



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

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

Meeting Held August 15, 2017 at San Pedro City Hall.

NWSPNC Committee Members:

Diana Nave, Present
Lee Williams, Present
Chuck Hart – Present
Peter Burmeister, Present
Chris Harris, Unexcused
Jason Herring, Excused

Quorum? Yes

Central San Pedro Committee Members Present: Allyson Vought, Frank Anderson

Coastal San Pedro Committee Members Present: Adele Healy, Noel Gould

Non-Committee Member Attendees: Central San Pedro Board members: Christian Guzman, Maria Couch; Stakeholders: Lisa De Niscia, Maria Denué, Pat Nave, Linda Alexander, Celia Gonzales, Millicent Borgarg, Elaine Clarke, Mary Reeder, Carol Jezina, Bill Roberson, Lehua Robles, Anamaria UC, Sharon Dock, Angelica Esquivel; CD 15: David Anthony Roberts, Nathan Holmes

Quick Updates on Items of Interest to the Committee – Diana Nave

- The Clearwater project will hold a public meeting Sept 19, 2017 @ 6:30 pm at the Double Tree Hotel
- Coco's will be torn down and replaced with a Chase Bank
- Blue Bldg at end of freeway has been removed Demolition started on Palos Verdes between 5th and 6th
- Pappy's is now open
- Jacaranda is not pursuing a liquor license at this time
- Target – letter regarding the improvements in maintenance was approved by the Board; their hearing is tomorrow
- Hearing on Raffello's proposed move to 7th Street is tomorrow
- Our downtown vision with one-way streets (6th & 7th) has triggered discussions at the BID & Chamber – will be on BID agenda in Oct; Chamber formed sub committee on parking & will include looking at the one-way streets; this was studied in Community Plan-Diana & Elise meeting with Planning to get more info on this
- Starbucks at 9th & Gaffey moving along – will be walk up and drive thru only
- Old Starbucks at Center Street Loft will become an ice cream store – will take about 1 year
- HACLA is applying for a planning and early implementation grant for the redevelopment of Rancho San Pedro
- Science Center – Magnet School going to LAUSD Board Aug 22

- Peck Canyon – Rec & Parks putting together an estimate of work & costs to repair water damage; they will include the goat herders in their solicitation for bids for brush removal next year; we need to be sure it is early enough to use the goats;
- San Pedro has been designated by the State as a California Cultural District
- Gene Seroka replied to our letter regarding North Gaffey Beautification agreeing that the fence in the Cal Trans lot would be of the green vinyl type, the area in front of it will be landscaped, and the railroad tracks will be removed, not just covered. Unfortunately, he still expressed an unwillingness for the Port to pay for the beautification of the “Chevron strip”.

Discussion with David Anthony Roberts and Nathan Holmes CD 15

David is leaving the Council Office to go into private consulting. Nathan will continue to act as the San Pedro/Wilmington Planning Deputy. Allison Becker will be returning to replace David.

- **Request for assistance with beautification of the Chevron strip in the N. Gaffey Project** – Nathan will follow up on this request
- **Response to motion regarding monitoring of mitigation measurers** – Nathan will follow up with us on this
- **Status of Conservation Corps Projects in San Pedro** – It appears that the Corps has resumed work on the Cal Trans Triangle; contact Ana Dragon for new Corps contact
- **Rehabilitation of Verdes Del Oriente at 3rd & Center** – This a development on both sides of Center of about 115 income restricted units for which the building owners receive tax credits. They are currently upgrading the property both inside and outside. There will be no change in the overall footprint.
- **Harbor View House Sale** – Property is in escrow. The buyer is Richard Weintraub who would like to make it into a boutique hotel, something he has prior experience with. There are legal requirements that must be met regarding the relocation of all current residents and they should have a relocation plan. We will invite the appropriate person to a future meeting. Also contact Supervisor Hahn.
- **Parking lot 641 (456-462 W. 9th St)** – Link Housing is in exclusive negotiations with the City. They are proposing to develop 91 affordable units and replace all of the existing parking. It will take 2-3 years to secure funding for this proposal through the City’s managed pipeline process for affordable housing.
- **Status of Nelson 1** – The project is being redesigned to be 50 condos; a traffic study has been completed (David will provide us with a Copy); a Historical Cultural Resources Assessment is being conducted and will be reviewed by CRA; a tract map will be required
- **Status of Fire Station at 432 & 501 N. Mesa** – 432 N. Mesa was pulled from the list for auction. Most likely there will be an RFP process for community groups interested in using it. It could also go to the Cultural Affairs Dept. Status of 501 N. Mesa is unknown.
- **Billboard Lease** – David and Nathan have no information on this except to wait until the lease is up in 4 years. Pat Nave stated that state law will not allow the lease to be terminated by the City, rather the

City will need to buy out the lease. There is a fee schedule in the state law that determines how much the City would need to pay.

