



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

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

Meeting Held August 17, 2016 at the San Pedro Municipal Building.

Committee Members:

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

Quorum? Yes

Central San Pedro Committee Members Present: Leslie Jones, Allyson Vought, Daina Mosich, Linda Alexander, Debbie Rouser

Non-Committee Member Attendees: Gwen Henry (NWSPNC Board), Frank Anderson, Terry Bonich, Jose Guerrero, & Christian Guzman (CSNPC Board Members), Kit Fox (City of RPV), David Rivera (SPPHU), Liz Shindler Johnson & Fred Allen (Grand Vision), Glenn Cornell (Rolling Hills Rivera Homeowners), Kathy Hetzer (Anderson PAB), Adele Healy & Jeannine Bryant (Coastal SPNC), Jim Forgey, (Architect), Bridget Marques (Del Taco), Ralph Cimmarusti (Highland Partners), Erwin Bucy (Paragon), Dave Roberts & Nate Holmes (CD 15), Pat Nave, Michael Gatanz, Barbara Gleason, Allen Franz, Bill Roberson, Merrill Kruger (Stakeholders), Gordon Teuber.

1. The main agenda was a discussion with David Roberts, Director of Planning and Economic Development, Office of Councilman Joe Buscaino, which covered a wide range of topics as discussed below.

• Proposed Starbucks at 9th & Gaffey

Starbucks has acquired a long-term lease for the property and they are refining their plans that will include wider sidewalks, landscaping, and outdoor seating. A traffic study has been completed and David suggested that we ask the developer for a copy of it. Concerns were raised about traffic backing up onto Gaffey as people turn from Gaffey onto 9th and into the drive through. Linda Alexander raised a concern about the fact that there is a lot of mid-block pedestrian traffic crossing the street in from Harbor Interfaith and recommended some type of sign telling people to watch out for pedestrians, as they turn left onto 9th Street. Anticipate a public hearing in the next 120 days. They should be invited to present again at a future Planning Committee Meeting.

• RFP for 9th St. Parking Lot

Proposals are due Aug 22nd. There seems to be a fair level of interest in the bid. Once proposals are received they will be reviewed and scored by staff. An outside evaluation team will then review the highest-ranking proposals. The Council Office is not part of the review team but will probably listen in to

the presentations. The recommended proposal will then go to the appropriate City Council Committee/s for review at which time public comments will be taken. This will probably be in the latter part of 2017.

- **Nelson One**

No formal plan has yet been submitted. Council and Planning staff continue to meet with the developer. The property has an FAR of 6:1 allowing for great density. Want to make sure they are in compliance with the Community Design Overlay.

- **Small Lot Development at 8th & Mesa**

This development was approved for 24 single-family small lot homes. Now the developer is trying to sell the property. David will forward a copy of the sales brochure. Someone should call the Council Office and initiate a request to have the property cleaned up.

- **550 S. Palos Verdes**

Project is moving through the planning process. Diana raised the issue of the trees that the developer will be required to plant off-site and wanting to make sure they are planted in San Pedro. David recommended that the committee prepare a list of sites for the trees.

- **22 unit Small Lot Development – 18th & Mesa**

Anticipate a decision from the zoning commissioner some time in the next 2 weeks. The decision will be appealable to the Harbor Area Planning Commission.

- **Jack in the Box Redevelopment**

The Jack in the Box Expansion has been approved by the City. Allyson created some façade improvements that she sent to the property owner along with a request that the tall sign be taken down. The request has been forwarded to the developer but there has not yet been a response.

- **RFP for Courthouse**

The RFP for the redevelopment of the Courthouse has been received. There seems to be a high level of interest in this property with quite a few potential developers participating in the walk-thru.

- **Rancho San Pedro**

The Councilman continues to push for the redevelopment of Rancho San Pedro and they are hopeful that an RFP will be released at the end of 2017. The redevelopment process will probably take about 10 years. In response to concerns raised by residents, the Council Office will meet with them to update them on the project.

- **Warner Grand**

The RFP for the Warner Grand will probably be released soon after Labor Day

- **Former Albertson's/Haggens Property**

The Council Office does not have any information other than seeing the postings on Social Media regarding Albertson's returning to this property, however, there is no requirement that they be contacted. If the store is vacant for more than one year, they will need to pull certain permits/licenses, such as the liquor license, again which would mean that it would take longer to reopen.

- **Solar Energy Requirements**

David will forward a copy of the City's recently adopted Sustainability Plan. Matt Peterson in the Mayor's Office is the contact person for this and David suggested we might want to invite him to present at a future meeting. He also suggested that we look at any State Level requirements.

