee members for review.

d) Proposed condo development on Miraflores - response from the developer was not received until after the meeting. During the meeting, Jason suggested that we contact the developer and perhaps invite to August meeting, to discuss possibility of mixed-use development on site. Lee said that mixed-use often affects ability to get funding for residential, but it is worth exploring with the developer.

e) Veterinary clinic in former Blockbuster location - permits obtained; moving ahead.

f) Western Avenue Visioning -

Jason gave a report on the Western Avenue Visioning project from the presentation that was done at the recent NWSPNC meeting:

There is no reduction of lanes planned for Western Avenue, but there may be reduction to width of lanes

Four plans were presented at the meeting:

- A) No bike lanes and narrow the auto lanes a bit, make greener; however, if no bike lanes can't get financing
- B) Some reduction to lane widths, and add bike lanes, no changes to entrances to businesses
- C) Plan C would have more impact on Western by placing the bike lanes inside of parking spots (between the curb and parking), and this plan calls for more bulb-outs.
- D) Bike lanes on one side of the road only, dual-direction. This was considered less feasible.

Lee said plan B showed the most support and next was plan C.

Jason inquired if there was any mention of light rail or mass transit; no, no mention.

Lee said all plans were designed not to impede traffic.

Agenda Item – Notice of California HCD adoption of new building codes to conserve water

Newly constructed residences must include water-efficient landscaping. This may affect Ponte Vista.

Agenda Item – Public Comment

None.

Adjourned.

Next meeting date August 19, 2015.