Central San Pedro Committee Members:
- Maria Couch - Present
- Frank Anderson - Present
- Meg McCarty-Marple – Present
- Javier Gonzalez-Camarillo – Present
- Linda O’Brien Rothe - Absent
Quorum: yes

Coastal San Pedro Committee Members:
- Mike Riso – Absent
- Adele Healy – Absent
- Noel Gould -- Absent
Quorum: no

NWSPNC Committee Members:
- Diana Nave – Present
- Lee Williams – Excused
- Chuck Hart – Present
- Peter Burmeister – Present
- Jason Herring – Excused
- Linda Alexander – Excused
- Pat Nave – Present
Quorum: yes

Non-Committee Member Attendees: Stakeholders: Michael Gatanz, Dan Loether, Charlotte Bell, David Rivera, LAUSD Student Stakeholders: Nicole Poblete, Clifford Gant, John Cuevas, Joshua Claudio, Harbor Clinic: Tamra King, Yessenia Henriquez, CD 15: Aksel Palacios

Harbor Clinic

Tamra King, CEO and Yessenia Henriquez, CFO, discussed Harbor Clinic. The Clinic has been providing no cost and low cost health care services for nearly 50 years. They are a federally qualified health center with most of their patients receiving MediCal. Approximately 5% receive MediCare. 70% live in 90731 zip code. Their main Clinic is located at 6th and Grand and they also operate a small pediatric clinic in the County Building at 721 S. Beacon. They have been growing at a rate of 8% to 14% per year and served about 7,000 patients last year, providing 30,000 office visits. They are open 8-7 Monday-Thursday and 8-5 on Friday. They would like to be open on Sat especially when the new dental clinic opens.

The Clinic is acquiring the 8,000 sq ft Hometown Paint Store at 425 S. Pacific and will begin construction in early January to convert this into a pediatric clinic opening in the summer 2019. They anticipate this will allow them to triple the number of pediatric patients from 1500 per year to 4500 per year. They will continue to serve adults at their existing facility. They will also add pediatric dental
services and a pediatric/teen behavioral health component at the new site. This will allow them to provide approximately 6,960 pediatric dental visits and 1,109 behavioral health visits. They currently have a staff of 6 full time equivalents (FTEs) and will be expanding this to 26 FTEs. All of their staff are paid except for two volunteers who each work 4 hours per week. They are under discussions regarding additional expansion sites including something within Rancho San Pedro. The committee recommended that they look into the City site at 501 N. Mesa. Approximately 40% of the children they see have asthma. They are launching a new program that will place chips in the inhalers. This will enable them to gather data on where people are and the environmental conditions present when they need to use their inhaler. It was suggested that this program should be announced to the Harbor Commission and the data shared with the Commission once it is collected. Currently the Harbor Department only uses cancer rates in the health risk assessment. Asthma rates should also be part of that assessment.

Based on assessment at intake, approximately 20% of the children they see have behavioral health issues and are assigned to a behavioral health case manager. Behavioral health includes mental health, substance abuse, domestic violence, and similar issues.

30% of their clients have “complicated needs” and are assigned to a case manager who helps to coordinate their care.

Aksel Palacios

Aksel Palacios introduced himself. He is the new planning deputy for Councilmember Buscaino replacing Nathan Holmes. For the past 3 years he has been a field deputy for the Councilman in Harbor City/Harbor Gateway. He feels that the Neighborhood Councils play a very important role.

Questions/Comments:

- What is the status of the residents of Harbor View House – Answer – will get back to us
- A car sales lot has sprung up at 9th and Gaffey – is it legal? Answer – will get back to us
- Where is the property line at the top of the hill behind the CalTrans Park and Ride – Answer – will get back to us
- What is happening to the project in the Cal Trans Triangle? All of the trees we planted have died and the project seems to have stalled. Answer – will get back to us
- Can you comment on the proposed changes to the Process and Procedures Ordinance? Answer: Recode LA will make it more efficient, easier to build, help increase density. The role of the City Council will not be diminished. If we would like, Aksel will invite someone from Planning to our next meeting to explain.
- He will give the committee a copy of his development spread sheet and forward notifications of building permits and demolitions.

