



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

Meeting held August 15, 2018 at San Pedro City Hall

Central San Pedro Committee Members:

- Maria Couch - Present
- Frank Anderson - Present
- Meg McCarty-Marple – Absent
- Javier Gonzalez-Camarillo - Present

Quorum: yes

Coastal San Pedro Committee Members:

- Mike Riso - Present
- Adele Healy – Present
- Noel Gould – Absent

Quorum: No

NWSPNC Committee Members:

- Diana Nave – Present
- Lee Williams – Present
- Chuck Hart – Present
- Peter Burmeister = Absent
- Jason Herring – Excused
- Linda Alexander – Present
- Pat Nave – Present/Left Early

Quorum: yes

Non-Committee Member Attendees: Stakeholders: Michael Gatanz, Lorena Parker, Andy Harris, Nathan Holmes, Alan Franz

Presentation of Plans for San Pedro Skatepark

Andy Harris of San Pedro Skatepark Association and Nathan Holmes from CD 15 presented a brief history and status of the San Pedro Skatepark located under the 110 fwy at the intersection of Channel and John S. Gibson.

Building of skatepark began in early 2000's by a group of skaters due to lack of skateboard parks in San Pedro. For 14 years park existed with no problems. When construction of the 110 Fwy expansion began, funded by Port Of Los Angeles, the park had to be closed down for a year. During this time the Skatepark Association would work on securing permits. Currently the park has been closed for over 3 years. A new skatepark was built in Peck Park. The association had to create plans for something that was already built. They received assistance from CD15 and Allison Becker in navigating through the department of planning and the department of building and safety. Late Spring early Summer plans were submitted to Planning Department with the assistance of Shawn Mardesich, architect provided by CD 15. Plans were approved by CD 15 and the Port of Los Angeles. They received response from planning requesting updates and additions to plans submitted. Plot plan, photographs with perspectives of adjoining businesses which Andy Harris took care of. Legal requirements, which CD 15 has committed to take care of. He does not have a set of plans. The process is draining the skate park community. Many come from around the world to use it. It brings business into San Pedro. Nathan Holmes informed the committee that one last piece needed from Planning department is a Determination Letter which states that the skatepark which was once out of the system is now permitted. Then it will go to building and safety. There will not be a public hearing. Mailings were sent to adjoining properties but the particular entitlement didn't trigger here.

Comments were very supportive of the project and committee decided to write a letters of support to the Director of Building and Safety at their subsequent committee meetings.

Specific comments included the following:

- Harbor Commission had promised that that the park would be opened at the end of one year of being closed
- Skatepark at Peck Park had already been in the works when closure of channel street skatepark closed
- Land jointly owned by Port of Los Angeles and Port of Long Beach
- Since partly owned by Port of Long Beach maybe transfer of land must be resolved first before reopening happens
- Post placement and removal of train tracks interfered with the use of the park

Motion to send letter in support of the Skatepark to appropriate city officials Moved, Seconded and unanimously approved by both the Central and Northwest Committees. Coastal chose to take it up in their subsequent meeting.

Presentation and Possible Motion to Support Sidewalk Dining Pilot Program—Lorena Parker, Business Improvement District

Lorena Parker, executive director, introduced a letter of support written by Northwest San Pedro Neighborhood Council on July 31,2017 and the San Pedro Outdoor Dining District proposal that had been submitted to Los Angeles City Council for review and approval. Discussed different options to the plan. The BID would take charge of the permitting process and the individual property and/or business owner will pay for the cost of the construction. Proposal includes list of businesses and property owners that have already committed to pay for it. The question was asked if this involved a \$12,000 permit. Response was, the BID will get the permit under an outdoor dining district permit and would be implemented in phases beginning with phase 1, a one-year pilot program. Then expand it to 3 phases of implementation. Map indicates the businesses included in each phase. Reviewed different Design Options A-D (see attached SPODD)

Looking for a letter of support from Neighborhood Council's in order to ask the City Council for approval. No City council file number exists yet. Will check with Allison Becker of CD 15 to see who the letter of support should be addressed to. 1st phase will cause the loss of 6-7 parking spots with no replacement.

