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

Coastal San Pedro Committee Members:
- Robin Rudisill - Absent
- Adele Healy –Present
- Noel Gould – Present
- Gregory Ellis – Present
- John Kopczynski – Absent
- Allan Franz – Present
- Kathleen Martin – Present (part of meeting)
- Andrea Herman – Absent
Quorum: Yes

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

Non-Committee Member Attendees: Stakeholders: Doug Epperhart, Lisa de Niscia, Cheryl Pellettier, Amarak Hootieu, Dean Haney, Pat Carroll, Michael Carter, Elvis Costello, Brian Cohen, Bill Maher; LA Sanitation: Glenn Acosta, Angie Lee; South Bay Developers: Nate Hobba, Art

Clearwater Project Update

Glenn Acosta, LA Sanitation Districts, provided an update on the Clearwater Project that is replacing two old tunnels with a new 7-mile tunnel connecting their Sewage Treatment Plant in Carson with the outfall pipes at Royal Palms Beach. Half of the sewage for Los Angeles County (5 million people) runs thru these tunnels. Currently there are preparing to build the shaft near their Carson Plan at Figueroa and Lomita and are constructing concrete sound walls. They anticipate starting to tunnel in 2021. All of the tunneling operations will be from the Carson site. That means that all of the dirt will be taken out at that site and all of the reinforced pipe will be put in from that site. They anticipate that the tunnel will reach Royal Palms in 2024 where they will reconfigure the pipes to connect the new tunnel to existing outfall pipes. The fenced in area at Royal Palms is theirs and will look the same after they are done with the work there. Glenn indicated that if the community wanted better fencing, they should ask for it. Diana suggested that the Coastal Planning Committee take this up.
The Sanitation District has launched a school outreach program in conjunction with the Clearwater Project to provide students along the route of the tunnel the opportunity to learn about the science and technology of wastewater treatment and water recycling. In addition to classroom presentations, they will provide buses and tours of their wastewater facility in Carson where they are developing a demonstration model of water recycling.

Additional information in response to questions:
- Existing flood control channels could not have been used for this purpose; they are not part of the sewer system.
- Currently the water is too salty for recycling, however they are working with the Metropolitan Water District developing a reuse pilot project that will start this fall.
- The decommissioned pipes will be kept for redundancy.

Many committee members indicated an interest in taking a tour of the Carson Facility. Diana will try to coordinate such a tour.

**Update on Plans for Rancho San Pedro**
The presenter from One San Pedro had a family emergency and had to cancel at the last minute. This presentation will be rescheduled.

**Little Italy**

Aksel Palacios, CD 15, discussed the plans for Little Italy, Pacific to Harbor along 6th Street. The vision is to bring cultural institutions, programming, and restaurants into downtown San Pedro like in Little Italy, San Diego. Phase I will center around the Topaz Building and will kick off October 5 at 6th and Center with an unveiling of signs, entertainment, and the opening of Buono’s Pizzeria. Phase II includes the leasing of Peppertree Plaza to the Little Italy Association. The Council Office is hoping to be able to sign the lease on Oct. 5. While the actual name for Peppertree has not been chosen, it will be Piazza…… As part of their lease, the Little Italy Association will be required to hold at least one activity per month there, with at least 4 major activities during the year. The first major activity will be the Festival of San Gennaro in the spring.

Frank Anderson noted that the Historical Society did some research and did not find any evidence of a Little Italy in this area. Historically the Italians lived North of Gaffey and in Vinegar Hill. In response to a question about plans to integrate the existing historical Italian institutions such as Mary Star, Aksel said the only linkage would be through signage. Several people expressed concerns about the fact that one of San Pedro’s ethnic groups had been singled out for special treatment. There was a suggestion that Peppertree Plaza be renamed Fishermen’s Plaza. Aksel indicated that Piazza de Pescatores was one of the names under consideration. It was pointed out that “Fishermen’s Plaza” would be more inclusive, not just Italian.

**Outdoor Dining**
The Outdoor Dining pilot program application prepared by the Business Improvement District is scheduled to be heard by the Board of Public Works on Monday September 23. The pilot would create an outdoor dining district, the first of its kind in the City, to be managed under a blanket permit by the BID. Phase I would include 12 sites (see [http://nwsanpedro.org/wp-content/uploads/2019/06/proposed-dining-area.jpg](http://nwsanpedro.org/wp-content/uploads/2019/06/proposed-dining-area.jpg)). They are using the LADOT Parklet Tool Kit to speed adoption. Aksel stated that if the pilot is a success, they anticipate it would become a permanent part of the municipal code thus making it easier for other restaurants to participate.

