



## Northwest, Central, and Coastal San Pedro JOINT PLANNING AND LAND USE COMMITTEES MEETING NOTES

Meeting held May 16, 2018 at San Pedro City Hall

### **Central San Pedro Committee Members:**

- Maria Couch - Present
- Frank Anderson - Present
- Meg McCarty-Marple - Present

Quorum: yes

### **Coastal San Pedro Committee Members:**

- Mike Riso - Present
- Adele Healy - Present

Quorum: no

### **NWSPNC Committee Members:**

- Diana Nave – Present
- Lee Williams – Present
- Chuck Hart – Present
- Peter Burmeister – Unexcused
- Jason Herring – Present
- Linda Alexander – Excused
- Pat Nave – Present

Quorum: yes

Non-Committee Member Attendees: Stakeholders: Rick Bender, Mary Chan, Michael Gatanz, Steve Hagee, Jeff Lahaie, Glenn Cornell, PoulErik Norgaard, John DiMeglio, Matt DiMeglio, Kit Fox, Roxie Lauro, Daniel Loether, DLA: Justin Settles, Highpark: Kyndra Casper, Bill Meyers

### Update on Defense Fuel Supply Center

Lieutenant Colonel Justin Settles, Commander of DLA Energy Americas West at San Pedro provided an update on this 335-acre site. There are two uses, as a fuel terminal and as a regional fuel support headquarters. They are responsible for fuel support for all military operations in the Western US.

The Fuel Terminal operations shut down several years ago. Since then they have filled all of the underground tanks in such a way that they can never be used again. The three above ground tanks are empty and could be used. They are linked to the port by underground pipeline. These tanks are not currently configured to hold propane.

Over the next 18 months, the Navy Real Estate in Seal Beach plans to conduct a bid process to offer the level portion of the property for a 25-year lease, including the 3 tanks and pipeline. When released, the bid will be posted on the Federal Business Opportunities website. The remainder of the property will remain as habitat for the Gnat Catcher and Palos Verdes Blue Butterfly. Along Gaffey they are currently conducting soil remediation using a bio remediation process whereby bacteria “eat” the contaminants. This process will take about 10 years to fully remediate the soil.

The ball fields and LAPD shooting range agreements are expected to stay in place. They have not yet determined what will happen to the regional fuel support headquarters. There is a possibility that it will move in 2020 or 2021.

## Update on Highpark/Ponte Vista

Kyndra Casper & Bill Meyers, representatives of the Harridge Development Group, introduced themselves and indicated that Harridge has several projects in the LA area. The property closed escrow March 30. They do not like the name Highpark and are contemplating changing it.

They pride themselves on “doing what we say we will do” and being a “good neighbor”. The project has a very detailed entitlement with both a specific plan and design guidelines – copies of which are on the NWSPNC website planning page. They do not plan to ask for any changes to those plans. They are still getting their hands around the various aspects of the project and are not yet ready to provide a timeline.

Harridge is a developer, not a builder. They consider themselves good at horizontal development – that is the infrastructure, some of which has already been done by iStar. iStar has graded the area, built the pads for housing, and put in the backbone sewer and storm drain. Harridge is currently building one of the required walls and working to obtain the needed permits and approvals for both on-site and off site work. They will be installing utilities, extending the sewers to the individual parcels, and completing the park and the required mitigations. They plan to complete all of the required traffic mitigations prior to any occupancy and have retained one of the prior traffic consultants and engaged a new one. They are currently in discussions with three contractors with regard to the off-site mitigations. They anticipate engaging several different builders to build different types of products. While Harridge does not contemplate requesting any changes to the approved plans, the homebuilders could request changes during the Project Permit Compliance Process.

With regard to the road to Mary Star, they still need Cal Trans approval and therefore can't commit to when that will be finished. In response to a question, Chuck Hart indicated that once the new road is completed, there is an agreement that students will not use the Taper Avenue entrance to Mary Star and that ballards are in place to prevent those entering from Western from driving across the campus. They will need to also exit via Western. The developer is not party to this agreement; their responsibility relates to the entrance (and exit) from Western. Bill Meyers agreed to furnish the committee with a copy of the agreement regarding the construction of this road.

Harridge is not very happy with the current designs for the community center and clubhouse and are revisioning the area with the design guidelines. Stakeholder comments included having rooms for small groups to meet and things like mommy and me classes, the possibility of creating a community garden, and using native habitat where possible.

