



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

Meeting held September 27, 2018 at San Pedro City Hall

Central San Pedro Committee Members:

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

Quorum: yes

Coastal San Pedro Committee Members:

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

Quorum: no

NWSPNC Committee Members:

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

Quorum: yes

Non-Committee Member Attendees: Stakeholders: Isaac Thotz, Sue Thotz, Elisia Paster, Sarah Cahill, Mitch Harmatz, Pam Gaume, Rick Bender, Ahlair Fesrara, Todd Congelliere, Nada Rayyes, Alan Velasco, Andy Harris, Kevin Carle, Allen Franz, Michael Gatanz, Jack Baric, Fred Afari, Ryan, Elisa Pastor, Gary Benjamin

Presentation and Discussion of Plans for Harbor View House

Elisa Pastor presented the plans for the adaptive reuse of Harbor View House which has been purchased by Hillcrest, a company with a history of acquiring and restoring old buildings for adaptive reuse.

The Project proposes 63 studio units, 26 one-bedroom units, and 11 two-bedroom units, ranging from approximately 315 to 1,390 square feet. Eight units would be set aside for very low-income individuals/families. Units on the ground floor would be townhouses with individual exits to the street.

The Project also proposes the continuation and restoration of many of the building's historic uses. These include a ground-floor restaurant, a ground-floor cafe that maintains and refurbishes a classic 1950's-style diner counter, and the continuation and refurbishment of the existing ground-floor commercial gymnasium. There is an internal atrium and plans include a significant amount of common space including a co-working/gathering space for residents.

The entitlement requests are for the waiver of the 3' street dedication, not possible due to the historic status of the building, a transit oriented community bonus and bonus for providing 8 units for extremely low individuals, and request for a full line of alcohol.

Specific questions included the following:

- What will be done in the outside?
 - Cleaning and landscaping and restoration
- What will happen to current residents?
 - They are the responsibility of the previous owner who is continue to operate it with an agreement that they will be relocated by June or July 2019
 - The prior owner will be purchasing another facility and residents will move to it or to a similar facility.
 - State law requires that everyone must be relocated, and this responsibility falls on current owner that holds the license.
- What are the interior standards for a historic building?
 - It is design criteria that are federal guidelines of what can and cannot be done for historic buildings.
 - There is state and federal approval to make sure that general guidelines are being followed.
 - For example, you cannot remove historic fabric, you have to bring back if they are intact, and you couldn't replace a wooden window with a plastic one
- Will rooftop solar panels be installed?
 - No, the roof has a pitch and it has tiles.
- Who are the people that live there, are they local residents?
 - They are mentally disabled.
 - It is a medical facility (mental health) and a service provider in SPA 8.
 - Any person that needs rehabilitation or has mental disability anywhere in the county can be placed in this facility.
 - Generally, they are people who are older and cannot take care of themselves.
 - All will be relocated to a new facility within SPA 8
- Concern that there are 100 total units with only 47 parking spaces
 - Code only requires 36 parking spaces because it's a historic building and it is located on a Transit corridor.
 - They understand the concern and are working with the Topaz building hoping to secure 100+ parking spaces.
- What is that timetable?
 - Approval late this year or early next year and construction to begin in summer 2019
- When will you have a zoning administrator hearing?
 - November 2018
- Asking three things from the city in terms of entitlements:
 - Lack of street dedication
 - Reduction in open space
 - Alcohol permits- Full alcohol

The Neighborhood Councils will come back with recommendations and will decide whether to send letter of support. After individual committees take action it will be referred to their Full Boards.

Might want to schedule a tour of the facility.

Presentation and Discussion of Plans for 1101 S. Pacific (Old Ramona's Bakery)

Gary Benjamin, Todd Congelli, and Isaac Thotz discussed The Sardine, a proposed coffee shop, lounge, and performance space at this site. Todd has been in San Pedro and part of the local arts and music scene for 35 years and founded Recess Records in 1989. Isaac is a fellow musician that is overseeing the buildout of the space. The Sardine will serve as a neighborhood coffee shop by day serving pastries, coffee drinks and other standard breakfast items. Then, shift to a café lounge in the evening with drinks and a menu that includes tamales and other Mexican inspired food. They plan to revitalize the 1930's art deco façade and reinstall awnings.

They are requesting a conditional use permit to allow the sale of a full line of alcoholic beverages, to allow live entertainment, film screening, and incidental dancing with proposed hours of 7:00am to 2:00am daily.

Outreach efforts has included inviting everyone within a 500' radius to an open house event, mailed out fliers, and went door to door. They have obtained letters of support from 38 households and 140 from the broader community. Chamber of Commerce has given their support. They have presented to Council office.

