



# NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

## Planning and Land Use Committee Report

Meeting Held June 21, 2017 at San Pedro City Hall

### Committee Members:

Diana Nave, Present  
Chuck Hart - Present  
Jason Herring, Absent  
Chris Harris - Absent  
Pete Burmeister - Present  
Lee Williams, Present

**Quorum?** Yes

**Non-Committee Member Attendees:** Maria Denué, Pat Nave, Meg Mc Carty, Tam Lao, Sabah Partoui, Michael Gatez, David Seltzer, Gwen Henry, Allen Franz, Ryan Guthrie, David Roberts, Allyson Vought, Adele Healy

### 1. Update on Property at 550 S. Palos Verdes – Ryan Guthrie, Holland Partners

Holland Partners purchased this property after it was fully entitled. The plans can be viewed on their website [www.urbanize.la.com](http://www.urbanize.la.com). The property was entitled at 404 units, however they have reduced it to 375 units and enlarged the units. The average two-bedroom unit will now be 864 square feet, with one unit at 2400 square feet. They retained the 5,000 sq feet of retail space facing 6<sup>th</sup> street and added two story town homes at Street Level on Palos Verdes and Fifth Street. They also retained the enlarged sidewalks with an opportunity for outdoor dining at the corner of 6<sup>th</sup> and Palos Verdes. This will be a rental property targeted to “mature millennials”. Holland Partners will retain and manage the property. Demolition will begin in July or August and they anticipate the first units will be ready to rent in early 2020. They have not yet determined how many trees they will be planting off-site and agreed to consult with the committee regarding what type of trees and where they should be planted.

### 2. Update on Courthouse property

Holland Partners is the company that is in exclusive negotiations with the County for the development of the former Courthouse property. The public outreach closes June 30. After that time the County will compile the results and share the findings with the developer. Ryan anticipates that the findings will be shared with the community most likely in August. They will begin their due diligence and negotiations with the County and figure out what makes sense financially. The County has not yet told them what level of Environmental Review (CEQA) will be required. If all goes smoothly, they anticipate that demolition and construction could start in the first quarter of 2019.

### 3. Update of 335 N. Gaffey

Tom Lao and Sabah Partoui of Charles Company presented the updated conceptual plans for their property at 335 N. Gaffey. The original plan was for 30 units above street level commercial. The new plans would be for 28 units, no commercial space, four stories over 2 levels of parking semi-subterranean, with a greater set back and tiered construction in the rear adjoining the single family housing. The front, facing Gaffey, has been redesigned with a variety of materials including areas of living green walls and areas with wooden sunshades. The sidewalk would be 15-20 feet with lots of landscaping. They will provide 56 parking spaces, 14 more than the 42 spaces required by the City. 22 of the spaces will be tandem. Sepulveda is quite steep in front of the building so here will be two entrances to the parking – both off of Sepulveda, one to the upper lot and the second one to the lower lot. Planned units include 12 – 1 Bedroom units @750 sq feet, 8-2 bedroom @ 900 Sq feet, and 8 studio @ 600 Square Feet – all market rate. All units will face out and will have balconies. There will be a rooftop gathering spaces and area for BBQs.

Committee members and members of the public all responded favorably to the proposal. There was a request that if possible, they provide more “tiering” in the front, and less in the rear.

David Roberts indicated that there are two requests that would not be in conformance with the new community plan and CIPO 1) a slight increase in the FAR and 2) the building height. The CIPO, when adopted will limit building height along Gaffey to 45 feet. The proposed building would be 40 feet high along Gaffey, but 60 feet high in the rear due to the slope of the property.

It was moved by Lee Williams, seconded by Pete, and carried unanimously to support the project in concept recognizing the elimination of the retail component, FAR, and height. Lee will draft a letter and circulate it for finalization prior to presentation to the full Board.

#### **4. Responses Received to our Written Questions Regarding Highpark**

The additional responses were more helpful. There was no further discussion

#### **5. Letter regarding Vision for downtown San Pedro**

It was moved by Lee Williams, seconded by Pete, carried unanimously that the attached letter be sent to the Council Office regarding revitalization of downtown San Pedro and requesting assistance in moving forward.

#### **6. Letter regarding traffic study for one-way streets**

It was moved by Lee Williams, seconded by Pete, carried unanimously that the attached letter be sent to Holland Partners, the Supervisor, and the Council Office requesting that one-way streets on 6<sup>th</sup> and 7<sup>th</sup> street between Pacific and Harbor Blvd. be included as the preferred alternative in the environmental work on the Courthouse property.

