



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held October 21, 2015 at the San Pedro Municipal Building.

Committee Members:

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

Quorum? Yes

Non-Committee Member Attendees: Glenn Cornell (Rolling Hills Riviera HOA), Kevin Haller (USC), Larry Smith (Conservation Corps), Andy Harris (San Pedro Skate Park Association), Osgood Sargeant (SPSKPA), Teresa Pisano ((POLA), Augie Bezmalinovich (POLA), and a number of other port staff.

N. Gaffey Beautification Plans

Wendy Delgado, Project Manager, and other port staff presented the 40% design plans for N. Gaffey Phase 2 and discussed their responses to the questions/comments that had been raised by committee members in March. (See attachment) Approximately \$2 million of the \$5 million in China Shipping Funds was spent on Phase 1 leaving slightly over \$3 million for Phase 2.

The area will be planted with colorful drought tolerant plants. The multipurpose path will be able to support port vehicles for patrolling with ballards to prevent other vehicles from entering. The path will continue through the Caltrans parking lot along the western edge and will be colored asphalt at this point. New fencing will be installed with foliage. The area behind the skate park from the end of the trail will be fenced. The whole area will be well lit. The trees removed for the freeway expansion along John Gibson will be replaced.

The port indicated that they are unable to put in curbs, gutters, and sidewalk because their property is separated from the street by property owned by a strip of property owned by Chevron and a large triangular parcel owned by a private party. There are at least two businesses located on the private property. The port is asking Chevron to allow them to landscape their property but so far Chevron has been unresponsive.

Chuck Hart moved, seconded by Carolyn Grayson, to ask the port, if there is any money remaining after the project is complete, to explore the possibility of acquiring the triangular lot that is privately owned between Gaffey and the Port's property. Any unspent funds would most likely go to a third party for air quality mitigations however the Port does not anticipate any significant savings at the end of the project. Motion failed 1 yes, 4 no.

Larry Smith indicated that there might be a possibility of obtaining storm water management funds to construct a storm drain, curbs, sidewalk, and gutters. Augie will pursue that possibility with Larry.

Andy Harris indicated that the Skate Park Association would be glad to work with the Port on fencing to separate the skate park area from the parking lot if the port wanted to take the pathway along the edge of the skate park.

Concerns were raised about the homeless situation. The port staff indicated that the security cameras, lighting, and patrolling by the port police will help to deter the homeless from this area.

Diana urged port staff to discuss with Cal Trans, creating a pathway parallel to Channel Street on the inside of the parking lot to connect where the path proposes to end at Channel to the end of the parking lot closest to Pacific/John S. Gibson.

Diana also again requested that the bicycle symbol be painted on the existing multipurpose path and Augie indicated that it will be done.

Schedule: 80% design complete by November, 100% design complete July 2016, Bid and Award by Jan 2017, Begin construction Feb 2017, End Construction Sept 2017.

Next Steps:

Diana requested that the Port return when the 80% design is completed. Of particular interest will be the proposed signage. Augie will discuss storm water management funds with Larry

Front Street Beautification Projects

Port staff reported on the Front Street Beautification Projects on both the North and South side of the street. Preliminary environmental work has been completed with the removal of 30 inches of soil from most of the area. PCB hotspots are now being removed and they expected to complete this by the end of November. Chevron will be testing the water table for any contamination in Dec/Jan. They will go out to bid shortly and expect completion by July 2017. Concerns were raised that there is a need for overhead lighting at the proposed Gateway Plaza (Pacific and Front Street).

The multipurpose path from Pacific to the Vincent Thomas Bridge will be 12 feet wide with 5 feet of landscaping on either side of it. Storm drains will be installed and the street repaved. They determined that it is too expensive to place the 26 power poles underground (cost is approx \$110,000 per pole).

Update on CalFire Grant and Peck Park

Larry Smith reported on the \$1.5 million CalFire Urban Forest Restoration grant for the 4 census tracks roughly from 13th Street Harbor to Pacific and Leland Park. The grant has funding for 3,000 trees. In walking Peck Canyon with Diana, he determined that the small staircase and the connecting pathway from Leland Park to Peck Park might be paid for through that grant. The next step is determining the property ownership in the area of the proposed pathway. Larry will be meeting with Recreation and Parks to discuss.