Comments were generally in support of the project. The theme of the outdoor dining would be generic and not tied to the Councilman's "Little Italy" signage motion. Committee agreed to bring the "Little Italy" motion back for discussion at a future meeting. Alcohol service was discussed. Used San Diego Little Italy as example of how markings on sidewalk are used to mark where servers can walk. More work needs to be done on what will work best for San Pedro. Comment was made that two permits might be needed a catering permit and an onsite permit. Parking is available at 7th street that is never full and the Topaz building opens to the public during large events.

Motion to send a letter of support to the appropriate city officials for the San Pedro Dining District presented by the San Pedro property owners alliance Moved, Seconded and unanimously approved by both the Central and Northwest Committees. Coastal chose to take it up in their subsequent meeting.

Update on Items of Interest to the Committee

- Planning 101 workshop coming up on September 29th at Kaiser, open to the community and Webinar on September 20th
- Rancho San Pedro development is down to 3 applicants, down to the Last, best and final offer process. Should have selection by September.
- Court House property bid closes Aug 25th. Had Bidders conference with 28-30 potential bidders attend. Last time only one bidder attended. Bid was a lot broader and included an option to purchase the property. RFQ process

- Johnson Towers, took to heart suggestion to look to the Art District and the different mosaics around town. Looks like current house on property will be declared a historic structure. Discussion is ongoing. In order for it to be moved someone must be willing to pay for the move and receive the historical property. Currently inhabited by multiple homeless individuals. Plans have not been submitted to the city because a set back was applied to the property and plans need to be updated. 6,000sq ft foot print. House is 2bdr one bathroom.
- Harbor View house and Recess Records to present at September meeting. Both developers very interested in historic preservation.
- September meeting will be Thursday 27th
- Lynk housing (9th street) and Boutique Hotel(6th & Pacific) will be presenting at October meeting.
- Several new restaurants are opening.
- Volunteers of America: took over military housing below the high school on PV Drive North and converted to 72 units for homeless veteran family housing. Now are looking to acquire remainder of property.
- Ponte Vista/Hyde Park: working on water & power, retaining wall, Mary Star road, and working with Caltrans to obtain permits for planned work on Western avenue. About one year away from selecting a first builder and Mary Star road will not be opened until Summer 2019
- Cabillo Marina-the Port of LA issued a prospectus in advance of the Request for Qualifications for 3 acres of commercial development pads. Has been entitled but can entitle more and do an expanded EIR if necessary
- Port Reconfiguration presentation at Northwest but not at Central regarding the 47 exit as it comes over from terminal Island onto Harbor Blvd. Will make traffic flow a lot better; but, will be losing the dog park as a result of it. Discussions beginning on where to relocate the dog park. There is a new dog park at Eastview park in Rancho Palos Verdes.

Conversation with Nathan Holmes, CD 15 on a variety of planning issues including proposed developments and proposed city planning policies