**Liquor Licenses**
Aksel provided the following information about Liquor Licenses:

• The establishment needs both a state license issued by the ABC and city approval
• The City CUB process has been changed making it easier for restaurants who meet certain criteria, including limiting hours to 7 am to 11 pm and no live entertainment, to get a permit. Bars and restaurants not meeting those requirements will still be required to go through the CUB process
• Three main categories: 42 is for restaurants with beer and wine only; 47 if for restaurants providing a full line of alcohol; 48 is for bars – they must have snacks but their primary revenue source is alcohol
• With regard to nuisance issues, the city works with VICE to report problems to ABC. The owner is given 2 opportunities to improve. If not, their license is revoked. The City Attorney’s office deals with nuisance abatement and can bring charges

Best way to file a complaint is to contact LAPD VICE Sgt William Manlove - 36232@lapd.online or our Neighborhood Prosecutor, City Attorney Lauren Halligan, at 213-978-7878

Harbor View House Update
The Coastal Commission staff is considering recommending not approving the plans for the adaptive reuse of Harbor View House due to parking concerns. They have not yet said how much parking they think should be required. Their considerations are based on the Coastal Commission’s 1990 San Pedro Coastal Land Use Plan that requires 2 parking spaces for each unit plus one visitor parking space for every 4 units for new construction. This plan, which is different than the City of Los Angeles’ San Pedro Coastal Land Use Plan, states that these parking standards should be applied in rehabilitation of buildings, “where feasible.” The language “where feasible” is particularly applicable to Harbor View where that amount of parking is not feasible. The staff needs to make a determination by Oct. 2. If they recommend against the current plan, it will then be forwarded to the Coastal Commission for their consideration.

311-345 Beacon
The Committee received an inquiry from the realtor who is handling the sale of this property regarding what the community would like to see on this site. Currently there are two warehouses with an outdoor parking lot between them. One warehouse has been vacant for a number of years while the other one, which supplies the fishing industry, employs 5 people. With the reduction in the fishing fleet, this business is planning to move to a smaller space. The property is zoned commercial. The realtor stated that they had an interested buyer who wanted to construct a storage facility but that was rejected by the Council Office. They are concerned that a housing developer would not want the property because of being adjacent to the Bridge Home. Although the Bridge Home is supposed to be there for only 3 years, there is concern that it will be there much longer, if not permanently. They anticipate that eventually the lot between this one and Harbor Blvd will eventually be built on blocking any views this property could have.

Feedback from the committee included the following:
• Storage facility would not be a good addition to the community –just creates dead space
• Need something that produces quality jobs
• Tech sector would be ideal
• Consider mini-big box type store
• Rancho residents would like a grocery store or pharmacy, perhaps there could be one here
• Housing would also probably be OK

Proposed Development at 444 W. 5th Street
Nate Hobba, South Bay Developers, presented their proposed development at 444 W. 5th St. His presentation can be found at http://nwsanpedro.org/wp-content/uploads/2019/09/San-Pedro-NC-Presentation-09-17-19.pdf. The site is currently a vacant lot and runs all the way from 5th Street to 4th Street. Fifth would be considered the front of the building and there will be entrances into the building off of both streets. The
The proposal is to construct 99 rental units, of which 8 would be for low-income residents, with 2 ground floor retail spaces. There would be 124 resident parking spaces and 5 commercial spaces. They closed escrow on the property in June and are about halfway through the design process. They are planning a roof top pool and Jacuzzi. The building will also have a gym and a recreation center. There will also be a doggie bathing area. The project has a number of green features and will be solar ready. They have requested two “on menu” bonuses, an increase in height from 75 feet to 86 feet and reduced setbacks. This is an administrative decision; there is no public hearing. Because they are using Opportunity Zone credits they are required to hold the property themselves for at least 10 years and will hire a management company for both properties. They are hoping to begin construction in the third quarter of 2020 and complete it by the second quarter of 2022.

Comments included the following:
- Like the design; it is appropriate for this location
- Will help to activate 5th Street
- Consider asking City to plant some of the required trees (25) on 5th street and agree to maintain them
- See list of trees in the San Pedro Greening Plan
- Include recreation facilities for children
- Add solar, not just solar ready
- Consider paying for a decorative crosswalk
- Give the 1% for the arts money to the Waterfront Arts District
- Share the traffic study with us
- Increase engagement of ground floor with upper part of the building – perhaps this could be done by bringing the brick up a little higher
- Consider doing a small lot development in San Pedro

A letter of support will be considered at a future meeting.

