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

Coastal San Pedro Committee Members:
- Robin Rudisill - Excused
- Adele Healy –Present
- Noel Gould – Present
- Gregory Ellis – Present
- Steven Hagee – Absent
- John Kopczynski – Absent
- Allan Franz - Absent
Quorum: yes

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


Rain Gardens – Sarah Marquez, Los Angeles Conservation Corps

Sarah Marquez explained that the Los Angeles Conservation Corps provides job training for young people. They have a grant from Cal Fire that includes funds for 3,000 planting trees and creating 25 rain gardens in San Pedro. To date they have planted about 1500 trees and are looking for sites for the remaining 1500. They are now looking for sites for the rain gardens. Rain Gardens are landscaped areas designed to capture and treat rainwater increasing the groundwater supply and reducing the pollution that reaches the ocean. They are about 400 square feet of area lined with gravel and planted with flood resistant, drought tolerant native plants. There is no cost to homeowners, the work will be
done by the Conservation Corps, and there is very little maintenance. People interested in having one installed at their home should contact Sarah at smarquez@lacorps.org or 213-465-0857.

**Proposed Project: Hope on 6th Street, 576 W. 6th**

Pastor Lisa Williams, San Pedro First Methodist Church provided some background on the Church and how they arrived at the decision to propose this project that combines affordable housing with supportive housing.

Tanya Ortiz, 1010 Development Corporation, a non-profit, described the specifics of the project that is proposed for the vacant lot adjacent to the church along 6th Street and the parking lot currently behind the church along Grand. The Church chose the developer and will lease the land to them. The 4 stories of wood frame over 1-story concrete project will consist of 23 2-bedroom units for low-income families and 25 units of supportive housing. Supportive housing is provided for previously homeless who are referred through the County’s Coordinated Entry System. Harbor Interfaith will be the onsite service provider. In addition there will be a 3,300 square foot Federally Qualified Health Center operated by the Harbor Clinic and open to the community.

The project will provide 63 parking spaces, 48 for residential and the remainder for commercial use. Some parking will be shared with the church. Currently there are 42 parking spaces that are used by the church, auto body shop next door, and the Harbor Clinic.

This is a by right project with ministerial review. Funding for construction comes from the proposition HHH funds. Anticipate groundbreaking in second quarter of 2020 and completion by second quarter of 2022.

Comments/questions included the following:

- Great model
- Great need for affordable housing – According to a recent newspaper article, the main reason businesses are leaving California is the high cost of housing
- All churches should open their facilities for the homeless
- Q: What uses have you considered for the rooftop? A: need to determine the solar requirements before making any plans for the rooftop
- Q: How long can people stay in supportive housing? A: as long as they need to, there is no time limit
- Q: Concerned about crime and safety on that corner, how are residents screened? A: All of the residents in supportive housing will have been screened through the County’s Coordinated Entry System and will go through background checks. The families in the affordable units will be screened by the management company.

**Proposed Project: Johnson Tower, 533 Nelson**

Jonathan Sagherian and Charbel Mounajji presented the updated plans for this project that has now been submitted to the City. The proposed project is 23 stories (237) feet tall with an 11,000 square foot footprint. It would contain 94 studio for rent units averaging about 500 square feet each with 12 being for low income households, ground floor retail, space for a roof top restaurant, an a floor for amenities including a gym, internet room, common laundry (units are too small to accommodate their own), swimming pool, game room and common use room. Rents will probably be in the vicinity of $3/square foot.

They have replaced the concept of automated parking with traditional parking and would provide a total of 69 parking spaces – 48 for residential and the remainder for commercial use. One level of parking (14 spaces) would be dedicated to the commercial and would be valet parking enabling them to increase the capacity to 60 cars. The building would be concrete with three elevators. The restaurant could accommodate up to 140 people, less if there is fixed seating. The plan for the restaurant is not final, the use would be subject to finding a tenant who would then need to get planning approval.

This is a fully code compliant proposal requiring only administrative review. There will not be any public hearing. Because it is over 50 units they are required to go through a site review process that includes
meeting with the City’s Design Studio and looks at a variety of things including the context for the proposed development. They have already met with the Design Studio and will be meeting with them again. They have completed a soils/geology study that they will forward to the Neighborhood Councils and a Traffic Study. DOT has reviewed the Traffic Study and determined they were in compliance. They anticipate this will take 3-4 years to build.

