



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held May 18, 2016 at the San Pedro Municipal Building.

Committee Members:

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

Quorum? Yes

Non-Committee Member Attendees: Glenn Cornell (Rolling Hills Rivera Homeowners), Allen Franz

Tracking of Mitigation Measures

When asked last month about how mitigation measures are tracked, Dave Roberts (Buscaino's office) indicated that the City does not have a formal tracking system for mitigation measures and that is why it is important for Neighborhood councils to track them.

A motion to approve the attached letter to Councilman Buscaino was unanimously approved. It was recommended that we try to find out the dollar value of stream mitigations. Diana will contact Andrea Vona, Palos Verdes Peninsula Land Conservancy to see if she has any information.

Former Albertson/Haggen site on Western

In February, the Council Office sent a letter to InventTrust, the owner of the Westmont Plaza Shopping Center regarding the vacant store stating that they are receiving calls regarding nuisance activities and expressing concerns regarding the impact on the small mom and pop businesses that "rely heavily on the big guy to boost their businesses." InventTrust responded and indicated that Safeway controls the lease on the store until 2032 and stating "it is our hope to recapture that space and if a replacement grocery store is not available then we can potentially 'cut it up' and put in several junior anchors." The letter goes on to indicate that an additional grocery store may not be needed due to the others in the area. They also promised to work with the police department to see what they can do to alleviate the security issues.

A draft letter was reviewed and a couple of changes suggested. It was moved/seconded/unanimously carried to send the letter as modified. A copy of the modified letter is attached.

San Pedro Court House

It was moved and seconded to send a letter to our State Senator and the Governor urging the passage and signing of AB 1900 which would facilitate the sale of the San Pedro Courthouse to the County of Los Angeles. Chuck Hart expressed concerns that the State might need the building for a courthouse again at some future time and felt it should not be sold. Motion carried with 4 yes, 1, no, and 1 abstention. Draft Letter is attached

Requiring Solar on all new construction

Jason discussed the ordinances passed in San Francisco as well as laws in other countries that require solar on all new construction and suggested that we might want to support a similar ordinance here in Los Angeles. In discussion he stated that it would only apply to projects above a certain size. It was suggested that any ordinance should also include solar for water heaters. San Diego just approved a plan to go to 100% renewable energy sources within 20 years. The port has committed to generating 10 megawatts of solar energy. The plan is to lease the space to a company that will actually control the energy created paying the costs of the installation and giving 7% back to the Port. This might be a model for other developers to look at. Jason will develop a motion for the next meeting and will share it with the Sustainability Committee.

Red Car Expansion

Jason presented a draft resolution supporting the extensions of the Red Car Line as outlined in the 2009 Feasibility study with an emphasis on dedicated right of way where possible. He noted that the report prioritized the potential ridership as follows: 1) Harbor Blvd/Sampson Way – High; 2) Cabrillo Beach – High; 3) Loop through downtown – High; 4) Outer Harbor Cruise Ship Extension – low on non-ship days, medium high on ship days; 5) City Dock 1 – Low Medium; 6) N. Gaffey – Low Medium; 7) Wilmington – Low Medium. He also pointed out that several changes have occurred since the original study including the plans for Ports O'Call/San Pedro Public Market and Alta Sea. He indicated that the proposal for the reconfigured car in the San Pedro Market is compatible with the feasibility report. Two changes were suggested to the draft resolution 1) indicate the desirability of connecting to parking in Wilmington that could alleviate some of the traffic that currently backs up onto the Harbor Freeway when events are held in San Pedro, and 2) raise a question about whether or not the proposed battery configuration would allow for the desired range of operation. Motion passed unanimously with instruction to Jason to make the appropriate modifications.

Proposed Metro Ballot Initiative

Metro is considering a ballot measure for November that would continue the 1-cent sales tax. They have circulated a list of proposed projects for public comment. This list does not include any connection to San Pedro. It was moved/seconded/carried to ask Jason to draft a letter to the Councilman, Mayor, and Metro requesting that a connection to San Pedro should be included. It was suggested that the letter reference our prior letter in this regard, the need for a connection to the Cruise Terminals, the San Pedro Public Market, the USS Iowa, and Alta Sea. The easiest connection would probably to continue the line Green Line expansion that is currently scheduled to end in Torrance. Chuck expressed concern about exactly where the rail would go.