## Consider motion to send letter requesting limited parking at Court House

Both Diana Nave and Maria Couch presented possible motions (see attached) with regard to limiting parking at the Court House. When the County took down the parking meters, it was with the idea that it would create more parking for persons coming to downtown to shop and dine. It has been reported that the lot fills up early in the morning and that the same cars are there all day.

One proposed motion suggested a 3-hour limit be placed on parking while the other recommended that there be no overnight parking. Currently there are “No Overnight Parking” signs. Matt DiMeglio pointed out that the lot is used by POLA students because there is not enough parking closer to the school. It was suggested that the parking limit be 2 hours. It was also suggested that it be 4 hours. Finally, some people felt we needed to have more specific information about how the lot is being used now. The motions were referred to the respective Land Use Committees for further discussion.

### Consider revised letter regarding 327 N. Harbor

Maria Couch presented the attached letter proposing:

- 1) Opposing the architect's proposal to have the parking entrance be from Harbor Blvd and that the entrance be from Beacon Street as originally approved.
- 2) Requesting a copy of a current soil sampling report or if none exists, soil testing be conducted since this location was previously utilized as a battery recycling business
- 3) That any signage should contain an English translation.

Both Northwest and Central made, seconded, and unanimously supported this motion. Coastal did not have a quorum so will consider it a separate meeting.

NOTE: Subsequent to the committee meeting, this property was put up for sale.

### Sober Living Facilities CF 17-1429

Mike Riso shared the attached Community Impact Statement (CIS) filed by Coastal NC with regard to CF 17-1429. The CIS supports this council file if amended to define a number of words. Central and Northwest will consider at their separate meetings

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

- In response to a request, we have developed a Glossary of Planning Terms, including some that relate specifically to the upcoming Redevelopment of Rancho San Pedro. The glossary should be considered a living document which may be updated as additional terms arise. It can be found on [nwsanpedro.org](http://nwsanpedro.org) on the planning committee page.
- The 4 bidder groups for the redevelopment of Rancho San Pedro Bidders will be giving community presentations on May 30, 5 pm Boys & Girls Club. RSVP on EventBrite
- The County anticipated the Courthouse will go back out to bid very soon
- The Port has put the Front Street/ N/ Gaffey Beautification Projects on hold until they complete the land swap with the Port of Long Beach which they anticipate doing before the end of 2018
- Johnson Tower – 533 Nelson – the house is being demolished; no other info at this time
- Harbor View House is in escrow. The buyer is proposing 100 units with 8 being for extremely low income households and approx 15,000 sq ft commercial space with 2 restaurants totaling 2500 sq feet – 35 seats each. There are only 26 parking spaces. They are scheduled to come to our July meeting
- Conservation Corps Projects
  - Harbor Blvd planting 6 Medians between 7<sup>th</sup> and the Bridge starting in next couple of weeks
  - Western Avenue – replacing all of the trees with African Sumac – in about 6-8 weeks; Sumac are hardier & don't lose leaves in winter
  - Cal Trans Triangle– Sanitation is Lead – their part was the storm-water capture system for onsite landscaping; Sanitation has developed new landscaping plan; anticipate Sanitation will resume work soon, Monument Sign- Sting Rays that spell San Pedro
  - CalFire Grant – ends Dec 2019
    - Fully planted the residential trees

- Only about 50% of street trees – 650 – need more spaces – will send us more information on requirements. Anyone who knows of an appropriate space can email it to [diananave@gmail.com](mailto:diananave@gmail.com) and she will pass it on to the Corps.
  - Open Space Trees – promised to plant 1000 but have planted less than 100. They are currently planting in Bandini Canyon and Leland Park East, need to identify a lot more locations.
  - 25 Rain Gardens. Haven't started on this yet. Will send info to distribute
- New Staff person for SP – Diana will give her a tour
  - Greening Plan- they are not responsible for overseeing its implementation.
- Elberon Bridge –Public Works responded to our letter saying they don't have any projects where our request could be incorporated into a funded project. The Council Office has some funds that may be available but not sufficient for the entire project.
  - The Port responded to our letter regarding the Red Car and the removal of rail. They indicated that any revival of the Red Car Line would include a basic restructuring to create a street-level light rail system; they designed the newly-realigned Harbor Blvd with the capacity to accommodate a restructured Red Car Line and their plan is to design future roads with this in mind. The rails are being removed from areas that would not be part of this realignment.
  - LANI expects to start Gaffey Beautification Phase II soon (this is Gaffey South of the 110 off-ramp). They will provide an update at our June Mtg
  - Space X has signed a lease to build a rocket to mars on terminal island and estimates creating 700 jobs
  - Boeing has signed a lease to house their underwater sub at Alta Sea
  - The BID is working on creating Outdoor Dining in downtown San Pedro
  - Del Taco will be resuming work shortly, they had been waiting for the necessary permits
  - Prop A –Meeting at Harbor Regional Park, June 19, 6 pm, regarding local park funding opportunities

### Public Comment

Concerns were raised over the proposed new 500 seat LAUSD STEAM Magnet at the Christianson Science Center. The primary concern is the traffic. Barrywood/Sandwood is already starting to become an alternate traffic route. Residents requested speed humps but were told there were no funds.