Comments/Additional Questions

• The Traffic Study was based on 4.1 trip ends per day – this is significantly below the number used by most other projects in the area and is particularly under-representative given that there are only 0.5 jobs per person locally; everyone else in that household must travel at least 15 miles to work each day.
• Unfortunately DOT does not provide for comment on their traffic study reviews before they issue their letter.
• Concerned about safety when there is a restaurant on top of a building – A: Concrete Core of building combined with 3 elevators should provide adequate safety.
• Just because it can be built doesn’t mean it should be built; this is a ridiculous project in this location.
• The community has a personality, people have moved here for that reason; we don’t have working rapid transit; don’t have the infrastructure to effectively and efficiently move people.
• The parking may be in compliance with the code but the proposed parking is insufficient; cars will overflow onto the adjoining street. Should knock the building down to 14 stories and accommodate more cars in proportion to residents.
• Maximum occupancy of proposed restaurant is 140 with 1800 square feet of retail on the ground floor but only 21 proposed parking spaces – how will that work.
• Concerned that the proposed 5 feet matt foundation will not be enough to support the weight of the building given that there is a stream under 5th Street and other projects in the area have needed a significant number of piles.
• San Pedro needs more people in order to have good transit. These buildings are the future of this area.
• People need affordable housing.
• The City used to require 2 parking spots/unit – how can this project get away with only half a spot per unit. Answer: The project is in a TOC II Zone (Transit Oriented Community).
• The Code requires buses be at least every 15 minutes during peak hour for a TOC Zone. The Silver line is 20 minutes; This should not be considered a TOC.
• Proposed project is unrealistic for the area and will create a big parking problem.
• We have low income and high income housing, need more “affordable housing” San Pedro is a haven for middle class America.
• This is the Historic District; the proposed building would tower over everything.
• Downtown San Pedro is dead. We need more housing for business to thrive.
• Businesses thrive when they are good businesses – have a good product/service to offer.
• Need rapid transit; transit planning should be preventative, not after the fact.
• $1500 for a studio does not sound affordable.
• Not controlling rents will cause others to raise their rents.
• How and at what point can we get the current TOC parking regulations changed?

If people want to express their opinions on this project they should email kyle.winston@lacity.org with a copy to aksel.palacios@lacity.org.

Port Infrastructure Funds

Several years ago, the Port agreed to set aside 10% of its operating income for 10 years for waterfront infrastructure projects in Wilmington and San Pedro. We are part way through the first five-year plan and the Port is now looking for ideas/recommendations for the next 5-year plan. The Port

There are two San Pedro improvements funded in the first 5-year plan that have not yet been built:
• Town Square at 6th Street
Continuation of promenade through the San Pedro Public Market

The Port wants to take $37.3 million from the next 5-year funds for the following Improvements in San Pedro:

- Continuation of Harbor Blvd to 22nd St and West to Miner connecting Crafted and Alta Sea
- Improvements to Signal Street in front of Alta Sea connecting to Warehouse One
- Public Restrooms in the Town Square
- Creation of a Public Landing adjacent to the Ferry Building
- Waterfront Parking Improvements including smart parking
- Electrical upgrades mandated by DWP

They have also identified improvements they want to make in Wilmington from these funds. Chuck Hart stated that two of the proposed projects in Wilmington were funded with China Shipping Mitigation funds and we should be sure this is additional work and they are not charging both funds.

If the Port takes the funds they want for projects in San Pedro and Wilmington, there would be $30-$42 million available for new projects in San Pedro and Wilmington combined. They are no longer suggesting how the funds should be divided between the two communities.

Ideas to Date from the Community Received Before the Meeting

- Complete promenade and connect as far as Point Fermin Park
- Connect waterfront to the California Coastal Trail and provide signage as appropriate
- Connect various sites along waterfront with a tram
- Relocate Iowa to Fisherman’s Slip
- Add greenery to parking lot in front of where USS Iowa is presently located
- Create a recreation area in front of present location of the USS Iowa
- Create a Veteran’s Memorial Park in area between USS Iowa (current location) and Harbor Blvd
- Include lighthouse with viewing platform, small ferris wheel In Public Market
- Build new professional baseball stadium and take Angels from Long Beach
- Develop a 7th Street pier/viewing platform
- 22nd street park: landscaping and pathway improvements, children’s play area; picnic area
- Street murals, decorative crosswalks, way finding signs connecting downtown to waterfront
- Repave Crafted parking lot
- Focus on the community/create family atmosphere
- Farmer’s Market
- Incorporation of wetlands and marine wildlife

Additional ideas generated during the Committee Meeting

- New Coordinated signage from the Marina to Cabrillo Beach – right now there are two different types of signage
- Re-landscape and repave the parking lot at Cabrillo Beach
- Red Car
- Dog Park (it was also suggested that the former Science Center might make a good dog park location)
- Refurbish the boat house at Cabrillo
- Open sunken city to the public
- Create additional waterfront parking past the Vincent Thomas bridge
- Convention center
- Expand the youth sailing program in San Pedro to include adults and create a system for checking out sailboats
- Refurnish the sand at Cabrillo Beach
• Create a comprehensive plan for the part of the waterfront from the Scout Camp through Cabrillo Beach with walking paths and consistent signs
• Additional park on waterfront
• Places to park where people can view the water
• Sky tower
• Place to have swing dancing at night
• Place where artists could exhibit
• Urban RV campground
• It should reflect our community
• No fee Community gathering spaces
• Signage advertising the historic district
• More historic information along the next phase of the promenade
• Transportation is a must – need some type of people mover