- **Monitoring of Mitigation Measures**

Diana presented the letter from Northwest asking the Councilman in his role as Chair of the Public Works Committee, to 1) clarify how mitigation measures are currently 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. David indicated that monitoring of mitigation measures would require additional staff in the Planning Department and suggested that we seek the support from other Neighborhood Councils to include this in the Department's Budget. Pat Nave pointed out that the lack of monitoring is what got the Port into trouble over the TraPac mitigations.

- **Property at corner of Gaffey & 47 on-ramp**

NWSPNC sent a letter to the Council Office asking that the parcel of property belonging to the City be transferred to Recreation and Parks and incorporated into Leland Park and that the City acquire the parcels at the bottom of the hill that are currently private. Debbie reported that Cal Trans was supposed to come back to finish clearing their hillside. CalTrans has drawn up plans for replanting the hillside but has been unable to implement them due to a moratorium on planting. She expressed concerns that the plantings be open in nature. David said he thought Jacob was looking into the land transfer.

- **Highpark (Ponte Vista) Application for Community Facilities District**

The Council office has monthly meetings with the developer. The grading is nearly complete and they are seeking permits for installation of the water & power lines as well as some of the traffic mitigations. They anticipate that construction of the homes will start late 2017. They are seeking to create a Mello-Roos Financing district to float a bond to pay for the infrastructure including the public park. Bond funds would be repaid through a property tax levied on the new homeowners. There is no cost to the City but the city must approve. David requested that any questions or concerns be sent to him and he will discuss them with the CAO's office. He will also find out the timing and process for the approval. Pat Nave will put together some bullet points.

- **Metro's Ballot Proposition**

NWSPNC previously sent a request to the Council Office asking that the proposed ballot initiative include the extension of the Green Line to San Pedro. David said this was never going to be a part of the plan because it did not meet Metro's criteria for ridership. Robust discussion ensued. Metro was basing their projections on a 2007 study. A lot has changed since then that could positively impact ridership. The Silver Line is one of the most successful lines in LA. We need to request that the study be updated. David recommended we invite them to a meeting and volunteered to help us contact them.

- **Sign Ordinance**

The proposed Sign Ordinance, which includes both regular and electronic billboards, will go to City's Planning Committee next week, however David does not anticipate that any decisions will be made at that meeting. He will keep us updated. NWSPNC has supported version B+, the most restrictive of the three versions, and requested that the two proposed potential sign districts in San Pedro (downtown San Pedro and the Port) be removed. Coastal has submitted a similar Community Impact Statement.

- **Building at end of 110 Freeway**

NWSPNC has requested that the “for sale” sign be removed now that the City owns this property. A study is underway to look at how best to remove the building while retaining the integrity of the bridge. Leslie reported that she recently participated in a clean up of the area and that they were unable to clean the mattresses and loads of trash from behind the building due to the fencing. David will request that the City clean up that portion.

- **Other**

- a. LA DOT is holding a Public Hearing on Mon, Aug 29 at 6:00 pm at the San Pedro Library to discuss modifications to DASH, Commuter Express, and City Ride.
- b. The Port is developing a bicycle sharing program and anticipate having 12 stations in place by next summer. The committee would like to know where the stations will be located. David will help to arrange for a presentation of the plan.

2. Presentation of plans for development of a Del Taco at 4th & Gaffey

Erwin Bucy presented Del Taco’s proposal for the corner of 4th and Gaffey and asked for feedback and support from the Neighborhood Councils. The developer has acquired three lots, the former carwash, now pot shop, and the two adjoining residences. The former carwash and the first residential property are zoned C-2 while the third property is zoned R-2. The only allowable use of the R-2 parcel is parking. They have not yet submitted a formal application to the city opting to get community feedback first.

The project had previously been presented to the Economic Development and Policy Committee of the Chamber which sent a letter indicating that they felt the project would enhance Gaffey and asking that Mr. Bucy return to the committee for a final presentation once the signage, final color scheme, and drive through configuration is determined.

As a result of feedback from the Chamber meeting the position of the building had been changed. The drive through window is now along Gaffey to minimize impacts on residential area with a drive thru line parallel to Gaffey that would accommodate 9 cars. There are 24 parking spaces and a small outdoor seating area. There are entrances and exits from both 9th Street and the alley. A 6-foot articulated sound wall with a green screen is proposed along the back of the property as a buffer to the residential areas. There will be a 5-foot dedication of property along Gaffey allowing for both enhanced greenery and wider sidewalk and shielded lighting. The landscape plan has not yet been developed but typically would include a hedge to buffer the drive thru from the street and prevent the lights from shining onto Gaffey.

