



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held March 22, 2017 at the San Pedro Municipal Building.

Committee Members:

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

Quorum? Yes

Others Present: Allyson Vought, Aiden Garcia Shefeld, Adele Healy, Linda Alexander, Michael Koth, Mr & Mrs David Bard, Michael Gatanz, Charles Carevich, Maria Denué, Pat Nave, Chris Harris, David Roberts

Discussion with David Anthony Roberts

The main agenda item was a discussion with David Anthony Roberts, Director, Economic Development and Planning, Office of Councilmember Buscaino. Discussion included:

- **Nelson St Project:** The ownership issues have been resolved and they are currently putting together the architectural plans; financing is still questionable; there is a historic issue related to the single-family house. David will keep us posted and ask them to meet with us again at the appropriate time.
- **550 S. Palos Verdes (approx 403 market-rate units):** This property has been sold to Holland Partners who are making minor revisions. They hope to have their plans approved by October and built by the end of 2019. Need to find out about tree relocation.
- **Courthouse:** Holland Partners is holding public meetings 6 pm April 5 and 10:00 am April 15 at POLA; they will meet with the Planning and Land Use Committee in April; will present to each NC at their regular May Meeting; Renderings are for 312 market rate units, 15,000 Sq Ft of Retail including restaurant space on 6th Street, and possible LACMA Extension. David reported that Holland Partners has a reputation for doing quality work.
- **Waterfront Development Feasibility Study:** Study was presented to City Council. Rick Caruso recently toured area; a marina developer has expressed interest in the pads in the Cabrillo Marina (90,000 sq feet of retail was included in the approved EIR)
- **Rancho San Pedro:** Housing Dept has hired CSG consultants to do some additional outreach and explore funding possibilities. They will be meeting with the Resident's Advisory Council (RAC), Chamber, Community Leaders, etc. They are exploring an RFP/RFQ for this 21.2-acre site.

Regardless of what the new development looks it will need to accommodate all of the approx 1,400 current residents.

- **9th Street Parking Lot:** The City will review the bid received from Link Housing to construct workforce housing. David indicated that the rent for 1 bedroom workforce housing is currently \$1200 per month and that it is possible to have a good quality workforce housing project such as the Pac Arts Building on Pacific. He anticipates that the initial evaluation will take 60-90 days. If the project appears viable, they will then schedule opportunities for community input. Any developer would be required to provide the current number of commercial parking spaces.
- **Harbor View House:** Property is up for sale by Health View Inc. There are just under 200 patients all of which will need to be relocated. It is unclear whether or not Health View intends to continue to provide services at a new location/s. The building is a registered historic landmark and any re-development will need to be done in accordance with these requirements.
- **High Park/Ponte Vista:** Committee members expressed frustration that the developer's representative has refused to meet with the Neighborhood Council and will only answer questions in writing. Members asked David for assistance in scheduling an in-person meeting. In the meantime, Diana will compile a list of questions and send to them. They have been cleaning up the storm related damage to the Gardens. Initially they were very responsive. Chuck said that since the responsibility for the clean up has been transferred to the on-site manager, there has been less cooperation. They are behind schedule on their building. There is still an issue in getting power to the site and the traffic mitigations are taking time to work through Cal Trans. Chuck expressed concern about the traffic to and from Mary Star High School. The agreement was that it would all go through Western and not through Taper Avenue.
- **Our letter regarding tracking of mitigation measures:** David asked for more time to reply
- **Property at corner of Gaffey & 47 on-ramp:** David asked that we resend our letter. David Bard shared that records indicate that the non-city portion (private lots at the bottom of the hill) are owned by James and Shari Smith, 19511 Capay Ct. Apple Valley 92308-3711 and recommended that we contact them.
- **Sign Ordinance:** Still at the Planning and Land Use Committee – will need to go back to the Planning Commission; David has spoken to several of the developers in San Pedro. They are not interested in applying for a sign district. Diana reiterated the request of the Neighborhood Councils that the possibility of downtown San Pedro and the Port being sign districts be removed from the ordinance.
- **Warner Grand:** No bids were received in response to the RFP issued by the City. The Council Office is exploring opportunities for the City to do major capitol improvements to the theater. The next step is to update the old CRA study of the building, do seismic, ADA, Cultural Resources, and Market Feasibility. David is searching for City funds to hire a consultant. This process should take about 6-9 months. Following that time, there will be a prioritization of improvements and a search for funds.
- **Greening Plan and Cal Fire Grant:** Several committee members expressed their frustration at trying to reach Larry Smith regarding this project and asked David for assistance. David shared an e-mail from Larry indicating the number of trees that have been planted. The Conservation Corps is

looking for 533 additional sites where there is a 5' wide parkway with room for 5' x 10' tree wells. The Corps will have additional funds for concrete removal. They also have 300 "life box trees" and a number of 15 gallon trees that they will be planting in Bandini Park, the Caltrans Triangle, Peck Park, and Leland Park. Some of the planting will be done as part of Share Fest, May 6. Their greening project on Harbor Blvd (s. of the bridge) should be done this summer.