Places for Gathering Additional Community Input during April
• First Thursday – Diana, Maria, Charlotte, Robin
• Friday Farmer’s Market – need additional volunteers
• Rotary Club – Lee will speak
• Boys & Girl’s Club – Maria
• Rancho San Pedro – Maria
• High School Leadership - Nadia
• Neighborhood Watches – Meg

Timeline
• April - Community Input
• May – Community Feedback & Review; consistency with the Tidelands Trust; consistency with the priorities; ask Port to provide estimated costs
• June – Prioritization – Consider having a special meeting to obtain community feedback and assist with prioritization possibly at the Warner Grand or Peck Park; Process used by City planning at Peck Park to gather input on open space and community and culture was good
• July – Consideration of priorities by the Neighborhood Council Boards

Other Comments
The Port should not be taking money off of the top. Some of the projects they are proposing might not be appropriate for these funds.

We will have the best chance for success with the Port if we are in agreement, including agreement with the Chamber, and with Wilmington. The process for getting to that point still needs to be fleshed out.

Update on Items of Interest to the Committee
• Rancho San Pedro developers will be holding a Community Meeting; Tue March 26 at the Port Boys and Girls Club, dinner 5:30; program 6-7:30; The purpose is to explore different types of housing options that could replace the current buildings and how these options and types engage with each other and the surrounding community
• The Sardine was approved by the City and they anticipate a May/June Opening
• Projects on 9th Street
  • The LINC low income housing over the parking lot development was approved. Subsequently the merchants sued the City. Askel explained that prior to the formation of DOT, a parking district had been created here wherein the merchants paid into a fund and received a parking allocation. This project is not on hold pending the outcome of the lawsuit.
  • There is a proposal for a vacant lot at 420-424 W. 9th across from YWCA for 54 units in a building that would be 71 feet high in back. The proposal has not yet been submitted to City Planning. The property is in the HPOZ (Historic Preservation Overlay Zone). In that zone, the first step is consultation with the HPOZ Board. A proposal was initially presented at a December HPOZ meeting and the architects were sent back to redesign. In March, the architects returned for a second consultation with the HPOZ with a scaled down design and significant architectural
improvements. Although HPOZ members seemed happier with this design, they expressed concern that it still did not meet the HPOZ guidelines and if asked to approve, they would probably vote against it. The architect was sent back to consult with his client. The HPOZ, like the Neighborhood Council, is advisory. The client could still submit the design to planning over the objection of the HPOZ. At that point in time, it would also come to the Neighborhood Councils for review.

- There is also a proposal to create new housing next to YWCA and wrap around behind it. This has not been submitted to the HPOZ for consultation yet

- Harbor Blvd & O'Farrell. Evidently the reason this project fell through was that the owner backed out when told that they would need to put piles under the development

- Harbor View Zoning Administrator Hearing April 11, 10:00 San Pedro City Hall

- Warehouse – the PLUM Committee sent forward to City Council a recommendation to have an ordinance developed. Crafted, however, has an additional challenge. They may be required to make $5 million seismic improvements

- Ponte Vista:
  - List of traffic mitigation measures was distributed. Diana noted that the signal @Western & Fitness was not approved by CalTrans and this mitigation has been deleted
  - CalWater has nearly completed the work S. of the entrance and now will be working N. of the property up to PV Drive. Anticipate 20-25 more working days – approx 5 more weeks
  - Other Western mitigations will start right after that beginning with the widening of Western in front of the property. They will install K rail blocking the parking lane – keeping the other 2 lanes open. After they complete the widening they will begin work on the landscaping and signals. They will be installing temporary signals. When they begin work on the median they will move the K rail to block the left hand North bound Lane, still keeping 2 lanes open for traffic. They anticipate that all of the street improvements will take about 45 working days – 9 weeks – total 14 weeks or about 4 months from now.
  - After they finish Western they will develop a schedule for the other traffic mitigation measures
  - They are reviewing the product mix and might reduce the total number of units by changing how many they build of each of the 6 product types

- Outdoor Dining – This is moving along. The BID (Business Improvement District) has contracted with an architect to develop the designs needed for City approval. They plan to submit plans for all of the proposed locations at once asking to create an outdoor dining district. That does not, however, mean that all of the work to create the actually platforms, outdoor spaces, etc will be done at the same time.

- Maritime Museum will be closing for 2 years while the Town Square is built

- A list of housing in the pipeline was distributed showing our best ESTIMATES of for rent vs for sale and very low, low, and market rate units. This is a fluid document.

Public Comment on Items Not on the Agenda

Michael Gatanz raised a number of questions about how the Planning and Land Use Committees function and Diana gave a brief overview.

Adjourn – Next Joint Meeting 6:00 pm Wed April 17, 2019