• **Warner Grand** – In response to a question of potential bidders on the RFP for operating the Warner Grand as to why there did not respond, there seemed to be two main reasons: 1) uncertainty around the structural integrity of the building and 2) the risk for an operator in an unproven market. The City intends to maintain the Theater as a public asset and over the next three years plans to do the following:

- a. Conduct a series of studies to include structural engineering, historic resources, ADA accessibility, and fire and safety. This portion is funded.
- b. Update the market feasibility study done by the CAC in 2012. This will help dictate the priorities. Among other things they will look at whether or not to retain all 1500 seats or do some restructuring, creating more concessions, and developing more restrooms. Joe will fight for funding next year to do the necessary design work.
- c. Once the design work and engineering estimates are complete they will put together a scope of work and request funds from the City budget for improvements.

There were several comments regarding the need to consider additional parking for events at the theater. Suggestions included converting the open lot next to the theater into parking, opening the Topaz Building, removing the paid parking meters, and having a plan to shuttle people from parking lots to the theater.

• **Former Nader's Property** – This property has never been successful as a business and would not be very suitable for housing. The suggestion is for the City to purchase it and either incorporate it into Leland Park or make it a parking lot for the Cal Trans Triangle. David indicated the State is discussing a possible new Bond Measure for Parks. The Committee will draft letter to be sent to the Councilman, Mike Shull, Supervisor Hahn, and our State Representatives. It should include an aerial photo of the site.

• **Proposed Linkage Fees** – In response to the need for workforce housing, the City is proposing a "Linkage Fee". Previously the City had an affordable housing trust fund that contained over \$100 million but that has declined to only \$19 million at the same time as the CRA has been dissolved and there is reduced availability of federal funds for affordable housing. The original proposal was to impose \$5 per square foot on new commercial and \$12 per square foot on new residential development which is projected to raise \$70 million to \$100 million annually. Concerns were raised about the fee potentially having a chilling effect on development, particularly in the Harbor Area.

The City is now looking at a tiered structure with the rate based on the level of development activity in that community so that the "hot" markets would have a higher fee than the more depressed areas like San Pedro. The revised proposal will go to the City's PLUM Committee next week.

Once established the fund could be used for affordable housing or workforce housing or it could be used to assist first-time homebuyers or other related efforts.

Other concerns raised about the fee include that the developers will just pass it on to the buyers making the housing less affordable and that developers might not be willing to pay as much for property thus depressing the market. It was suggested that we have a glut in luxury housing and that the City needs to stop allowing the demolition of rent-controlled units – since 2,000 the City has lost 20,000 rent controlled units.

Several individuals felt this would be important to comment on. The committee will review the report to the PLUM and if there is sufficient time schedule this for a discussion at the next meeting. If there is not sufficient time everyone should submit their own comments.

- **Beautifying the Elberon Bridge** – David suggested we send a letter to the Board of Public Works, City Engineer, and Council Office requesting support to beautify the bridge.
- **Highpark request for lot adjustments** – IStar has submitted a request for lot adjustments at Highpark that would result in a reduction in the open space by 0.8. Several people have reviewed the request and have concluded that there would be no reduction in the size of the public park.

Proposed Letter regarding Metro Silver Line and Cal Trans Park and Ride Lot

A letter requesting improvements to the Metro Silver Line and Cal Trans Park and Ride submitted by Coastal was discussed and a few changes made. Attached is the updated version of that letter. Maria Couch suggested that we also advocate for the Trolley to stop at the Park and Ride.

Request for Letter of Support - Jorge Castanega, Preserve LA

Tabled until next meeting

Public Comment on Items Not on the Agenda

Pete Burmeister commented that the Skate Park under the freeway should be abandoned and the area returned to the Park and Ride.

Members of Harbor Lites explained that they are a volunteer organization providing support to LAPD. They are always looking for more volunteers. Diana suggested they submit an article that could be used in Neighborhood Council Newsletters or placed on the respective websites.

Adjourn – Next Joint Meeting 6 pm Wed. September 20, 2017.