Home Sharing Ordinance

This ordinance is being developed to regulate short-term rentals such as Air B & B. The increase in short-term rentals is resulting in a loss of rental units and increased rents. It also results in a loss of

revenue to the City from the bed tax that is one of the things that the ordinance addresses. The bed tax currently goes to pay for promotion of tourism. It was moved, seconded, carried, to submit a community impact statement requesting that the proposed ordinance be amended to direct the revenue from short-term rentals into a fund for low-income housing. Bob raised questions about the sources of funds that the City currently uses for low-income housing. These are administered by the Housing Department.

Re-Code LA

It was moved/seconded/carried to draft a letter requesting that the Community Plan Update not be adopted until it incorporates ReCode LA.

Community Beautification

- **Rose Garden at Averill Park** - Roses have been planted. It was moved/seconded/carried to allocate up to \$100 to Wellington Signs for purchase of a sign indicating that the Neighborhood Council was responsible.
- **Peck Park Canyon Clean Up and Trail Maintenance**– Diana sent a follow up to Bill Lopez after our walk but there has been no reply. There is still a problem with dirt bikes tearing up the trails. Signs are needed. Diana will contact Bill again and include this along with the other items.
- **Clean Up & Tree Trimming** – Chuck and Diana went with Beacon House to look at the trees that needed to be trimmed. Beacon House submitted an estimate of \$1500 total - \$250 for the trees on Westmont and Capitol Drive and \$1280 for picking up and disposing of the litter on N. Gaffey between Westmont and Palos Verdes Drive North. The litter clean up would involve 5 men on each side of the street for a total of 16 hours each. Diana thought the number of men and time estimate for N. Gaffey seemed high. It was moved/seconded/carried to recommend an additional \$1,000 for the project with the caveat that Diana will discuss the estimated number of hours with them.

Road to Mary Star

It was moved/seconded/carried with one abstention to send a letter to the Council Office regarding the agreement that the road from Western to Mary Star would be a two-way road.

Exit Park

Carolyn discussed the trees being proposed for the exit park, specifically the Pearl Acacia Trees, the Catalina Ironwood, and the Mexican Sycamore trees and some of the attributes that would seem to make them undesirable for this use. Some of the concerns included the potential height blocking the view of the bridge, weak branches/branch loss in high winds, litter from pods, and the number of trees given their spread.

After discussion it was moved/seconded/carried that Carolyn draft a letter to Recreation and Parks with a copy to the Council Office to include the following points:

- 1) It is too many trees for the size of the lot (126 x 114)

2) Consideration should be given to native trees such as California Sycamore, California Cherries, Elderberry, California Black Walnut, and Toyons which provide good habitat for our native birds, bees, and butterflies, and are adapted to our climate and soils, so once established they don't need dry-season watering, special soil treatments, etc., the way most non-natives do

3) Funds for maintenance need to be included

There was some discussion about the potential for trees along Gaffey to block the view into the park, however at the same time, they might create a good buffer between the street and the park.

Second Dwelling Units/Accessory Dwelling Units (ADUs)

Diana reported that subsequent to the last Committee meeting, she drafted a Community Impact Statement on the Proposed ADU Ordinance which was passed by the Board and submitted to the City requesting that the Ordinance be amended to only apply to those units that are constructed or already under construction and that a moratorium be placed on additional construction of second dwelling units until a new ordinance is adopted that takes into consideration impacts on infrastructure and the environment.

Proposed Above Ground Facility (Cell Tower)

Diana reported that as a result of community opposition the company withdrew their request.

Public Comment

- Chuck announced a community clean up at the Science Center on Sat June 4 from 9-3.
- Bob raised a question as to when we might see the Vincent Thomas Bridge updates following the completion of the improvements to the Gerald Desmond Bridge.
- Bob would like to discuss the idea of including the old Nader's into Leland Park East.
- The Lease for Ports O'Call/San Pedro Public Market is on the agenda for the May 19 meeting of the Board of Harbor Commissioners.

