

CSPNC PLANNING COMMITTEE - JUNE 28, 2006 MEETING MINUTES

Meeting started at 6:30 pm in the San Pedro Municipal Building, 638 S. Beacon Street

Attendees: Sue Castillo (chair), Carrie Scoville, Rick L. Martinez, Carl Crawford, Mark Majestic, Doug Epperhart, Barbara Mozlin, Dick Pawlowski

There was a brief review of the Pacific Corridor Redevelopment Area CAC meeting of June 21st. The only new project on their agenda was a Starbucks/T-Mobile Building at 411 Gaffey Street (northeast corner of Gaffey & Fifth Street).

Regarding the proposed 411 Gaffey Street project, there were no adverse comments. Streetscape issues were briefly discussed and it was agreed that the streetscape could be improved if the three small palm trees in front of this site were replaced by shade trees of an appropriate species. A motion was passed to make this request to the City for inclusion as a project condition.

There was a lengthy discussion about North Harbor Blvd, and the projects currently being reviewed for this street (327 and 407 N. Harbor Blvd, in addition to the project discussed in the paragraph following).

Regarding the project at 111, 203-233 N. Harbor Blvd, aka Pablo Leon's Ocean Lofts, we reviewed the fact that the developer represented at an earlier public hearing that the Central NC supported his project without reservation. In fact, concern about the height of the building resulted in the committee asking for a height study (with respect to the adjacent bluff housing), more streetscape enhancement, and a project labor agreement (see minutes of February 22, 2006 planning committee meeting). This project will be the subject of a "limited" public hearing on July 13, 2006, and the committee adopted a motion to send a letter to the City Planning Department repeating our concerns and asking that no land use decisions on this parcel be made until the City finishes their detailed study of North Harbor Boulevard.

A general discussion regarding North Harbor Boulevard ensued. Comments included:

- The visual appeal of this San Pedro entrance boulevard needs to be improved.
- The parcels along this street represent significant commercial and industrial potential, with associated employment opportunities, due to their size and prominent community placement, and that these parcels should not be rezoned by default (by variance) for residential use. City-led planning studies need to be carried out before projects that do not comply with current zoning are approved.
- Parking allotments need to be carefully studied.
- Participants liked the idea of being able to walk along this section of Harbor Blvd and find interesting retail shops along the way. They suggested that cruise-ship tourists would enjoy this also, and that this would lead to an attractive walking route between the cruise ship terminal and the center of downtown. Unique shopping

opportunities were desired, including a record and book store. Hermosa Avenue was identified as a good model.

- Participants were concerned about the loss of views created by a wall of 50-foot plus high buildings along this section of Harbor Boulevard. It was noted that the Habitat for Humanity site on the east side Palos Verdes Avenue between O'Farrell and Sepulveda has incredible views of the entire main channel, from the bridge to the outer harbor, and that this view should be preserved for the community. A park or other outlook feature was suggested.

One participant held a minority viewpoint that all of this concern about preserving character and scale for this community was unnecessary and wrong-minded. "Boldness is needed, and large-scale projects such as a casino & hotel, or the replacement of the fishing craft in the Fisherman's Slip with a vessel of tourist interest is needed." The majority strongly disagreed.

Doug Epperhart raised the question of neighborhood council representation on the Pacific Corridor Community Advisory Committee. He shared a motion passed by the Coastal San Pedro Neighborhood Council asking for an ordinance requiring the City to allow neighborhood councils to participate on these committees. After discussion, participants adopted a motion recommending a similar action by the Central neighborhood council. The following motion will be requested at the next Stakeholder Meeting:

Motion to provide for Neighborhood Council representation on Community Redevelopment Agency community advisory committees.

Whereas, community advisory committees provide input on planning and land use matters to the city's Community Redevelopment Agency (CRA) ; and

Whereas, these committees' actions can greatly influence the lives of stakeholders and the future of an area; and

Whereas, neighborhood councils are also charged with advising city government and monitoring the performance of its agencies with regard to their impact on stakeholders; and

Whereas, cooperation amongst these entities and desire to not duplicate effort and unnecessarily burden individuals appearing before these bodies;

Therefore be it resolved, the Central San Pedro Neighborhood Council requests that the City Council amend the laws pertaining to CRA community advisory committees to require that neighborhood councils within whose boundaries a specific redevelopment area community advisory committee exists be provided at least one appointment to that committee.

Minutes taken by Sue Castillo, Chair