- **Status of removing building on property at 427 N. Gaffey:** The current plan is to wait for the lease to expire on the billboard and then to remove it, rather than relocating it sooner. He will send us the documentation on the lease. The building provides a load-bearing wall for the bridge. The estimate for removing the building is approximately \$50,000 more than the funds allocated for this purpose. In the meantime, every time General Services goes out to remove homeless encampments, they charge the allocated funds.
- **Parking & Traffic:** There was a lot of discussion regarding the challenges of both parking and traffic related to the planned developments. David indicated that the Port did a parking study and found that there are 12,000-13,000 spaces in the downtown area, however they require good transportation to and from the downtown venues to make good use of them. There is a need for better coordination of transportation with various events in the downtown area. Michael Koth indicated that in the meeting regarding sidewalk dining Alan Johnson' plan would create approximately 90 more spaces through diagonal parking. This will be scheduled as a major discussion item at a future committee meeting
- **Other**
 - Molina Health Care is relocating approx. 500 administrative staff to the Topaz building on 6th Street bringing the occupancy of that building up to about 85%
 - Rafellos is moving to 7th & Pacific; will need parking variance & alcohol permit
 - 1801 S. Mesa has been approved for 20 units; grading will start soon with construction expected to begin in the fall
 - Councilmember Buscaino wrote an OpEd that will appear in the Business Journal next week – basically a promo of San Pedro
 - 8th St Town Homes (24 units) has been sold; new owner will begin construction soon
 - Downtown could use a Walgreens or Sprouts
 - Gaffey Beautification has begun. LED lighting is going in soon. The colors will be able to be changed to reflect various holidays
 - Jack in the Box expansion is expected to be done in May
 - Starbucks Drive Thru at 9th & Gaffey has been approved; anticipate construction to begin around Labor Day and finish before Thanksgiving
 - Need to make downtown more family friendly
 - No bids were received in response to the RFP for affordable housing at the old fire station at 438 N. Mesa. David thinks that the City should consider auctioning off the property.
 - Accessory Dwelling Units (ADU) and Unapproved Dwelling Units were both before the Council PLUM Committee. David did not know the status. Diana reiterated concerns that any changes to the ADU not mandated by the State should be subject to a full community input process and not just slipped in which she understood was what planning is trying to do. David suggested the NCs citywide advocate jointly as they successfully did for the prior ADU proposal. Diana indicated that this is being done.
 - Pat Nave asked David how best to approach changing the way the City approaches EIRs to have the City hire the consultant rather than the developer hiring the consultant. This was

part of Proposition S. Pat indicated that many other cities and the Port of Los Angeles use this methodology. The three San Pedro Neighborhood Councils previously proposed this (prior to Joe being elected). David suggested working with Plan Check and with Herb Wesson in his role as chair of the Neighborhoods and Education Committee. Another possibility would be to try to get it included in a Mayor's Executive Directive.

- Diana reported that the Western Avenue Strategy has not yet been approved by the City of LA. It was incorporated into the San Pedro Community Plan that David anticipates will be approved prior to the June recess of Council.
- Allyson shared that Southern California received \$56 million for bikeways and walkways, none of which came to San Pedro. The Committee should review the Mobility Plan as it relates to our community.

Public comment: None

Consider Motion to Allocate Funds to the Arts District: Item taken off agenda until future notice

Review of Work Plan and Future Planning

The Planning Chairs and Vice Chairs of the 3 San Pedro Councils will be meeting to review the work plan and plan for future meetings.

Diana requested that members submit any questions for High Park to her. She will compile and sent them forward.

Jason will schedule another walk through of Peck Park Canyon.

Next Committee Meeting:

Wed April 19 – Jacaranda will present their request for a liquor license; the Port will discuss the Harbor Blvd/Front Street and North Gaffey Greening projects