



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

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

Meeting Held August 25, 2016 at the San Pedro Municipal Building.

Committee Members:

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

Quorum? Yes

Central San Pedro Committee Members Present: Allyson Vought

Non-Committee Member Attendees: Gwen Henry (NWSPNC Board), Frank Anderson, Donald Galaz & Christian Guzman (CSNPC Board Members), Kathy Hetzer (Anderson PAB), Joes Zender (Coastal SP Planning), Allen Franz, Sunny Lopez, Rebecca Trani (Stakeholders).

The main agenda was a presentation by Larry Smith (lsmith@lacorps.org), Los Angeles Conservation Corps, covering the four projects they are managing in San Pedro: the development of the San Pedro Urban Greening Plan, a Cal Fire Restoration Grant, planting the median on Harbor Blvd, and planting the median on Western Avenue. The four projects are interrelated and sometimes the same project contains elements from different funding sources.

Urban Greening Project

The Urban Greening Project is designed to enhance San Pedro and increase the connection to the waterfront. The project includes a survey of existing conditions, planned projects, a blueprint and implementation plan which identifies funding opportunities, operations and maintenance solutions, and requirements for environmental clearance and needed permits. It does not contain site-specific design.

The plan identifies the major corridors for greening and typologies that characterize the various types of existing streets and relevant opportunities for enhancement. Green streets go beyond greenery to include the management of water including rain gardens and stormwater treatment, and the creation of shade, promotion of active transportation, street furniture, bulbouts, parklets, etc. The City's recently adopted Low Impact Standards require most streets to capture and store water.

The draft plan calls for 6th and 7th Streets to be turned into one-way streets thus increasing sidewalk width and possibilities for outside dining and parklets. Parklets are proposed for 6th, 7th, Pacific, Mesa, and Center.

The plan would promote the City's turf removal program and create a tree adoption program in areas that lack parkways including Summerland, 1st, 13th, 17th, and 22nd street.

Leland Park was identified as an opportunity site, a multi-use path could be created along Gaffey and shade trees planted between the palm trees, improvement of the pathway from Gaffey to the active area of the park and planting to reduce erosion of the hillside. Recreation and Parks is currently doing design work for this project.

Other opportunities identified include the restoration of the pond at Alma park, parking paseos/connections in downtown San Pedro, Connection of Bandini Canyon to the Caltrans Triangle, connection of Peck Park to Bandini Canyon and to Leland Park, Coastal trail connections, green rooftops, vertical garden on freeway support pillars, and urban hydroponic farming.

The plan document should be available for review by the end of September.

Comments:

- Need to consider the use of proposed seating by homeless individuals for sleeping.
- Turf removal is a mistake and that a better approach would be to teach people the alternatives available that help reduce water use.
- Community education should be a key component of the plan.
- Look at plants that will help to improve air quality
- Use native plants wherever possible

Cal Fire

The Cal Fire Restoration Project is funded through 2019 with Greenhouse Gas reduction funds. It includes funding for 3,000 trees of which 1500 are street trees, a connection of Bandini Canyon to the Cal Trans Triangle (under the 110 off ramp),

The biggest component is the development of a publically accessible urban forest in the Cal Trans Triangle using primarily Oak and California Sycamore Trees. The Department of Sanitation is interesting in developing a large cistern there and in bringing recycled water from Machado Lake to water the newly planted trees. They are submitting a proposal for funding. There is a proposal to place a Welcome to San Pedro Sign in this area.

To date, they have identified about 130 sites for trees in the central part of San Pedro and work has begun along 1st Street. They would like the assistance of the Neighborhood Councils in identifying additional suitable locations. Street Trees need a parkway width of at least 5 feet and a space at least 10-12' long. There cannot be any overhead wires since these are large statue trees. Front Yard trees must either be included in the watering component of the grant (to be carried out by Clean San Pedro) or have a written agreement from the property owner to water them at least 32 times a year for at least 3 years. Along with the tree-planting component there is also a sidewalk repair component – they will remove the concrete and expand the tree well where tree roots are pushing up the sidewalk.

Corps members will be trained in the selection, planting, and care of trees. Will look at the possibility of vertical gardens.