The project will require a traffic study and some level of environmental review which will provide an opportunity for public input. We have asked to be notified when the Notice of Preparation is issued (the next step in the process). It was recommended that interested community members also contact the Board member's Office and ask to be notified.

Another stakeholder raised concerns about the trucks & limo parked next to the Iron Works.

Adjourn – Next Joint Meeting 6 pm Wed. June 20, 2018.

## Motions Regarding the Courthouse Parking

### **DRAFT LETTER TO SUPERVISOR JANICE HAHN REGARDING COURTHOUSE PARKING LOT**

We appreciate the removal of the parking meters from the Courthouse parking lot, however we now find that this lot is almost fully occupied all of the time, often by cars that stay there all day. In order to increase the availability of parking for the downtown businesses, we hereby request that a 3-hour time limit be established for parking in this lot. Three hours should provide sufficient time for persons coming for lunch and then doing a little shopping or conducting other business.

Thank you for your consideration of this request.

### **DRAFT LETTER REQUESTING THE IMPLEMENTATION OF LIMITED PARKING IN THE SAN PEDRO COURTHOUSE PARKING LOT**

Subject: Implementation of time limits on parking at the San Pedro Courthouse parking lot.

Dear \_\_\_\_\_,

The businesses in the downtown San Pedro area depend greatly on customers that visit their businesses from in and around the San Pedro area. Parking is in very high demand; but, in very low supply. One way to alleviate this problem is to use the San Pedro Courthouse parking lot to supplement local street parking.

Since recent negotiations with Holland Partners have failed and a new RFP will be drafted, the possibility of extra parking is now further into the future. Therefore, the \_\_\_\_\_ Neighborhood Council requests that a no overnight parking limit be placed on the courthouse parking lot while a new developer is being chosen and additional parking is created for the San Pedro Downtown area.

Thank you for your consideration and we hope to hear from you soon.

### **DRAFT LETTER REQUESTING THE RELOCATION OF THE 327 NORTH HARBOR BLVD ENTRANCE AND EXIT FOR ALL VEHICULAR TRAFFIC TO BE ON AND OFF BEACON STREET, ENVIRONMENTAL CONSIDERATIONS, AND SIGNAGE INTERPRETATION**

Subject: Letter of Request to Developer for Plan changes and Environmental considerations

Dear \_\_\_\_\_ Development Group,

During the weekends and on Holidays Harbor Boulevard sees a major rise in traffic due to the popularity of the San Pedro Fish Market. San Pedro is also experiencing an extensive focus on waterfront redevelopment. New attractions and businesses are expected to have a direct impact on traffic on Harbor Boulevard. Past plans for this site had vehicular entrance and exit on Beacon Street. The new plans have moved the driveway to Harbor Boulevard. The architect stated he was open to making a change to the plans and move the driveway back to Beacon Street. The \_\_\_\_\_ Neighborhood Council recommends the developer make this change and return the entrance and exit for all car traffic to be on and off Beacon Street.

Also, this location was previously utilized as a battery recycling business that was demolished approximately 20 years ago. We would like to request a copy of a current soil sampling report that includes how deep, the location and results of soil samples that have been tested and what the normal range of each substance should be. If the soil has not been tested, we request that one be conducted before any development takes place.

Finally, we would greatly appreciate that any signage placed on the property, for the benefit of the community, include an English translation.

Thank you for investing in the future of our community and we look forward to hearing from you soon.

Coastal San Pedro Neighborhood Council

Action: Support if Amended

We are in support of the spirit of the council file 17-1426, however, we request definition of the following terms so there is no confusion. In order to move forward with comment we request specific definition of the following, including but not limited to:

- Sober Living Facility
- Sober Living Homes
- Half-way House
- Single family home conversions
- Group Home

Further, we also want to address and request the procedure and requirements for single-family homes that rent out by the room or bed.