



Northwest San Pedro Neighborhood Council PLANNING AND LAND USE COMMITTEE MEETING REPORT

Meeting Held September 27, 2018 at San Pedro City Hall.

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: Rick Bender, Sharrie Olson, Esther Amaya, Marie

1. Presentation on Updating Wilmington/Harbor City Community Plan

A portion of Northwest San Pedro is in the Wilmington/Harbor City Community Plan that is currently being updated. Planning staff provided an overview of the process that is anticipated to take three years (Note: the San Pedro Community Plan took almost 13 years to update). Phase 1 consists of gathering community input. In phase 2, areas to change are identified and the vision, goals, and policies updated. In the third phase the plan is refined and the new zoning codes, based on RECODE LA are applied. While the new codes are not intended to change the underlying zoning, it will be important to monitor this conversion process carefully.

In preparation for this process, the city is again offering a Planning 101 class on Sept 29. Two community “kick-off” events are planned to begin the community input process: Sept 13 at the Harry Bridges Span School, 1235 Broad Ave and Oct 20 at Gardena High School. Both events are from 10:00 to 12:00. Chuck said he thinks it is important that a member of the committee attend.

2. Request for CUB for Beer & Wine for Restaurant at 28150 S. Western

Sherrie Olson presented a request for a CUB for Beer & Wine on behalf of Jasmine Hana Sushi & Thai, a 42-seat restaurant located in the Albertsons Shopping Center. The proposed hours of operation are 10 am to 11 pm daily and the alcohol would be served with feed. There is no separate bar area. The NWSPNC previously supported a similar request for Crazy Fish, directly across from it. As with all alcohol CUB’s, the applicant will need the police to prepare a report to the hearing officer.

It was Moved, Seconded, and Unanimously passed to prepare a letter of support and forward it to the Board.

3. Comments on proposed Harbor View House project

Because the public hearing on Harbor View House is scheduled for Oct 17, the Committee decided to go ahead with our own motion without waiting for the motion from Central Neighborhood Council. **It was moved, seconded, and carried 5 to 1, to prepare a letter of enthusiastic support for the proposed Harbor View House project** which included commendation for their attention to historic detail and encouragement to continue to explore parking options.

4. Comments on proposed project at 1101 S. Pacific

This was considered during the Joint Meeting where NWSPNC Committee members voted unanimously to support the project.

5. Public Comment on Items Not on the Agenda

6. Adjourn – Next Meeting Wed. October 17, 2018 immediately following the joint meeting

DRAFT LETTER OF SUPPORT FOR SALE OF BEER AND WINE AT JASMINE HANA SUSHI & THAI CUISINE, 28150 S. WESTERN, SAN PEDRO

ZA-2018-4081

The Northwest San Pedro Neighborhood Council has reviewed and supports the request to serve beer and wine for on-site consumption at the Jasmine Hana Sushi and Thai Cuisine located at 28150 S. Western Avenue, San Pedro. This 42-seat full service restaurant has been operating in our community for about two years. It is our understanding that all beer and wine service would be at the table in conjunction with food. There will not be any separate bar area and no off-site sales.

**DRAFT LETTER OF SUPPORT FOR PROPOSED PROJECT AT
THE HARBORVIEW HOUSE (907-945 S Beacon Street, San Pedro)**

ZA-2018-1897

The Northwest San Pedro Neighborhood Council has reviewed the plans for the proposed adaptive reuse of the Harbor View House, a City designated Historic-Cultural Monument, and offers our support for the proposed mixed-use building which will have 100 residential units and approximately 14,717 square feet of commercial space. The project will create new housing opportunities and restore many of the building's historical uses while maintaining and enhancing its architectural character defining features. We understand that the applicant is seeking a waiver of street dedication, a waiver to operate two 25 seat restaurants, and approval for a full line of liquor.

The Project proposes 63 studio units, 26 one-bedroom units, and 11 two-bedroom units, ranging from approximately 315 to 1,390 square feet, with 8 units set aside for Extremely Low-Income Households. The Project also proposes the continuation and restoration of many of the building's historic uses. These include a ground-floor cafe that maintains and refurbishes a classic 1950's-style diner counter, the continuation and refurbishment of the existing gymnasium, and the addition of a 2-lane bowling alley and "Speak Easy" Lounge in the basement. While not required to do so, It will also provide significant open space.

PARKING: We understand that City code does not require any additional parking spaces for the change in use of any structure designated as a historical or cultural monument. We are nevertheless concerned that the limited parking will be a problem for the neighboring community. **The applicant proposes to maintain the existing 24 on-site parking spaces and add 26 bicycle parking spaces. It is our understanding that the applicant has purchased an adjacent lot that will enable them to provide an additional 23 parking spots for a total capacity of 47 cars and** they are also committed to providing valet services. We applaud the owners for their efforts to identify additional off-site parking and encourage them to keep working to identify such opportunities.

RELOCATION OF CURRENT RESIDENTS: The previous owner (HealthView Inc.) holds the license to provide assisted living services. It is our understanding that the relocation of the existing residents is the responsibility of HealthView Inc. and should be completed by July 2019 using state and local requirements to reduce the amount of disruption on the residents themselves.

**DRAFT LETTER OF SUPPORT FOR PROPOSED THE SARDINE COFFEE SHOP AND
LOUNGE AT 1101 S. PACIFIC, SAN PEDRO**

ENV3564-CE ZA-2018-3565-CUB

The Northwest San Pedro Neighborhood Council has reviewed the plans for the proposed Sardines Coffee Shop and Lounge at 1101 S. Pacific in San Pedro and hereby offer our support. The proposed project promises to refurbish a community landmark (Ramona's Bakery) with attention to historic detail. It will help connect a key intersection to the downtown corridor, enhance our arts district by providing another small performing arts venue, provide a gathering place for local residents, and provide additional employment opportunities.

The front of proposed facility would be a bakery/coffee shop with 35 seats while the rear would be a performing arts venue with a maximum of 66 seats. The proposed CUP would allow for live entertainment, film screenings, and incidental dancing with operating hours of 7 am to 2 am. The performing arts portion would be soundproof and all ingress and egress would be from Pacific Avenue. It is our understanding that although there will not be a full kitchen, some type of food will be available during all hours of operation.

While we are, however, concerned about the lack of parking and understand that additional parking is not required under the current zoning. We strongly encourage the applicants to enter into an agreement with Chase Bank across the street to use their parking lot during evening hours.

We also have some concern about the concentration of establishments selling liquor, however, these are outweighed by the uniqueness and positive contributions the proposed facility would make to our community overall.