



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held February 28, 2015 at the San Pedro Municipal Building.

Committee Members:

- Diana Nave, Present
- Carolyn Grayson, Present
- Chuck Hart - Present
- David Rivera, Present
- Pete Burmeister, Absent
- Jason Herring, Present
- Lee Williams, Absent

Quorum? Yes

Non-Committee Member Attendees: David Roberts (CD 15), Rebecca Liu (CD 15), Julia Parker, Scott Chopin (Urban Pacific)

I. PROPOSED SIGN ORDINANCE

David Roberts (CD 15) discussed the draft sign ordinance and digital billboard options. The draft Ordinance as written would significantly reduce the areas eligible for sign districts, but would include the Port and Downtown San Pedro as eligible. Eligible for a sign district still means that someone would need to apply to make it a sign district and there would be a public review process. Ordinance includes brightness limits for digital displays, prevents supergraphics, protects “historic signs”, and grandfathers eligibility for sign district applications. Members of the committee expressed concerns about a) the inclusion of these areas as eligible and b) the inclusion of digital signs. A draft motion to this effect will be considered at the next Planning and Land Use Committee Meeting.

There are 5,874 off-site signs in the City of Los Angeles. The ordinance also requires that at least 1 existing sign be taken down for each new sign erected. 937 billboards currently violate City requirements of which the City can take action against the 391 billboards that have City permits. The remaining 546 billboards do not have a City permit and are considered grandfathered in under state law. Action against this group, while not impossible, is extremely difficult and most likely will not be taken.

There is also an issue related to digital signs. The City is looking at three options: 1) No digital off-site signs outside of sign districts, 2) Digital billboards on public (city-owned) property only, or 3) Digital billboards on public and private properties. Jason commented that the Harbor College Digital Design is very bright and distracting. This will also be discussed further at our next meeting.

Other outstanding questions verifying that downtown San Pedro is considered a regional center and thus is included in the proposed districts, understanding what is meant by “grandfathers eligibility for sign district applications,” and understanding what is meant by “half may be met by community benefits.”

2. Proposal to build 17-23 Units at approximately 825 Miraflores

Scott Chopin, Urban Pacific, presented conceptual plans for the development of 17-23 units o at the South West Corner of Miraflores and Cabrillo. Urban Pacific was the developer of the Bank Lofts as well as a number of in-fill projects in Long Beach. No plans have yet been filed with the City. The purpose of the presentation was to get early reactions to the concept.

They are considering a small lot sub-division with single family 3 bedroom, 2 bath, 2 car garage units. The structures would be three stories with the top story being only one bedroom. The difference between building 17 and building 23 units depends on whether or not they acquire an adjacent lot facing Miraflores. The homes would be 1700 – 1750 Square feet and they anticipate they would sell for slightly less than the Harbor Highlands. While separate houses, there would only be 4 inches between the structures and it would look like they were joined.

Currently there is a tile facility, large outdoor fenced area, and a small 5-unit apartment building on the property.

Primary concerns were the noise from the animal shelter, the impact on traffic, and ensuring sufficient landscaping. On the positive side it would improve the appearance of the neighborhood, provide a buffer between the animal shelter and the single-family homes, possibly increase property values, and is close to major traffic arteries. It was recommended that they meet with the Miraflores Homeowners Association.

3. Metro Call for Projects

Rebecca Liu, Planning Deputy, CD 15, shared a list of the 5 projects in CD 15 that were included in the city’s submission to Metro. The projects included a request for \$6 million for the Harbor Blvd/Sampson Way/7th Street Reconfiguration that has an excellent chance of being funded; \$1.7 million for Gaffey that may get funded due to its Great Street designation; \$4,8 million for constructing a new loading track at the YTI Terminal; \$0.5 million for Wilmington Bus Stop Improvements; and \$0.5 million for Harbor College Pedestrian Improvements.

Staff will review the proposals and make recommendations to the Metro Board (Garcetti is Chair). Decisions are anticipated sometime between April and June.

Call for Projects occur every two years, however if there is interest in a potential project, we should inform the Council Office as soon as possible. In addition, there is funding available from the South Bay COG for pedestrian, transit, and bicycle projects.