- Recess Records (11th & Pacific)—Lounge opening in September. Owners are San Pedro residents, former musicians, want to open a place where people can listen to music and have coffee. Still working out concept
- CD 15 Two person Planning team—Name? Planning Deputy, works on transportation items. Allison Becker is supervisor works on larger catalaia projects.
- San Pedro Community Plan implementation overlay district, the CPIO came into effect, it is a part of the community plan. The CPIO gets into a lot more detail and is more specific on how the building relates to its surrounding area. “Socializes” the building: entrances, landscaping, etc.... Available online.
- TOC program—Transit Oriented Communities citywide policy that came into effect due to 2016 Measure JJJ.
- City planning update—requests for zone changes or general plan amendments when building larger projects have decreased TOC projects have replaced this trend. If a property is located near public transportation and you hold a certain number of units as affordable housing for people who make less than the median income then you can build more units. Incentive to build more affordable housing, has resulted in the 5,500 new units of which 150 units were affordable. The Rio House is a project taken advantage of TOC to increase their density. Is there a map that shows what properties are eligible for TOC?
- 336 W. 7th Street—Plans to build 32 units will be build (no site plans available) using TOC program will set aside 3 units as affordable. Contact info: Nate Hobba-Southbay developers.
- 448 W 5th Street—98-unit mixed use project using TOC program. Contact info: Nate Hobba-Southbay developers.
- 327 N. Harbor Blvd—Issue with property. Q condition limited density and was not removed when community plan updated. Property owner and architect are in discussions, trying to get Q condition removed to increase density and take advantage of TOC program. Has liquefaction issues and will require piles.
- Grinder Restaurant—in Escrow. 80-unit mixed use project. Ralph Cohen. Also wants to purchase Sunrise Hotel.
- 335 Gaffey—near welcome park. 23 units 100% residential. CPIO an issue. Owner wants a more defensive structure. Initially, community plan required ground floor to be commercial. Requirement was removed when Community plan was updated. Steep slope makes it difficult to get the number of units they want.
- CalTrans Triangle—no update
- City Dispatch Building at 101 N. Mesa and Fire Station at 438 N. Mesa—constrained by the low density of the zoning report. Fire Station is used to store old Warner Grand Theater equipment while work is being

done on the theater. Nothing under way as far as uses for the community. Ryan Ferguson and Jacob Hayk are point people for those buildings.

- Damage to Bridge at end of 110 freeway—asked for additional information. Located at 327 N. Gaffey. Damaged by a car accident. Lee to take pictures and send to CD 15 who will work to repair it.
- Warner Grand—2017 received \$1.5 million. They have 3 years to spend it. Will be used for lighting and sound improvements to make more attractive to potential customers. An additional \$5million with the recent budget. Working with Bureau of Engineering and Cultural Affairs. Grand Vision will be included to come up with a more robust renovation plan. ADA, Speakeasy downstairs, improved restrooms, rooftop bar, potentially linking up with buildings next door. Part of Mayor's budget.
- Gaffey Business Improvement Project—no plans to fill vacant businesses. Project did not move forward due to lack of interest from business/property owners.
- 7th Street Parking lots—talk of city going out to bid; but, not this year. All city lots are under consideration for housing and mixed use to preserve the parking. Not associated with bridge homes.
- Billboard, ADU, Short Term Rental—Councilman has no specific positions on these policies. They are being worked out in committees and details are constantly changing.
 - Billboard—sympathetic to a stricter policy. City no longer has budget issue that creates a need to find money through digital signs.
 - ADU—a lot of people on both sides of the issue. Some people want process streamlined and others have concerns with consequences like lack of parking, infrastructure, and SB831. NC's would like to see the councilman introduce a motion to oppose SB831.
 - SB827—died in committee. Author will be chair of committee next year and will present a similar bill.
 - Short Term Rentals—not discussed. Still have time to talk about it.
- Alcohol permits—Currently costs \$12,500 and takes 6 months for a restaurant to get a liquor permit. City is looking to streamline process where it will only take 2 weeks and cost \$3,000, provided they meet a list of comprehensive requirements. Ordinance still needs to go to city planning.
- Policies & Procedures Ordinances—Slight changes, nothing major. CIS submitted to include NC's in notifications. Ask that Councilman advocate for the NC's to receive notifications.
- Lynkage Fee—new fee on development that sets aside money for affordable housing. Councilman Cedillo added amendment to set aside monies for first time homebuyers making the median area income. There is a CF related to it.
- List of programs and policies to help create more housing and more affordable housing is available on NW website.
- Homeownership Community Event— CD 15 would be interested and willing to help in plan and coordinate such an event.

