



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report Joint Meeting with Central San Pedro and Coastal San Pedro

Meeting Held October 19, 2017 at San Pedro City Hall.

NWSPNC Committee Members

- Diana Nave – Present
- Lee Williams – Present
- Chuck Hart – Excused
- Peter Burmeister – Present
- Jason Herring – Present
- Linda Alexander – Present
- Pat Nave - Present

Quorum? Yes

Central San Pedro Committee Members Present: Maria Couch, Christian Guzman, Frank Anderson

Coastal San Pedro Committee Members Present: Mike Riso, Adele Healy, Noel Gould, Kathleen Martin

Non-Committee Member Attendees: Central San Pedro Board members: Will Marmolejo, Coastal Board Members: Doug Epperhart, NWSPNC Board Members: Gwen Henry, Stakeholders: Elaine Nguyen, Brian Dolansky, Andrew Hunmski, Ben Bowen, Michael Gatz, Allen Franz, Conservation Corps: Dore Burry

Updates on Items of Interest to the Committee - Diana Nave

- Alta Sea has signed a 50-year master lease with the Port.. LaKretz (Morton LaKretz, Crossroads Hollywood) Economy Incubator has funded a 10,000 sq feet blue tech incubator and Alta Sea is currently pulling permits for the build out; the Boys & Girls Club received funding to create a dedicated classroom at Alta Sea.
- Rancho San Pedro will issue RFP for concepts this month, due in Dec; there will be community presentations April and the final selection is anticipated in July 2018
- The vacant lot and Hollywood Dolls Building adjacent to Sirens are in escrow; the buyer wants to build mixed use. There may be some complications however with the sale.
- Ports O Call/San Pedro Market expects to give a public presentation in Dec/Jan.
- Outer Harbor RFP for an Entertainment venue is expected to be released soon
- Assemblyman O'Donnell's Office is working with CalTrans re the Harbor Beacon Park & Ride and they will have updates soon

- Nelson 1 is now being called Johnson Tower. They will present at our next meeting

Conservation Corps Projects Update – Dore Burry

- Urban Greening Plan should be available soon – it needs to be finished by 12/31 – Larry Smith is responsible for completing it.
- CalFire
 - Proposed to distribute 500 free residential trees – actual was over 600
 - Proposed 1100 Street Trees, over 500 have been planted; having difficulty locating qualifying locations
 - Proposed 1000 open space trees of which 100 have been planted – meeting with Rec & Parks to find locations in Peck, Bandini Canyon, Leland Park, also hillside on Western by Deanne Dana but may not be able to locate space for 1000
 - Proposed 25 rain gardens – locations not yet located – requested our suggestions, may reduce number and increase size of each
 - Bioswale is being excavated in the CalTrans triangle. Sanitation Department has the plans for this area and we may want to request a copy of them
- Harbor Blvd Median from Bridge to 7th Street – will install smart irrigation and plant 125 trees, 215 shrubs. Design is still underway but will match that being done by the Port South of 7th. Anticipate work early 2018
- Western Ave – 38 trees were planted between 9th and Weymouth; they are increasing the watering schedule

In response to questions Dore will send us more information regarding the requirements for rain gardens and his contacts with entities that set the policy on which trees can be planted in their jurisdictions.

Proposed Letter Requesting Trolley Stop at Harbor Beacon Park and Ride

The trolley is operated by the BID. They cannot operate it outside of their boundaries. Unfortunately their area only includes the east side of Harbor Blvd at that point. The good news is that they are currently planning to add a stop in front of the Fanfare Fountain.

It was moved and seconded to revise the letter to (1) thank the BID for the proposed Fanfare Fountain stop, (2) request signage from the Park and Ride, and (3) inquire as to what could be done to make a stop at the Park and Ride possible. The motion was passed 3-0 by Central, 4-0 by Coastal, and 5-1 by Northwest. The revised letter is attached.

Community Impact Statement regarding the Proposed Increase in Fees for Non-Applicant Appeals

The Planning Department hired an outside entity to look at all of the fees required in the planning process to determine the cost of each function and also to look at the fees being charged by other cities. The contractor looked at the number of staff hours for each function along with the burdened cost (all of the associated costs e.g. benefits, supervision, overhead, % of City Attorney time, etc) and created a full cost recovery chart for each function. The City Council subsequently adopted most of the recommended fee increases, which in many cases were substantial. One exception was the proposed increase in fees for non-applicant appeals. The CAO initially presented five options ranging from \$271 to \$13,538. The current fee is \$89. The Planning Staff recommended Option 1 however all of the options are still under

discussion. The current City budget was adopted based on the full cost recovery - \$13,538. The difference between the fee and the full cost recovery must come from the general fund. The consultant estimated that last year that subsidy for non-applicant appeals amounted to \$3.8 million and that with the \$271 fee it would still require \$3.5 million.

Mike Riso presented a proposed Community Impact that would support Option 1 (\$271) and oppose any increase above that amount. Issues raised in the discussion included not supporting any increase, including language that the failure to appeal should not be used by the City in any court proceedings, questions regarding why the actual full costs are so high and suggesting that the City should look at how to reduce the costs.

The proposed CIS will go to each of the three Committees for further discussion and recommendation to their respective Boards.

Streamlining of CUB Requests for Beer and Wine CF 17-0981

City is proposing to create a system whereby Restaurants can apply for an over the counter permit to sell beer and wine provided certain conditions are met including the offering of full food service at all times. Diana reported that this item is already going to City Council so too late to comment. It was amended in committee to add a provision for requiring a public hearing should there be ongoing problems with an establishment. Since the Council Action was to request that an ordinance be prepared, we may want to comment on the ordinance. One suggested comment would be to require them to get approval from the Neighborhood Council as a condition of approval. A public comment was raised regarding bars. They are not covered by this council action.