#### **7. Request from Jacaranda Restaurant to support their CUB for a full bar liquor license**

This item was continued from the prior meeting. Concerns were raised about the request for a full bar given the proximity to the grocery store, yogurt shop, and In-and-Out Burger, all of which attract families and children. Concerns were also raised about the lack of a business plan, particularly in light of the fact that liquor licenses are transferable. A question was raised as to whether a condition could be put in the approval to restrict it to the current owner. Another suggestion was to ask that it be issued only for a short time, say 2 years. It was also suggested that we find out how long the existing lease is. After some discussion it was moved by Lee, seconded by Pete, and carried unanimously to prepare a motion or resolution recommending that the Board oppose the request at least until the operators/owners present a business plan for consideration. The City CUB hearing is scheduled for July 19.

#### **8. Discussion regarding needed Sidewalk on O’Farrell**

Nicole Dearing was not present to discuss sidewalks, however Meg Mc Carty asked David Roberts about the need for a sidewalk on the North Side of O'Farrell from Harbor to Palos Verdes. Nicole previously told Meg that most of that area is owned by Cal Trans. David suggested verifying that on Navigate LA.

Unfortunately there is virtually no City funding for new sidewalks. One way to get a sidewalk installed is to pay for it through an assessment district. Another possibility might be to get funds through the ADA settlement that required the City to spend a significant amount on *sidewalk repairs* to assist persons with disabilities. There might be a possibility of using some of those funds if wheel chair users need to use that area. David will put Meg in touch with Dennis Gleason in their office to explore this idea.

## **9. Other Updates**

- The Community Plan will most likely go to the City's Planning and Land Use Committee in August and the CIPO will go in October or November
- The block house (turquoise/blue) at the end of the freeway will be taken down in the next two months
- Harbor View House is very close to going into escrow. Assuming they are successful, the next step will be to begin the relocation of the patients that could be a rather lengthy process. We should ask to see the relocation plan.
- In downtown LA the occupancy tax is shared between the City & hotel developers with 49% of it going to the developer to build hotel rooms; perhaps we should try to get a similar arrangement for converting Harbor View into a hotel.
- Pappy's request was basically approved but the file held open to provide the police an opportunity for in-put
- Del Taco was approved and should get their determination letter in 6-8 weeks

## **10. Public Comment**

Allen Franz suggested that more attention should be given to the needs of children in new developments, particularly in downtown San Pedro

## **11. Adjourn – Next Meeting is 6:00 pm July 19**

### **Draft letter re 335 N. Gaffey**

Councilmember Joe Buscaino

The Northwest San Pedro Neighborhood Council is in support in concept of the proposed construction of a 28-unit residential development at 335 N. Gaffey. It is presented as a market rate apartment building with 12 One Bedroom units, 8 Two Bedroom units and 8 Studio apartments.

Due to the size of the lot, the slope, and the proximity to single-family homes, the developer has made changes to an earlier design to make it more suitable for this space.

The new design eliminated the ground floor commercial. While we generally support mixed use, it would be difficult for a retail space or restaurant to be viable in this location right at the freeway off-ramp.

The height of the building on Gaffey is expected to be less than the recommend 45 feet maximum. The extremely steep slope of the lot will, however, make the rear elevation closer to 60 feet. The developer has increased the rear setback and used a tiered design to make the building less overwhelming for neighboring single-family residences. We feel this is an acceptable solution.

We understand that as proposed the project will be slightly above the FAR for this site. The shortage of available housing in San Pedro and the fact that this property will be similar in density to existing nearby properties makes this less of a concern for the NC.

In conclusion, the NWSPNC has reviewed the proposed project and stands in SUPPORT in concept. We look forward to reviewing the plans once they are submitted to the City.

## **Draft letter re revitalization of downtown San Pedro**

Joe Buscaino; Eric Garcetti

Downtown San Pedro is the heart and soul of our community. Over time it has lost much of its retail business and is being re-imagined as an Arts and Entertainment Center.