Questions for Nathan Holmes

- Michael Gatanz asked if Chrysillis will be running a Navigation Center at Harbor Division or is it still in discussion. It is being done as the community requested. Located in area near sculpture.
- Lee Williams—Dockless bikes and Scooters pilot program in San Pedro is the only part of the city that can do it. Council is working on a regulatory program for the whole city. Heard in various committees, approved and sent to city council. Did MetroBikes write policy? No, GM of DOT wants companies to be responsible for six months before expanding.
- Diana Nave—Lime Bikes—Why have they been disappearing? Company seems to want to compete in the west side market. Issue with Vandalized bikes. Will be added to 311 app. 311 will notify operator and they will have a 2-hour window to fix it and if they don't it will be referred to Sanitation and they will impound vehicle and charge the company. Scooters are not present in the same numbers as the bikes. Vandalism is not as high an issue as low ridership.
- School Districts getting in the housing market—not very successful. Teachers do not make enough to qualify for affordable housing.
- Naders Property—does not work as a store. Could there be other uses for it. Maybe city could purchase and turn into parking lot, emergency preparedness storage, or other use that does not require in and out traffic. Maybe trade for other property.

Discuss possible sponsorship of Forum on Homeownership

Forum would be on what types of home ownership programs would be available for the community. Lee volunteered as chair. Needs people who are willing to work with Council Office. Volunteers: Adelle, Maria Couch. Duties may consist of getting service organizations that are nonprofits to speak. Figure out the when,

where, and how much money to ask the neighborhood councils for. Come up with a motion to take to the individual NC's for sponsorship and put together list of all the players. Finally get the word out to the community. CD 15 contact would be Allison Becker and Nathan Holmes.

Consider and possible CIS on Proposed Sign Ordinance relative to Digital Signs

Not discussed

Public Comments on Items Not on the Agenda

- LA Fleetweek Welcome party flyers available
- Sirens is moving up the street to new location on 7th and Mesa that owner has purchased.
- House on Nelson property is Historical because of its location.
- Michael Gatanz requested that the NC's take a policy position for more housing, mainly housing for millennials not affordable housing. Downtown needs more residential and not more NYMB's.
 - Diana Nave clarified that NC's have taken a position through the community plan process. Discussion were had detailing where more density was desired and not desired. These discussions led to the adoption of the current community plan. Diana offered to have an offline discussion with Mr. Gatanz on why it does not do the job.
- Chuck commented that parking is a big issue if more apartments and more buildings are being built. Where will visitors park.
 - Diana Nave talked about a committee at the chamber that was set up to address this issue which has only met once. The subject of converting the Topaz building into public parking where you would pay. No further discussion has been had. Parking is available under the lofts; but, needs better signage. Some discussion of a valet system for downtown. Michael Gatanz said that there was a change of leadership
 - Maria Couch mentioned that once Ports O'Call reopens can that alleviate the parking issue by combining use of the Ports O'Call parking and the Red Car Trolley. Chuck mentioned that the Trolley would not be useful. Lee Williams mentioned that an APP is available to let you know when the Trolley will arrive, and they are free.
 - Michael Gatanz expressed 3 concerns: old parking standards that have been grandfathered in will never be enough, there are a lot of people that do not come downtown during peak events and Warner Grand events because there is not enough parking, and totally dead the rest of the time.
 - Michael Gatanz mentioned that he is preparing materials for promotion of understanding of what a Market Area is and why Downtown is dead. There is not a single restaurant or retail store that is doing well. Most have outside business. The solution is more homes.
 - Michael Gatanz had requested that Bridge Home location be put on the Land Use Agenda. The location being looked at will do serious damage to downtown. Discussed the CD 15 Working Group and if the Brown Act was violated. Diana offered to speak to him offline.

Adjourn – Next Joint Meeting, 6:00 pm Thursday September 27, 2018

Key agenda items include: Presentation of Plans for Harbor View House