Larry also indicated that Cal Trans has an Environmental Enhancement mitigation fund for projects related to their construction but that are beyond those required for mitigation. This fund might be appropriate for enhancement of their property adjacent to the current widening project e.g. on and off ramps. Proposals are usually due in June/July and previously there was a \$500,000 limit per project.

Next Steps: Larry to meet with Rec & Parks; Diana to talk to Rec & Parks about other Peck Park concerns; follow up with Larry and the Council office regarding the Environmental Enhancement Mitigation Funds

Sign Ordinance

Lee provided an update on the sign ordinance that would grandfather in 14 sign districts, provide amnesty for existing billboards, and create a conditional use permit process to authorize construction or operation of digital off-site signs outside of sign districts. The ordinance would create allowable sign districts that would include downtown San Pedro and the Port of Los Angeles. There was discussion of the negative impacts of such an ordinance particularly in light of the significant investment of the port in upgrading the waterfront and the work to improve downtown San Pedro. The Board has already opposed any sign district in San Pedro but has not previously acted on digital billboards that can create distracted driving.

Next Steps: Discuss with Council Office; draft resolution or motion for consideration

Road from Ponte Vista to Gaffey

Diana presented a proposed motion regarding the feasibility of a road from Ponte Vista to Gaffey through the DFSP property (copy of motion attached with typos corrected). Chuck indicated that such a road was not possible given the geography of the site with a 100-foot drop that would need to be dealt with. The motion was tabled pending an examination of the proposed site.

Next Steps: View property to see if a road is feasible. If so, bring the motion back.

Meeting with Central and Coastal Planning Committee Chairs

Diana reported that she met with the Central and Coastal San Pedro Neighborhood Council Planning Committee Chairs. The Central chair indicated that she only wanted to talk about the issue of homelessness. The Coastal chair is new and was interested in learning more about all of the issues. After looking at the list of issues that our committee is tracking, the chair of Central suggested we draft a letter to the council office requesting updates on a number of items. She volunteered to draft such a letter however it was not ready for consideration at this meeting.

Next Steps: Continue communication with chairs of Central and Coastal NC Planning Committees; consider joint letter when it is drafted.

Accessory Dwelling Units/Amnesty for Illegal Dwelling Units

Bob Garcia was not able to attend the meeting. Rather he prepared a written report reviewing the proposed changes to the Accessory Dwelling Unit Ordinance and recommending that NWSPNC oppose the changes. Lee raised some questions regarding the written report.

Jason indicated that he had prepared a lengthy report on the proposed amnesty for illegal dwelling units. Diana asked him to e-mail the report to the Committee members.

Both Accessory Dwelling Units and the Proposed Amnesty for Illegal Units will be added to the agenda for discussion with the council office.

Next Steps: Jason to e-mail report to committee members; discuss both items with Council Office; prepare motions/community impact statements as appropriate.

Plans for Community Beautification

Carolyn presented plans for replacing the roses at Averill Park that are not thriving. She indicated that all of the work could be done for around \$1500. She is consulting with various groups regarding the best ones to plant. Questions were raised as to whether roses were appropriate given the water situation and she indicated that some roses are more drought tolerant than others. A question was raised regarding whether or not the roses are currently getting sufficient water. Carolyn will look at the watering patterns. Lee suggested that we find a group to adopt the roses and use this as a way to promote volunteerism at Averill Park. He is speaking at the San Pedro Garden Club and will raise the possibility with them.

Other ideas for community beautification include the following:

- Assist in the clean up of the hillside on the southeast corner of the 47 on-ramp (by Leland Park)
- Clean up: Peck Park Canyon
- Clean Up: N. Gaffey to Anaheim
- Clean Up: Target to Barrywood on Capitol Drive
- Clean Up, weed removal: Park Western Drive, Via Sebastian to Via La Paz (hillside of st)
- Tree trimming: Westmont and at 15th & Leland

Next Steps: the committee will continue to solicit suggestions from the Board and the Community, gather more information, and prioritize them for presentation to the Board. Obtain more information on the use of individuals doing required to do community service

Special Meeting Nov 2

A special meeting was set with David Roberts from the Council office to discuss a number of issues including: Sign Ordinance, Billboard on N. Gaffey, Auxillary Dwelling Units, Amnesty for Illegal Units, Rancho San Pedro Feasibility Study, Waterfront Development Feasibility Study, Homelessness Emergency Motion and the Red Car.