Comments:

- Include Leland Park West, City General Services Triangle, and Cal Trans Hillside at Gaffey & 47 on-ramp in the plans
- San Pedro has a Native Habitat Garden

- Include a community stewardship element
- Provide the Selection, Planting, and Care of Trees training to the community
- Provide flyers to NCs to publicize plan and opportunities for trees
- Participate in NWSPNC’s planned Rainbarrel Event

Harbor Blvd Median

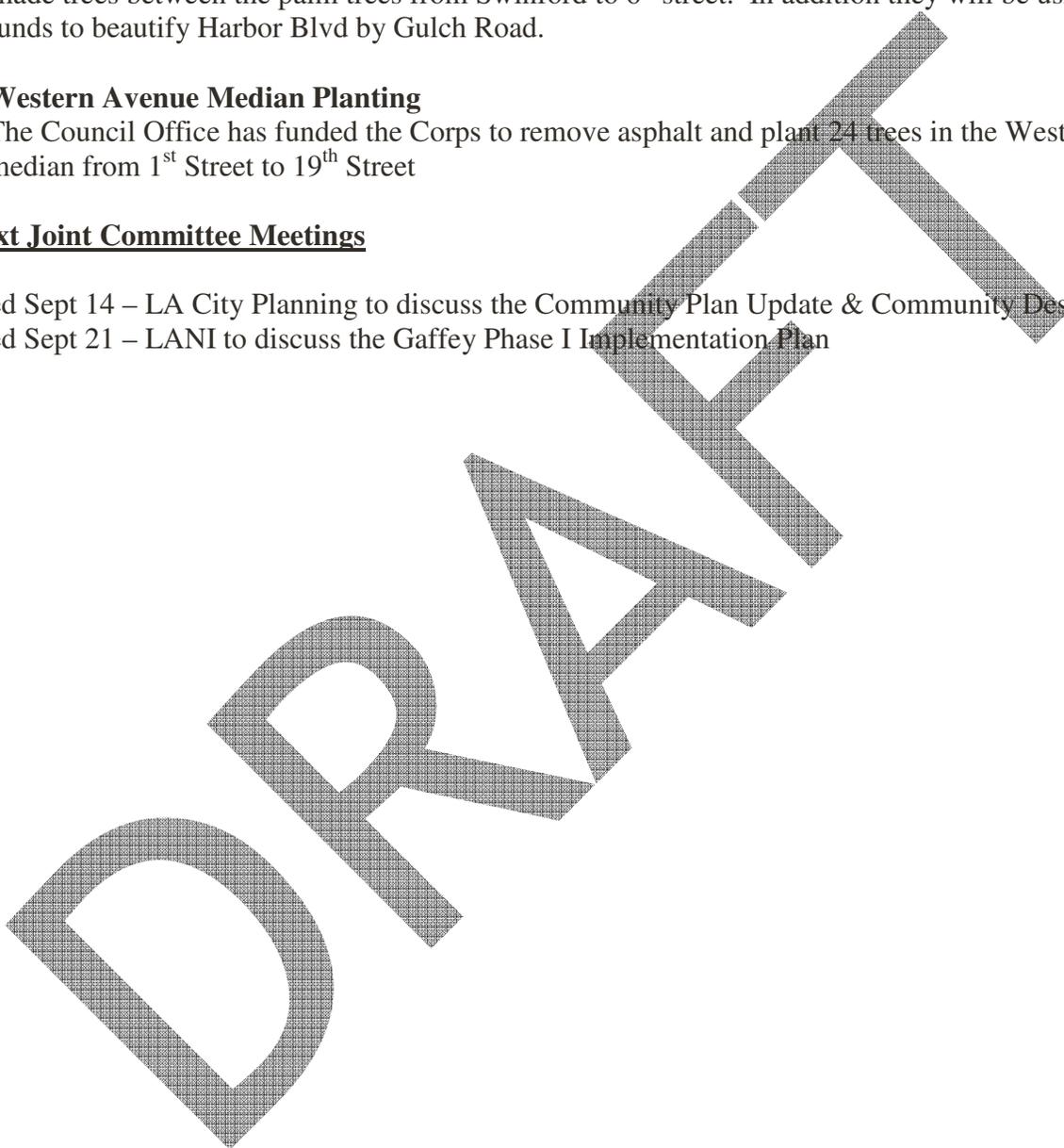
The Corps has been funded to clean up the parkway, install smart micro spray irrigation, plant shrubs and shade trees between the palm trees from Swinford to 6st street. In addition they will be using Cal Fire funds to beautify Harbor Blvd by Gulch Road.