The current owner of the property expressed her support for the project where the two houses are indicating that it had become increasingly difficult to find good renter for them due to the pot shop and other nearby undesirable businesses.

Overall there was general support for a Del Taco at this site. Specific concerns raised included the following:

- Having the drive thru on the Gaffey side does not seem to achieve the goal of moving the building up to the street and enhancing walkability
- A lot of concern about how close the entrance from the alley is to Gaffey
- Suggest moving building closer to the Alley with the drive thru window on the alley side – this would still buffer the noise from the adjoining residences and improve the traffic flow while enabling the building to be positioned on Gaffey
- There should be no parking on Gaffey from 4th to the Alley
- One person did not like the green in the color scheme while others liked the color scheme
- Coordination with the Gaffey Beautification Great Streets Plan
- Put in as many large canopy trees as possible to mitigate the asphalt/concrete and CO2 from the cars

- Place a sign at the corner of 4th directing people to enter the drive thru from 4th

4. Public Comment on Items Not on the Agenda

- Pete Burmeister asked for the Council Office assistance in accessing the funds for Highland Park that were part of community benefits agreement with the developer
- Michael Gatanz thanked the committees for the meeting and announced the Contra Dance at People's Place on Sunday Aug 21

Next Joint Committee Meetings

Thursday Aug 25, LA Conservation Corps – Greening Plan, Cal Fire & other projects in San Pedro

Wed Sept 14 – LA City Planning to discuss the Community Plan Update & Community Design Overlay

Wed Sept 21 – LANI to discuss the Gaffey Phase I Implementation Plan

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Bob Garcia - Present
Pete Burmeister - Present
Lee Williams, Absent

Quorum? Yes

Non-Committee Member Attendees: None

1. Highpark application for Community Facilities District

Tabled until more information can be obtained

2. Possible motion commenting on proposed Del Taco Project

Tabled, will review after Central submits their comments

3. Consider adoption of Goals for 2016-2017

The Following Goals were adopted for 2016-17:

1. Review and comment on any proposed developments in Northwest San Pedro that have discretionary actions by the City
2. Review proposed planning policies and prepare at least 3 Community Impact Statements
3. Hold at least 4 joint meetings with other neighborhood council planning committees to discuss planning issues of mutual interest
4. Participate in at least one community improvement project

4. Consider letter regarding trees in conjunction with development at 550 S. Palos Verdes

Moved/seconded/carried to recommend attached letter

5. Consider letter to Cal Trans requesting removal of fence on John S. Gibson

Moved/seconded/carried to recommend attached letter

6. Public Comment on items not on the agenda

Jason showed a brief video about a greening project in Mexico City. I think this is brilliant and something we could do near the 110's end at Channel. This space could be a pilot project that perhaps the city of Los Angeles could start to adapt to de-uglify the many overpasses and raised freeways in our city. We will place it on the agenda for one of the Sept meetings.

<https://www.facebook.com/NowThisNews/videos/1136276436462479/>

7. Adjourn – Next Meeting is Special Meeting on August 25, 2016

Proposed Letter to Assembly Member O'Donnell re Caltrans Fencing

RE: Caltrans Fencing

The Northwest San Pedro Neighborhood Council has been working with the Port to beautify the areas adjacent to the intersection of Channel Street and John Gibson Boulevard.

We wish to express our thanks to Caltrans for replanting their property along John S. Gibson Boulevard under the 110 Freeway and along the on-ramp in San Pedro. We would like to request that the chain link fencing be removed, particularly from the portion of John Gibson Boulevard adjacent to the skate park.

While we understand the need to provide fencing to allow the trees and ground cover to take root, eventually chain link fencing deteriorates and will become an eyesore, detracting from the beauty of the greenery.

We would like your assistance in obtaining a schedule for the removal of the fencing as soon as possible. Thank you in advance for your assistance. We look forward to hearing from you.

Proposed Letter to Councilman & Planning Department re Trees in conjunction with development at 550 S. Palos Verdes

It is our understanding that as part of the proposed development at 550 S. Palos Verdes Street in San Pedro, the developer will be required to provide trees to be planted off-site. We would like to ensure that those trees are planted in San Pedro as near to the new development as possible.

Currently there are several greening initiatives in San Pedro including a greater Downtown San Pedro Greening Plan and a Gaffey Beautification Plan. In addition the Los Angeles Conservation Corps has a grant from CalFire to plant large statue trees. These three efforts should be looked at as part of determining where the trees will be planted.

We hereby request that the Central San Pedro and Northwest San Pedro Neighborhood Councils be consulted as part of the process of determining where the new trees will be planted.