Next Meeting

The next regular meeting is scheduled for Wed. June 15 at 6:00 pm. The main agenda item will be a presentation of the Greening Plan and the Cal Fire Grant by the Los Angeles Conservation Corps (LACC). CalTrans will also be invited to discuss their plans to beautify the 47 On-ramp. LACC is looking for suggestions on where to plant large stature trees. Other agenda items include a proposed motion regarding requiring solar panels on new construction and the former Nader's Store.

DRAFT LETTER RE TRACKING OF MITIGATION MEASURES

Dear Councilman Buscaino,

All of us, including you, spend a lot of time devising ways to lessen the environmental and community impacts of projects in the City, however, once mitigation measures have been agreed on, and included in project approvals, there seems to be a problem with tracking and enforcing the measures. The recent China Shipping debacle is just one example.

One problem seems to be that once a project is approved, very little attention is paid to ensuring compliance. This may be because these measures cover a range of actions spread among a number of different city departments and other oversight agencies. It also appears that sometimes the permitting department [usually Building and Safety] is not even aware of the measures that have been adopted.

A second concern relates to the Stream Mitigation Bank. We recently tried to obtain more information about the Stream Mitigation Bank as it related to mitigation in the Highpark development and learned that the City does not have any role in determining where that mitigation occurs and that there does not need to be any relationship between where a streambed is destroyed and where the mitigation funds are spent. Furthermore we were unable to determine the method criteria for recommending projects for the potential list for mitigation.

Therefore, we seek your help and suggest that as Chair of the Public Works Committee you may want to undertake the following actions:

1. Obtain clarity on how all mitigation measures are currently being tracked;
2. Direct the Planning Department to create a master mitigation tracking process and make it public; and
3. Examine the way that the use of Stream Mitigation funds is determined and explore methods for City input into that process.

Thank you for your attention to this matter and let us know if we can be of any assistance in the process.

Cc: David Anthony Roberts

DRAFT

DRAFT LETTER REGARDING SHOPPING CENTER

Thomas P. McGuinness
Chief Executive Officer
InvenTrust Properties
2809 Butterfield Road, Suite 200
Oak Brook, IL 60523

Re: Shopping Center at 28166 S. Western Avenue, San Pedro, CA

Dear Mr. McGuinness:

The Northwest San Pedro Neighborhood Council is one of the 96 Neighborhood Councils that are a part of the City of Los Angeles Neighborhood Council System. We represent the businesses and approximately 20,000 residents in northwest San Pedro. We have become increasingly concerned about the vacant building in your center that most recently housed Haggen's.

The closure of Haggen's has placed an undue burden on the surrounding grocery stores and many people would like to see another grocery store there. Social media in our community continues to be rife with rumors of what will happen to this property, the latest being that Albertson's is returning. While a grocery store would be desirable, we are more concerned with having a good tenant or tenants for this space before more businesses in the Center are forced to close their doors.

In addition, grading is under way and construction will start soon on the adjoining Highpark development that will eventually result in nearly 700 new homes, a new customer base for any future business.

We understand that Safeway controls the lease until 2032. We would like to contact them directly and would appreciate it if you could provide us with the appropriate contact information. Please keep us posted on what the plans are for this space and any way in which we might be helpful.

DRAFT LETTER RE COURTHOUSE

Senator Isadore Hall
State Capitol, Room 2054
Sacramento 95814

RE: SUPPORT FOR AB 1900

The Northwest San Pedro Neighborhood Council is one of the 96 Neighborhood Councils that are a part of the City of Los Angeles Neighborhood Council System. We represent the businesses and approximately 20,000 residents in northwest San Pedro.

We strongly urge you to support AB 1900 – San Pedro Courthouse. AB 1900 authorizes the Judicial Council of California to sell the San Pedro Courthouse at fair market value with several conditions including the requirement that the Council first give the County of Los Angeles the option to purchase the property. The Courthouse has been closed for several years and there are no plans to reopen it. It is located on a key commercial corner in San Pedro's small downtown. Redevelopment of this corner, including potential open space, could provide a much-needed boost to the currently depressed downtown area. AB 1900 is an important first step in this process.

CC: Avelino.Valencia@sen.ca.gov, erika.velazquez@sen.ca.gov

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