**Update on 336 W. 7th**

This is also a project of South Bay Developers. Nate provided an updated plan that included the use of grey brick on the ground floor. Although improved, it still did not seem to fit with the historic downtown. One comment was that it was a little too grey. There is a large sidewalk that will lend itself to outdoor dining and a rooftop patio. They anticipate breaking ground for this 34 unit building around the first of the year with a target completion date of third quarter 2021.

**Update on Items of Interest to the Committee**

Diana distributed written updates – this list is revised to include information provided by various people at the meeting:
- Currently there are approximately 3218 new units in some stage of approval and/or construction
- **311-345 Beacon Street** is up for sale and we received an inquiry as to what the community might want to see there
- **511 Harbor** (Grinder Restaurant) submitted plans to City for 8 stories, 137 units of which 16 are for low income will present in Oct
- **533 Nelson (Johnson Tower)** – on hold until further info is submitted to City
- **Harbor View House** – approved by City; waiting on Coastal Permit; Coastal Commission has until Oct 2 to determine if they want to review.
- **Boatyard** – negotiating with successful bidder- $20 mil private investment
- **N. Gaffey/N. Pacific/Harbor** – going to Board of Harbor Commissioners Sept 19 for rail issue then to Long Beach the following week; then they can go to bid
- **24 ON CENTRE** – estimated completion in Dec; now for sale
• 22@Portside – now for sale
• 847 W. 10th St – hearing held; waiting for letter of determination
• 1300 Blk of Pacific – proposing to tear down west side of street (including Dancing Waters) and build 109 units of which 12 are very low income, 4 stories; will ask to present in Nov or Dec
• 2111-2139 S. Pacific – new submission – 101 units of which 12 are for very low income; ground floor commercial, 2 levels of underground parking; asking for 48% density bonus, 14.5 feet height bonus and increased FAR – will ask to present in Nov or Dec
• 2215 N. Gaffey – proposing storage facility; will present in Oct
• Courthouse - continuing to work through the process with the County of LA. Currently, jointly working to finalize ground lease terms first before meeting with and subsequently submitting plans/schematic design to the City of LA.
• Hope on 6th – On hold, did not receive needed HHH financing; will be considered in next round of funding
• LINC Housing on 9th – still on hold
• Marina proposals due Oct 10
• Skate Park - Finally received approval for their plans; needs a number of repairs and upgrades which may take a year to complete before re-opening; repairs are financed by the Skatepark Association
• PAIP – Port staff is reviewing, expect staff report to Harbor Commission in about a month
• OUTDOOR DINING DISTRICT – before Public Works Monday Sept 23 – 10 am
• BUONO’S & LITTLE ITALY launching OCT 5
• Town Square – back out to bid will include restrooms this time and area from Ferry Building to Crustly Crab; construction delayed until Jan 2020 due to rebid; will be 18 month construction; not sure what the impact will be on the Public Market
• Harbor Area Opportunity Zone with Congresswoman Barragan, CD 15, and HUD Staff, October 2, 3-5 pm at the Wilmington Senior Center – learn about the 3 types of Opportunity Zone
• Outer Harbor Cruise Terminal – expect to go out to bid at the end of the year
• Public Market – anticipate gaining access from Port in March; construction to start soon thereafter

**Update on SB 330 and SB 592**
Noel Gould provided an update on State Legislation. SB 330 passed the State Legislature and will now go to the Governor for signature. This bill does a number of things that are very detrimental to planning while not requiring the development of any new affordable housing. He distributed talking points and encouraged everyone to contact the Governor asking him to veto the bill.

SB 592, the Housing Accountability Act, did not pass but will probably come up again next year. One of the things it would do would be to forbid property owners from reducing the number of bedrooms. For example, a homeowner would not be allowed to combine two small bedrooms into a larger one.

SB 1197 would eliminate CEQA for permanent supportive housing.

**Public Comment**
Diana reported that the Committee had received a public comment from Michael Gatanz. The gist of it was that as far as he has “been able to determine by asking questions and listening, this Joint Committee has no particular interest in either the Housing Crisis or the state of Downtown San Pedro.”

**Adjourn – Next Joint Meeting 6:00 pm Wed October 16, 2019** – Agenda to include plans for 511 S. Harbor and 2215 N. Gaffey