



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held July 19, 2017 at San Pedro City Hall

Committee Members:

Diana Nave, Present
Chuck Hart - Absent
Jason Herring, Absent
Chris Harris - Absent
Pete Burmeister - Present
Lee Williams, Present

Quorum? No

Non-Committee Member Attendees: Pat Nave, Meg Mc Carty, Patrick Garcia, Joe Tomnsello, Dennis Banks, Kevin Kuo, Beth Abolafia

1. Request by Target for renewal of beer and alcohol permit and extension of holiday hours

Beth Abolafia, Hinman & Carmichael LLP, and Kevin Kuo, Target Store Manager presented the request and the steps being taken to improve the cleanliness and upkeep of the property. The attached letter was drafted recommending support with conditions.

2. Review & Update of Work Plan and Formulation of Agenda Items for Meeting with David Roberts

There was a brief review of the work plan. Items identified for discussion with David Roberts included:

- Status of Harbor View House Sale
- Status of Parking lot 641 (456-462 W. 9th St)
- Status of Nelson 1
- Request for incorporation of one way streets into traffic study for the court house
- Status of Fire Station at 432 N. Mesa
- Status of Rancho San Pedro Redevelopment
- Status of Starbucks at 9th & Gaffey
- Request for Assistance with beautification of the Chevron strip in the N. Gaffey project
- Downtown San Pedro Improvements
- Billboard lease & building at 427 N. Gaffey
- Next Steps in Gaffey Street Conceptual Plan
- Our motion regarding monitoring of mitigation measures
- Our motion requesting that the City be the contractor for EIRs
- Status of former Cocos
- Status of funding for studies of Warner Grand
- Status of Rafellos

- Beautification of the Elberon Bridge
- Former Nader's Property

3. Public Comment

4. Adjourn – Next Meeting is 6:00 pm Tuesday August 15

DRAFT LETTER TO TARGET

RE: ZA-2006-4639-CUB-CU-SPR-PA2

The Northwest San Pedro Neighborhood Council has reviewed the CUB application by Target Stores for their store at 1605 and 1701 N. Gaffey St., San Pedro. We understand that the application is requesting:

1. Renewal of the CUB for beer and wine sales
2. Extension of the store hours for the period from Thanksgiving to Christmas from the current holiday hours of 7 am to 11 pm to a closing time of midnight. Store hours outside of this time to remain 8 am to 10 pm.
3. Extension of the store hours for Thanksgiving Day and "Black Friday" to allow the store to remain open for 24 hours. There would be no liquor sales allowed between 2 am and 6 am and the liquor cabinet would be locked during that time.

The Target Store has been a good addition to our community; however there have been significant concerns in the community about the maintenance of the parking lot and sidewalks surrounding the store, landscaping, and store entrance. Target's current CUB condition 16 states "the applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control." Unfortunately, this has been an issue, as reflected by letters to Target from the Neighborhood Council and area residents requesting more attention to this condition.

As a part of the review for this CUB, Target has implemented, or has agreed to implement, a number of measures to improve these areas. The Council recommends approval of the requested CUB contingent upon the incorporation of the following conditions:

- Continuation of the additional security guard and hourly patrol of the entire parking lot
- Parking lot and landscaping to be vacuumed and cleaned daily and any animal food removed, to deter feral animals gravitating to the premises.
- Parking lot and landscaping to be "deep cleaned" at least monthly and more often if needed to ensure all trash is removed from the landscaped areas
- All trash cans to be emptied daily; trash cans adjacent to the store entrance to be emptied every two hours
- Store entryway to be steam cleaned at least weekly and more frequently if needed
- Tree wells on the sidewalks to be kept free of volunteer palm trees and other weeds

- Area of leakage on the Capitol Drive sidewalk to be kept free of moss and algae
- Repair of sidewalk buckling on Capitol Drive side through the City's 50/50 repair plan
- Maintenance of the posted surveillance signs and no unauthorized parking or loitering signs
- Continued working with the LAPD for any unauthorized parking or loitering issues
- Posting in a visible, publically accessible area, the name and contact information of the contact for any non-compliance issues related to the cleanliness of the property
- Possible improvement of the planting conditions on the berm surrounding the parking lot, for appearance.

We commend Target for working with us, and the San Pedro Chamber, to improve the cleanliness and appearance of their property.

Cc: David Roberts, Beth Aboulafia, Kevin Kuo