As part of the revitalization of downtown, the xxx Neighborhood Council supports the following and would like your support to bring these to fruition:

- Construct an “arch entryway” at 6<sup>th</sup> and Harbor to encourage people to walk up 6<sup>th</sup> Street as is currently being proposed by the Business Improvement District. The arch should communicate the arts & entertainment focus.
- Make 6<sup>th</sup> and 7<sup>th</sup> one-way streets from Pacific Ave. to Harbor Blvd..
- Add diagonal parking on 7<sup>th</sup> Street between Pacific and Harbor Blvd allowing for about 50 additional parking spaces.
- Widen sidewalks to increase mobility
- Create a “sidewalk dining zone” on 6<sup>th</sup> and 7<sup>th</sup>, Mesa and Centre Streets between Pacific and Centre that allows for creation of bulbouts and/or construction of wooden platforms to widen the sidewalk in front of participating restaurants and the development of design standards for such construction.
- Place retractable or non-fixed bollards across the east side of Pacific at 6<sup>th</sup> and 7<sup>th</sup> Streets and at the corners of Mesa and Centre to allow for the closure of the 300 and 400 blocks of 6<sup>th</sup> and 7<sup>th</sup> to through traffic while allowing cross traffic on Mesa and Centre. This would facilitate closure for the Farmer’s Market and community events
- Encourage murals throughout the community that reflect the rich history and culture of San Pedro
- Create a public walkway by greening the alley between 6<sup>th</sup> and 7<sup>th</sup> from Centre to Pacific
- Paint iconic crosswalks in the downtown core.

To help facilitate this vision we request that the Council Office:

- Introduce a motion and actively advocate for passage of an ordinance that would create a sidewalk dining zone pilot program in San Pedro
- Encourage the inclusion of the necessary traffic study for making 6<sup>th</sup> and 7<sup>th</sup> Streets one-way as part of the required traffic study for the development of the Courthouse property
- Seek potential funding sources for the above enhancements, including possible use of the remaining CRA funds. Meet with the BID, Chamber, and Neighborhood Councils to prioritize the use of the funds.
- Advocate with DOT for the one-way streets, diagonal parking, iconic crosswalks, and placement of bollards
- Work with Cultural Affairs and the San Pedro Waterfront Arts District to secure additional murals

Please let us know how we can assist in furthering the development of these elements.

## **Draft Letter Re Request for Traffic Study**

Ryan Guthrie, Holland Partners

Holland Partners will be conducting a traffic study in conjunction with the redevelopment of the Courthouse site, including impacts on traffic flow and parking on Fifth, Sixth and Seventh Streets. Northwest San Pedro Neighborhood Council is among a number of stakeholder groups that support increased pedestrian use of the

sidewalks, including outdoor dining, in downtown San Pedro. In fact these interests are reflected in the pending Local Community Plan. Our support for outdoor includes the use of enlarged sidewalks, bulb-outs or platforms in the current street. To enable these changes, we support making 6<sup>th</sup> and 7<sup>th</sup> Streets one-way from Pacific to Harbor Blvd., and creating diagonal parking on 7<sup>th</sup> Street. The addition of the diagonal parking would add approximately 50 additional parking spaces, replacing any lost to outdoor dining. Creating one-way streets would also make it easier to include outdoor dining in the development planned for the Courthouse site.

A traffic study is one of the first steps in the permitting process. We request that the environmental documents include the one-way scenarios as the preferred alternative in that traffic study.

Cc: Supervisor Hahn, Councilman Buscaino, LA County Public Works

## HIGHPARK QUESTIONS AND RESPONSES

1. Have all of the necessary permits for the infrastructure been issued? If no, what is the expected approval date for each permit?

*We have permits for the onsite grading, backbone retaining walls, sewer and storm drain. We expect to receive permits for the water in June and paving and dry utilities before year end.*

2. What is the timeline for selecting the homebuilders? Which subarea/s will be built first?

*We hope to have one or more homebuilders selected before year end. We anticipate the subareas will be built out around same time; however, the exact timing of the construction will be up to the homebuilders.*

3. When do you anticipate the first homes will be completed?

*We estimate mid-year 2018.*

4. Please confirm that the “road to Mary Star” will provide both ingress AND egress to/from Western Avenue.  
*Confirmed*

5. What is the anticipated completion date for the “road to Mary Star”?

*The Mary Star road is our utmost priority. The underground wet and dry utilities will need to be constructed before we can pave the road.*

*If construction and permitting goes as planned, we hope to begin paving in the 4<sup>th</sup> quarter.*

6. Where can we view the offsite traffic improvement plans and who is the contact at CalTrans?

*The offsite traffic plans are still in the design and approval phase. We do not have plans that are available for viewing at this time. I will reach out to Caltrans to determine who will be the best point of contact for inquiries.*

7. Can you provide us with a copy of the final Design Guidelines as approved by the City? *See attached*

8. The property as it faces Western Avenue is becoming an eyesore. Please remove the weeds and any litter between the fence and the sidewalk.

*We try to do a good of maintaining our frontage on Western. We do clean-ups monthly and sometime more frequently. We will send some people out to do additional clean-up this week.*