

At the 6/16/06 PCA CAC meeting...

City Planning rep Connie Pallini-Tipton described how the San Pedro Community Plan update and a Downtown Waterfront Planning process will start up soon. She tentatively accepted an invitation to come to the July 26th Central Neighborhood Council Planning Committee meeting to address us on the process.

The only project presented was the 400 Gaffey St building for tenants Starbucks and T Mobile. It is a mixed bag, and from my perspective:

- The building presents its rear to Gaffey. It does place the building at the edge of the sidewalk, and parking behind the building, but I am not happy with the tradeoff.
- Some folks will say they don't want Starbucks, but many Pedroids will be glad to see it. If we are going to accept these popular-demand franchises, I think that they belong on Gaffey Street, instead of downtown.
- According to the developer, this is an "expensive" building, because the slope of the lot requires them to do extensive excavation to build on a single level. Why can't the two units be built with different floor elevations, which would be more interesting anyway, reflecting the natural topography.

None of the other projects on the agenda were presented. Per Eric Eisenberg, they were all sent back to the design review board for more revision.

The marketing study presented by William Chun failed to enlighten. The study did not address the opportunities presented by the new residential population (700 units now under construction, with 2100 more in the foreseeable pipeline). Also, it did not discuss what types of business we COULD support here. Surely Pedroids spend retail \$\$s, and many would prefer to buy local rather than drive to the Del Amo mall. The study simply reported that successful new businesses will be local-serving, instead of regional draws; and mixed use buildings should be our focus in order to allow us to take advantage of the hot residential market. More depth is sorely needed.

James Allen repeated one of his favorite economic development ideas - the founding of a maritime-related university here. This would bring jobs and bright new people to our town - a clean "Industry." Is this idea really "percolating" through the system right now?

A welcome announcement was made by Walter Beaumont: the City Council approved funding for Warner Grand improvements today! He went on to describe in fine detail new façade improvement options to be supported by the Redevelopment Agency.
SC, CSPNC Planning Chair