Next Regular Meeting

The next regular meeting is Nov. 18. Tentative agenda items include continued discussion and possible motions regarding: sign ordinance, amnesty for illegal dwelling units, Accessory Dwelling Units, and beautification projects.

Community Questions/Concerns from March 19, 2015 NWSPNC Meeting and Port Responses

- Consultant/Port look at the possibility of incorporating curb, gutter, and sidewalk on east side of Gaffey Street (at the minimum curb & gutter).
 - o Response: Curb, gutter and sidewalk is not included in scope of work.
- Planting Plan: Drought Tolerant Planting Palette/ Material
 - o Response: Included in project. Refer to Landscape Exhibit.
- Rockscape – Low Water Usage/ Low Maintenance
 - o Response: Included in project. Refer to Landscape Exhibit.
- Lighting Plan: What type of Lighting, Spacing, Location
 - o Light Pole used in Port right-of-way at 50-foot spacing, bollard lighting in Caltrans right-ofway at 25-foot spacing.
- What type of Barrier and what does this look like at the end of path spilling into Cal-Trans Park & Ride that is to deter traffic?
 - o Response: Fencing will be used at end of path.
- Past the barrier – we would like to beautify this area as well.
 - o Response: Beautification will not extend beyond pathway.
- What type of material will the multi-use path be? DG/ Concrete?
 - o Response: The path will be concrete.
- What type of material will define the pathway at the Cal-Trans Park & Ride (Colored, Stamped Concrete?)
 - o Response: The path will be colored AC with bands.
- Signage Plan: Way finding Signage (Bike lane striping, Historical, Mile Markers).
 - o Response: Signage is included in project.
- Will the trees be replanted that were ripped out for the 110 Freeway Expansion Project?
 - o Response: Yes, this work will be included in the 110 Freeway Expansion Project.
- Consultant to review if vines can be planted on new fencing.
 - o Response: Included in project. Refer to Landscape Exhibit.
- Remove existing palms in project footprint.
 - o Response: Included in project.
- Research if there is enough clearance for the multi-use path to merge into Cal-Trans Park & Ride earlier than later to avoid a sharp.
 - o Response: Path has been revised for a smoother transition. Refer to Landscape Exhibit.
- Landscaping around AT&T Building: Consultant to review the plans for the 110 Freeway Expansion project at the corner of Channel and John S. Gibson for opportunities to add improvements.
 - o Response: Landscaping has been added at the corner of John S. Gibson and Channel Street, near the AT&T building.

NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL
RESOLUTION REQUESTING A ROAD FROM WESTERN TO GAFFEY

WHEREAS, the residents of San Pedro and Rancho Palos Verdes have long been concerned about the heavy traffic on Western Avenue, and

WHEREAS, there are no streets connecting Western to Gaffey from Westmont to Palos Verdes Drive North, and there are no streets connecting Westmont to Palos Verdes Drive North, and

WHEREAS San Pedro is on a Peninsula with very limited “escape” routes in case of an emergency as well as limited access roads for emergency vehicles, and

WHEREAS, the City of Los Angeles recently approved the development of up to 700 new dwelling units (Ponte Vista) on a portion of this property, and

WHEREAS, during the Environmental Review for Ponte Vista there was significant interest by the developer and the community in having a road through the Defense Fuel Support Point that would connect to Gaffey, and

WHEREAS, the Secretary of the Navy indicated that such a road was impossible because of the fuel stored on the property, and

WHEREAS, all of the fuel has now been removed from the property and the Navy is considering closure of the facilities, and

WHEREAS there is currently a dirt road along the edge of the property roughly parallel to Westmont Drive,

NOW THEREFORE, BE IT RESOLVED THAT the Northwest San Pedro Neighborhood Council requests that the Navy reconsider its’ prior position regarding such a road. NWSPNC further requests the assistance of the Council Office and the Congresswoman’s Office with this request and that the City conduct a feasibility study that would include the implications for traffic on both Gaffey and Western and the best route for such a road.

Motion Tabled 10/21