Consider Letter to Port regarding the removal of red car tracks

Jason Herring presented a proposed letter to the Port requesting that they not remove any more of the tracks that are not directly conflicting with current projects at the Port until the restoration of the Red Car can be considered further. The letter was amended to also request the retention of any previously removed tracks or related material.

The letter as amended was approved by all three committees as follows: Central: 2 yes & 1 recusal (Maria Couch), Coastal: 3 yes and 1 abstention, Northwest 6 yes

Discussion of CalTrans Issues

Diana shared a list of questions for CalTrans that had been prepared by various people submitting questions to her. She invited members to submit additional questions. The list will be shared with O'Donnell's office and appropriate meeting/meetings set up to discuss them. The updated list is attached.

Maintenance, potholes, graffiti, homeless encampments, weeds, etc should be reported at <https://csr.dot.ca.gov/> by filling out a customer service request. You will receive a tracking number and they will report respond back to you regarding the status.

Workshop on the Open Space and Community and Cultural Elements of the Community Plan

The Planning Department is currently conducting Community Workshops as part of the updating of the General Plan. The two elements being looked at are Open Space and Community and Culture. They agreed to conduct a workshop in San Pedro on Nov 28 or 29. We are currently looking for a venue.

Adjourn – Next Joint Meeting 6 pm Wed. November 15, 2017.

DRAFT LETTER RE THE RED CAR

While we understand that a portion of the Red Car tracks had to be removed for the realignment of Harbor Blvd. we were concerned to see the extent of the demolition of the tracks that appears to greatly exceed that needed for the roadway changes.

There remains strong support in the San Pedro community for the return of the Red Car, and in fact an expansion along the lines of the feasibility study prepared by Wilson & Company in 2009. The scope is well beyond the short run proposed in the future San Pedro Public Market, including service to the cruise terminal, AltaSea, Crafted, Cabrillo Marina, and Cabrillo Beach. A possible downtown loop was also envisioned.

It seems that tearing up the extended rails beyond the scope of the road realignment will inhibit the expansion of the Red Car in the future. This expansion was explicitly left as an option going forward in previous discussions about the Public Market and the Red Car.

We urge the Port to refrain from the removal of any additional Red Car alignment and facilities that are not directly conflicting with current projects at the Port until this expansion can be considered further. Additionally, we request the retention of any previously removed Red Car materials and infrastructure components that could be re-used in a future expansion of the system.

DRAFT LETTER OF SUPPORT FOR THE ADDITION OF A TROLLEY STOP AT THE PARK AND RIDE LOCATED AT THE INTERSECTION OF BEACON AND O'FARRELL.

Subject: Letter of Request for the Addition of a Trolley Stop at the Park and Ride located at Beacon & O'Farrell

Dear San Pedro Historic Waterfront Business Improvement District,

The San Pedro Downtown Trolley is a wonderful service that connects our visitors from the Cruise Ship Terminal through downtown San Pedro all the way to Cabrillo Beach and the Cabrillo Marine Aquarium.

Visitors and residents are carried through our town and its many attractions and points of interest in a beautifully restored car. Children and adults alike enjoy the ride very much.

We want to thank you for the proposed additional stop at the Fanfare Fountain. In an effort to provide safe easy access to the Central San Pedro Neighborhood we would like to recommend adding a Trolley stop at the Park and Ride located on Beacon and O'Farrell. The current sidewalk addition on O'Farrell will improve access to the Park and Ride by residents. Placing a Trolley stop at this location will also lower the risk of accidents while residents cross Harbor Boulevard to reach Trolley stops on the other side. The addition of this Trolley stop will connect local residents to the entire Waterfront, encouraging the participation in local events and increasing visits to Downtown businesses.

While we understand that the Park and Ride is outside of the BID's boundaries, a stop there would be consistent with the purpose of the Trolley. If the bid cannot fund it, do you have any recommendations for how we might be able to add it? In the meantime, we would like to recommend that signage be placed at the Park and Ride directing people to the stop at the Fanfare Fountain.

Thank you for all that you do in our community and we hope to see a favorable response to our recommendation.

Sincerely,

CAL TRANS ISSUES DRAFT LIST

- Response to our letter re Harbor Beacon Park and Ride
- Need for Landscaping on both sides of the 47 on-ramp
- Response to our request to take down the fence by the 110 on-ramp at Gibson
- Beautification of the 110 on-ramp at the end of Gaffey.
- How do we get a future project to widen 110 off ramp at Channel
- How is the impact of freeway traffic considered with regard to new developments?
- Can we get copies of the latest Caltrans study related to traffic flow and/or motor vehicle use of Western Avenue.
- What recommendations does Caltrans have for improving the flow of traffic along Western Avenue now as well as after Highpark is completed.
- Has Caltrans provided or otherwise been contacted to provide input for the mitigation measures that Highpark is supposed to implement?
- What proposals, if any, have been submitted by Highpark to improve the flow of traffic on Western Avenue
- What is the process for getting Murals, vertical gardens, mosaics, etc on CalTrans property? Are there any funding sources?
- Does CalTrans have or can you suggest any funding source that could be used to get a Sidewalk on the portions of Channel between Gaffey and Park Western Drive and No Gaffey between Miraflores and Summerland that do not currently have sidewalks
- What would we need to do to get drought tolerant native trees planted in the median of Gaffey, between Summerland and Anaheim?
- Is it possible to add a right turn lane at the end of the 47 Freeway (at Gaffey)?
- We would like someone to look at the possibility of a roundabout at the five points intersection – would that come under CalTrans or LADOT?
- Would the Department consider scoping out the feasibility of a tunnel under the 110 freeway connecting Gibson to Westmont?
- What responsibilities does CalTrans have with regard to bicycle safety?