Possible Motion Regarding Revised Process and Procedures Ordinance

Diana reported that although we have been repeatedly assured by City Planning that there are no substantive changes included in the Process and Procedures Ordinance, now we are hearing differently. The Planning Department posted a revised version with no notice to the public, including Neighborhood Councils. They did not incorporate our request that Neighborhood Councils be included in the required notification sections. The staff report on the proposed Ordinance is 900 pages long. Diana introduced a possible CIS requesting that PLUM send this back to City Planning to allow more time for review or, if not, we must oppose it. See attached draft

Community Plan Implementation Overlay (CIPO)
Diana explained that part of the CIPO is part of the San Pedro Community Plan that became effective in July. The CIPO basically provides design guidelines that are then considered by the Planning Department in approving proposed development. The CIPO creates five districts and a number of sub areas.

1. Regional Commercial Sub Area – Basically the area between third and 13th/14th from Mesa to the water. This is the area of highest density, up to 250 feet. It calls for public spaces and connections to the waterfront, active, pedestrian-oriented streets, and buildings commercial ground floor uses.

2. Central Commercial – includes 5 sub areas: Gaffey Street Gateway, Gaffey & 8th Neighborhood, Grand Avenue Neighborhood, Pacific Gateway, and Downtown District and Gateway with building heights specified for each area ranging from 2 stories max in the Gaffey & 9th neighborhood to 75 feet max in the downtown district. It also has standards regarding building orientation, façade articulation, being pedestrian oriented. Future drive-thru uses are prohibited on Gaffey below 1st Street.

3. Coastal Commercial – includes 2 sub areas – Coastal Neighborhood and Coastal Village Commercial both with a 45 ft maximum

4. Multifamily Residential – primarily around downtown San Pedro – 30 feet max, incorporating architectural characteristics that draw from San Pedro’s varied architectural styles; maximization of amenities

5. Industrial – 4 sub areas with different intensities of industrial use; incentives for clean tech and green industries; requirements for buffer with adjoining uses; aesthetics.

The full CPIO and map can be found at [http://nwsanpedro.org/community-plan-overlay-districts/](http://nwsanpedro.org/community-plan-overlay-districts/)

**Update on Items of Interest to the Committee, Diana Nave**

- 336 w. 7th, next door to Siren’s: They are proposing to build 5 stories with 32 “affordable, for rent units” including 3 low-income units, above ground floor restaurant and retail; Will present at December Meeting

- The City’s proposed changes to incorporate changes in the State CQEA law will be discussed Dec 2 at Kaiser Permanente. There will be an opportunity to comment.

- Target – the 18 month report back from the last public hearing is scheduled for February. If there are any ongoing concerns now is the time to raise them.

- Science Center Property – there is a new LAUSD District Superintendent. He has some ideas about this property that he plans to present as early as next week to the committee that has been working on this (Chuck Hart is a member) followed by public presentations

- Courthouse Property – According to Janice Hahn, the County should be announcing the selected bidder soon.

- Waterfront Infrastructure Community Investment – Pat Nave discussed the Port Infrastructure Waterfront Access Fund. The Port is past way through a five-year infrastructure funding plan and is starting to develop a plan for the next five years. There is a minimum of $50 million each available for the next five years for San Pedro and Wilmington. Neighborhood Councils and the Chambers have been asked to provide input. Members should start thinking about ideas they want to submit to their respective Councils.
• **Public Comments on Items Not on the Agenda**

  • Michael Gatanz stated that for the past 9 years downtown has continued to deteriorate and one thing that will revitalize it is housing. His theory is that San Pedro got good at preventing housing and the middle-income households got priced totally out of the market. San Pedro dwells too much in the past and not enough in the future.

  • Nicole Poblete cautioned that gentrification can cause people who live here to be displaced like happened in Silicon Valley; there is merit in the past; we should never forget our community’s connection to the military; need more events and festivals

  • Pete Burmeister stated that the city found $1.5 Billion for the homeless; wants the city to put up porta poties near homeless encampments

  • Dan Loether stated that traffic is a real concern when we talk about increasing density

  • Pat Nave noted that he has seen an increase in trash in San Pedro and wondered if it was because there were no longer any recycling sites. Previously the homeless collected some of the trash for recycling.

  • Clifford Gant – housing prices are going to rise; if we take down the existing housing where will the people go? San Pedro has a lot of self-made businesses and we should promote them.

**Adjourn** – Next Meeting, December 19, will include presentations from LINC Housing (project on 8th/9th) and Developer of Project at 336 W. 7th.