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

Meeting Held September 18, 2019 at San Pedro City Hall.

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: None

1. Motions related to Harbor View House and Parking

   Given the additional information related to Harbor View House, Diana presented an amended draft letter to the Coastal Commission. Two additions were made to the letter and it was then unanimously approved as amended. See Attached

2. Public Comment on Items Not on the Agenda

   • Chuck commented that he has heard there may be additional delays to the Public Market due to recently discovered soil contamination from when the land belonged to the Navy. No one else had heard this rumor. Rock will ask the Port about it at an upcoming meeting.
   • The old Ports O Call area is very dirty and the Port should be asked to clean it up. Rock will also bring this up in his meeting with the Port.
   • Chuck indicated that he has calculated the interest on the unspent China Shipping funds at over $20 million and has contacted NRDC (Natural Resource Defense Council) to see if they want to take this issue up with the Port. It was suggested that this money should be added to the PAIP.
   • A walk thru of Peck Park Canyon was tentatively set for Monday Sept 30 at 3 pm
   • Diana Provided an update on Ponte Vista; she will arrange a walk-thru

3. Adjourn – Next Meeting October 16, 2019
Revised draft letter to Coastal Commission

California Coastal Commission
Attn: Steve Hudson, Deputy Director
301 East Ocean Boulevard, Suite 300
Long Beach, CA 90802
Steve.Hudson@coastal.ca.gov

Re: 5-SNP-19-0075

We are writing in support of the proposed reuse of the historic Harbor View House. While we appreciate staff concern regarding adequate parking to access the beach and waterfront, we urge the Commission to rethink it with regard to this project.

The proposed mixed-use project is replacing a facility that housed 261 people, had 70 outpatients, and a staff of 130, with 100 new greatly needed apartments including 10 units set-aside for very low-income households as well as new restaurants to activate the neighborhood. This In their plans, the developers have paid particular attention to the historic nature of this structure.

While we are very supportive of the San Pedro Coastal Land Use Plan’s parking standards for new developments, this is not a new development. The plan notes that these standards should apply “where feasible” in remodels. With regard to Harbor View House, such standards are not feasible. This is not a new structure. Harbor View House, built in 1926, is a registered City of Los Angeles Historic-Cultural Monument. The exterior cannot be altered and there is not sufficient vacant land on which to build a parking structure. We applaud the developer for acquiring the adjacent vacant parcel in order to provide additional parking beyond that required by the City of Los Angeles and are encouraged that they continue to look for creative approaches to managing the project’s anticipated parking demand, including the provision of valet parking.

With regard to beach and coastal access, it should be noted that Harbor View House is not located near the beach. In fact it is almost 2 miles from the nearest beach, Cabrillo Beach. It is also not easy to reach the waterfront by foot from this property.

There are a lot of public parking opportunities closer to the beach and to the waterfront. The Cabrillo Beach parking lot is rarely full. There is a public parking lot adjacent to the Marina very near to the beach and several parking lots along 22nd Street that are occasionally used for beach and waterfront parking. There is also a very large parking lot at the old Ports O’ Call, soon to be the San Pedro Public Market. The revised Ports O’ Call parking will extend all of the way up to 6th Street. Additionally there is a very large parking lot between 1st and 5th Streets adjacent to the Cruise Terminal and in front of the USS Iowa. Virtually all of these lots, including the lot at Cabrillo Beach, are owned by the Port of Los Angeles which is in the process of allocating funding to create a smart parking system linking them together.

Additionally, the San Pedro Business Improvement District operates a rubber wheeled trolley that connects the above parking lots on weekends and in the summer extends to the beach.

For all of the above reasons, we urge the Coastal Commission to approve this project and would love the opportunity to give you a tour of the neighborhood.