4. CF 15-0052, Purchase of Property at 427 N. Gaffey

Committee reviewed and passed the attached resolution (5-0) supporting the purchase by the City of the property at 427 N. Gaffey and requesting that the billboard be taken down.

5. CUP for 28114 S. Western

The committee considered the requested conditional use permit by Banfield to operate a Pet Clinic at the Garden Village Shopping Center in the old Blockbusters Space. Banfield has over 800 clinics nationwide. The facility will include full service veterinarian care, diagnostic capabilities, a surgery suite, pharmacy and retail pet supply sales. There will be no overnight stays and no outdoor uses. The proposed clinic would be allowed within the underlying C2 zoning designation however this property has a site-specific (Q) condition that does not allow it. Therefore a Conditional Use Permit is required.

Some concern was expressed as to whether or not another pet hospital is needed so close to the existing one. It was generally agreed that it was up to Banfield to do the appropriate marketing studies. On the positive side, this would enhance the shopping center by occupying a space that has been vacant for a while.

The committee voted 4-1 to support the CUP.

6. CF 15-0135 Fees for Monitoring Conditional Use Permits

Currently, planning staff, NCs and others work with developers on conditions for approval. Unfortunately, once the plans are approved there is no mechanism for monitoring the conditions. CF 15-0135 would create a unit to monitor conditional use permit conditions. The needed staff would be funded through fees. There would be an initial conditional use request filing fee of \$293 for a pre-application review. Additional fees would be charged based on the type of use requested and varies from \$2,592 for approval to erect amateur radio antenna to \$6,459 for alcohol and entertainment.

The committee voted to support the attached resolution 4 yes and 1 abstention.

7. Western Avenue Design Guidelines

This is a Follow up to the Vision adopted a couple of years ago. Much of the vision is very long range.

It is a joint La City/RPV project; CalTrans participates – RPV is lead.

They divided Western into 3 Sections:

Summerland to Caddington – Commercial

Caddington to John Montgomery – East side Commercial; West Residential

John Montgomery to PV Drive – Auto Oriented

Long term the vision is to bring stores to the street with Parking Behind or in the middle with active pedestrian oriented uses on the ground floor street side; may be residential above. Open space and outdoor dining are encouraged. There is a 40' height limit on the LA side.

The plan presents 2 options for the street, one with and one without bicycle lanes. The planners noted that bicycle lanes held to attract other funding.

The plan emphasizes branding, greening, street furniture, lighting, and signage and contains a detailed planting palette. It provides examples of Street furniture, lighting, & signage examples, but does not contain specific plan for these; that would need to be part of future project

Next Steps

- Sat March 14 10-2 Open House at Peck Park
- Adoption by both LA & RPV and incorporation into appropriate city planning documents
- Pursue options with Ponte Vista & Green Hills for landscaping and public art
- Look for grant funding

The most immediate impacts are the things in the public realm eg median strip, wayfinding signs, etc.

Committee members expressed dismay that the fixed rail had been eliminated from the plan.

8. San Pedro Greening Plan Update

Greening Plan is being finalized and will be presented to Planning and Land Use Committee on March 18. With regards to Northwest, It includes landscaping of Western Ave from 9th to Mores and Landscaping on N. Gaffey up to Westmont, as well as connections between Peck Park, Leland Park, Rena Park, and Bandini Canyon. The Los Angeles Conservation Corps has submitted a proposal for \$1.5 million that would provide 3,000 new large trees and other landscaping for Leland Park (N. Gaffey), Downtown San Pedro, Knoll Hill, and the Cal Trans triangle at the end of the Harbor Freeway. It would augment other funds applied for with regard to N. Gaffey (Leland Park). They have redesigned the proposed sidewalk by using some of the street so that it does not take any of the palm trees. They anticipate sharing the final plan with the community at the May 7th First Thursday. There were several concerns raised about the details of the plan for N. Gaffey, why comments regarding the desirability of closing 6th street were not included in the reoccurring themes, and why the drawings with 6th street as one-way showed two lanes of traffic.

9. Next Meeting

6 pm Wed March 18, San Pedro City Hall

Tentative Agenda: Urban Greening (Larry Smith, LACC); Beekeeping Ordinance (Lee Williams), Resolution regarding Sign Ordinance (Diana); Motion regarding transit (Jason); Possible Comments Re Western Design Guidelines; Elberon Bridge