Public hearing is set for October 17th.

Specific questions included the following:

- Why is everyone excited about the name “The Sardine”?
 - Starkist Tuna, fishing industry, canneries, the Croatian community
- What are parking requirements?
- No parking requirement for change of use, but there is a city parking lot in the rear.
- What will be the maximum capacity?
 - Max will be 91 seats
 - Back of venue will not be open during the day
- Have you considered working with the Bank to use their parking lot at night?
 - Will try to approach them but its harder with a corporate owner.
- Has there been pushback from the 2:00am closing time?
 - No, the response to the outreach has been very positive.
- This project will bring in many new patrons to the community. Todd is very respected throughout Los Angeles. The project is very authentic to the community. Helps create an entertainment component in San Pedro and will compliment other developments in the area. (Comment by Jack Baric)
- Is the back building part of the same lot?
 - Yes, It is used for the record label
- Cabinets that existed when it was Ramona’s Bakery have been removed by previous occupant.
- What is the CUP that you need for?
 - Alcohol and entertainment
 - LAPD has to weigh in on the hours of operations
 - Occupancy limit is 100
 - The Landlord is Amalfitanos
 - License will be the tenants
- What is incidental dancing?
 - Swaying to the music not intended as a dance or night club.
- What will be the kitchen facilities?
 - Not a proper kitchen. Basically, to reheat food. No grease interceptor or full exhaust.
- Bake goods will be purchased and brought in.
- What coordination have you done with the Arts District?
 - Not very much.

Motion to send letter in support of the plans for 1101 S. Pacific (Old Ramona’s Bakery) Moved, Seconded and unanimously approved by both the Central and Northwest Committees. Coastal did not have a quorum.

Consider possible motion re-routing of DASH along waterfront

Item was not presented

Consider possible motion/ CIS regarding CF 18-002-S103 re wireless facilities

Diana Nave gave a brief description of the proposed bill S3157-The streamline small cell development act and CIS. City of Los Angeles is considering opposing this bill. It was voted down by California. It would further limit what discretion the city had in regard to these facilities. It would say that the City had 60 days to permit a colocation and 90 days for a new facility and if they did not act within the time allotted it would automatically become accepted. It would also constrain the ability of cities to charge fees beyond the cost of getting them permitted which will lead to a loss of revenue.

Specific Comments:

- Phones and technologies in other countries are far superior to America because we don’t roll out our technology upgrades quickly enough.

- 5G will greatly impact our ability as a country to have the best technology and increases access to underprivileged communities.
- This is not in opposition to the actual facilities; but, to the process and to what extent the city should have a say.
- You cannot go beyond Federal guidelines. The City has their own guidelines.
- These facilities are a way to address low cell service around the city.
- Updating our infrastructure is very important. There should be a limit on fees.

Motion withdrawn.

Report on possible community forum on programs to assist with housing purchases

Lee has been scouting locations and speaking to local non-profits. Program ideas would include descriptions of down payment assistance, credit repair information, home buying process beginning to end. Explain what it takes to come up with down payment, to get through the loan process, to find a home, and to close escrow. Discuss specific programs to assist various groups such as teachers, firefighters, and longshoremen.

Bringing in companies that are not nonprofits would create competition. Set up booths for stakeholders to speak one on one with bankers, realtors, and credit repair companies. Secure a large facility for the event. If we include private companies, they can pay for facilities. Community building at the Marina and the Crowne Plaza are some choices.

Will find 3 locations and present them. Discussion of whether we should have for profit organizations participate and at what level. If we include banks, it is important to reach out to all San Pedro banks. We need to consult with City Attorney on donations.

Have 2 events one in English and one in Spanish. Focus on the process not the companies not brand specific.

Catalog as a take away piece. Have the Chamber of Commerce handle part of it.

Should we approach for-profit organizations to participate or sponsor the event?
Needs to be public focused.

Maria Couch volunteered to help in the planning

Specific Comments:

- This is a very small piece of what the communities concern
- Issue of being priced out of the market needs to be addressed and discuss the causes.
- Have a professional come in to put on the event.
- More powerful to have a panel that has representatives of different specialized homeowner programs.
- Rather not have the influence of sponsorship money.
- Bring in local developers

Update on Items of Interest to the Committee

Not given

Public Comments on Items Not on the Agenda

Michel Gatanz read article related to lack of housing that is affordable for middle class

Adjourn – Next Joint Meeting, October 17

Key agenda items include: Presentation of plans for boutiques hotel

November Meeting date will be changed since the regular date falls on the night before Thanksgiving.