Western Avenue Median Planting

The Council Office has funded the Corps to remove asphalt and plant 24 trees in the Western Avenue median from 1st Street to 19th Street

Next Joint Committee Meetings

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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Quorum? Yes

Non-Committee Member Attendees: None

1. Possible motion commenting on proposed Del Taco Project

It was moved, seconded, carried to approve the attached comments on the proposed Del Taco Project

2. Possible comments on LA Conservation Corps Projects

Comments will be developed after the draft plan is circulated (end of Sept)

3. Correspondence Received

a. Letter from the Port regarding the request that the N. Gaffey Greenbelt be named in honor of John Greenwood stating that they will need to develop a naming policy first and then evaluate our request against that policy.

It was moved, seconded, carried to draft a letter to the Port asking for their timeline and requesting an opportunity for input into the proposed policy.

b. Letter from the Port responding to our motion regarding the extensions of the Red Car Line. The letter states that a future red car rail line could be installed within a traffic lane of the Sampson Way roadway and that the roadway project does allow for a future right of way for use as a light rail line that would run parallel to the new road on the east side. Funding of future Red Car improvements however are subject to public input and final Board of Harbor Commissioners approval. Replacement of the existing route with a street level fixed rail system would cost approximately \$40 million and complete buildout of the entire project that was contemplated by the 2009 EIR would be over \$225 million.

c. Letter from the City of LA Zoning Administrator denying the requested setback adjustments in conjunction with the demolition of an existing detached one-story accessory building and construction of an attached two-story garage with residential use above at 1214-1216 W. 8th

Street. The Committee previously reviewed the requested conditional use permit and decided not to take any action on it. Although none of the neighbors had contacted NWSPNC, five of them showed up at the public hearing. In brief the administrator found that the request did not conform with the intent of the regulations to provide for buffering distance and compatibility between respective properties and to ensure emergency access. The findings noted that the proposed structure addition would disrupt the established neighborhood pattern and impose additional building mass too close to the adjoining properties and a reduction in the rear yard setback would adversely affect the adjoining properties. The property owner may appeal this decision.

4. Public Comment on items not on the agenda

The Planning Committee Page on the NWSPNC website has been updated and reorganized. It is now easier to find things including plans for new developments and a section of resources containing the draft San Pedro Community Plan and the Design Overlay Guidelines.

5. Adjourn – Next Meeting is Special Meeting on September 14, 2016

PROPOSED LETTER RE: SAN PEDRO DEL TACO

4th and Gaffey

Thank you for sharing the plans for the proposed Del Taco for 4th and Gaffey with us. We support the proposal in concept and welcome it as a nice addition to our community. It will enhance the Gaffey commercial corridor by removing a blighted property and replacing it with a viable business, a new structure, and enhanced landscaping.

We do, however, have some concerns, as expressed at the Joint Planning and Land Use Committee Meeting, that we would like to discuss further, and we would like an opportunity to review the landscaping plan that was not available at the time of our meeting.

The biggest concern is the positioning of the building that would have the drive thru between the building and Gaffey. We are working to develop Gaffey as a great walkable street. Placing an entrance to the restaurant facing Gaffey with windows that allow patrons to have a view of the street and not the parking lot would assist in furthering walkability. Perhaps the building can be rotated to place the drive thru on the alley side of the property thus preventing the unattractive option of cars idling and being stacked next to the sidewalk on the Gaffey street side.

Other concerns include:

- Outdoor seating was depicted as being next to idling cars in the drive thru and should be relocated to provide a more positive outdoor dining experience irrespective of the final drive thru placement.**
- The rear Sound Wall should contain some creative elements beyond just a wall of plants to hide the block construction. Perhaps some inset planters and some form of design elements that could mitigate a long wall of uniformity with variable wall heights not to exceed 8 feet could be explored.**
- Placement of mature Canopy Trees that allow shade and help to mitigate the Co2 from the idling cars should occur prior to the time of opening.**
- Public Greening and specific decorative spaces should be incorporated to prevent a barren and sterile environment.**
- The turn from the alley into the drive-thru line appears to be very close to the corner and we are worried about the potential for a rear-end collision as someone is negotiating that turn.**

These suggestions could and should make a design statement that will both enhance the beatification of our community and create a pleasant dining environment.

We respectfully request that you return to the Neighborhood Councils once the details are further developed and a landscaping plan has been prepared.

We look forward to continuing to work with you to create a project that sets a high standard for future development along Gaffey.