

Central San Pedro Neighborhood Council
Minutes of Meeting
July 13, 2004

Meeting called to order at 6:40 p.m. with a large stakeholder turnout but without a board quorum.

Proceeded with the Election of a Secretary.

- Sherry Shaw spoke about her volunteer activities and current position as secretary to the board of trustees of the Mt. Sinai Missionary Baptist Church.
- Kara McLeod spoke about how important it is not to give up on San Pedro.
- Norma Acosta spoke about her volunteer activities, 20 years of clerical experience, and her desire to support the council in any way she could.

Audience questions included experience working with youth, writing and office production skills, motivation to meet the demands of the position, and bilingual writing skills. Recessed 5 minutes to begin balloting.

Additional board members arrived and a quorum was reached.

Members Present: Asher, Burch, Calhoun, Campbell, Castillo, Donato, Foster, Pardo, Uller, Villiger

Members Absent: Beeman, de Luna, J. Gatlin, T. Gatlin, Henderson, Khalbourji

Minutes approved unanimously.

PRESENTATIONS

1) Proposed Savon Drugstore on Gaffey Avenue between 7th and 8th Streets presented by Erwin Bucy, VP of Regency Centers. He reported that they have met with community advisory groups 6 times, and presented signed endorsements from 4 nearby residents and a list of merchant endorsements. He asked for our endorsement of the project.

Questions: traffic impacts, adequate parking, project landscaping, general resident support in the project vicinity, liquor sales, displacement of existing businesses, employment opportunities offered, whether they had a Project Construction Labor Agreement, tax revenue to the City?

Responses:

- 24 hours operation (The 24 hour pharmacy a valuable neighborhood asset per Donato).
- 56 parking spaces to be provided, while only 29 required.
- 30 new jobs (both full and part time), with possible union shop as typical with Albertsons (the owner).
- Traffic study reports no new trips – this based on existing entitlements for previous operations (most no longer in operation).
- Current on-site tenants are month to month.
- No City or Redevelopment Agency subsidy. The Redevelopment Area will receive the tax increment for other projects.
- Liquor will be sold
- Frank O'Brien's community group approved project, says liquor policy is better than Rite Aids on Gaffey and Fifth.
- No known opposition by any neighbors.

Villiger motioned to support project, Pardo seconded. Motion carried 7/2/1 (for/against/abstaining).

2) Proposed Galaxy Apartment Building in old Logicon Building presented by Thomas Muller of O'Melveny & Myers. Fourteen story building vacant the past thirteen years. Proposed 312 rental units – 83% 2 bdrm, 10-12% 1 bdrm, remainder 3 bdrm. Southbrook contract to purchase property and build project if entitlements received. General Plan amendments needed as the site currently has industrial/manufacturing zoning.

Questions: low income or senior citizen units provided and lease rate, sufficient parking to be provided, type of architecture, retail component to project, traffic impacts, possible rerouting of Fifth Street through project, project timeline?

Responses:

- No public subsidy or designation of senior citizen or low income housing proposed, referring to a finding by the Urban Land Institute that more market rate housing is needed to balance the community and bring in more services. Units are for middle-income persons, and proposed lease rates are \$1.75 per foot (\$1,500 for 1 bdrm, \$2,000 for 2 bdrm).
- 652 parking spaces to be provided, while the code requires only 600. The balance to be guest parking at the rate of 1 guest vehicle per 6 units. Two levels of garage are enclosed and vertically screened, top level is open.
- Traffic study reports no impact, but project conditioned to provide new left turn lane at Harbor and Fifth. Developer aware that Fifth St realignment thru project was previously discussed but believes this to be a dead issue (or a very expensive one for the City/Port if no decision made soon).
- No retail component.
- No special children's facility.
- After Planning Commission approval, escrow to close in Oct 04 and construction to begin as soon as possible. Project construction estimated at 14-17 months.

Villiger motioned to support project, Campbell seconded. Motion carried 6/2/1 (for/against/abstaining).

Khalbourji arrived.

3) Twenty-Second Street Open Space Wetlands Landscaping proposal by Salvador S. Zamrano, P.E., of the Port of Los Angeles. Components include wetland area with observation deck, native planting, and extension of bike path. This is thought of as an interim condition with possible later development. Red car line to be extended through site. Questions: project funding, benefits for San Pedro residents, habitat restoration, future sports field for site, time frame of the Red Car extension?

Responses:

- The project will be paid for by POLA as part of their esthetic mitigation measures for the Cabrillo Marina Project.
- Benefits include public access, open space, esthetics, and education. No military purpose for site.
- No habitat restoration due to soil contamination.
- Sports field question will be addressed by the Bridge to Breakwater Study and Plan.
- Red car extension currently being planned - design to be completed in four months.

Donato motioned to support project. Villiger seconded. Motion carried 8/0/2 (for/against/abstaining).

4) Frank O'Brien, on behalf of a "local non-profit" group presented several plans, all under the concept of "Linkages".

Part A) It is proposed that the historical San Pedro Plaza Park above Harbor Blvd. be improved with new walkway paving, railings, greenscape and irrigation to remove blight and address transient loitering and the perception of personal safety or the lack thereof.

Questions: project funding, boundaries of the park proper, park maintenance, reservations about the ability of improvement to make the park a safe and pleasant place for all of the citizens of San Pedro?

Responses:

- \$1 million project funded by Port(?) and funds created by park fees for new housing (hopefully).
- Beacon House to be contracted for park maintenance.

Comments:

The improvement of dilapidated public areas typically results in a greater perception of safety and less criminal loitering (Campbell and others).

Opposition to building a public restroom (audience member).

More police presence and active enforcement needed (Rev. Arbury)

Aggressive outreach to homeless needed to move them up and out (Uller).

Part B) New greenspace at south end of Pacific Place (no questions/comments).

Part C) Welcome Park at the intersection of Gaffey and the 110 Freeway. Design in progress by unnamed community group. Two non-operable gas stations and a vacant lot to be acquired. Links to Bandini Canyon, Peck Park and downtown desirable. The City Attorney's Office must opine as to whether Port Funds can be used for this project. A "visitor serving" test is an important factor. A parking lot serving the welcome park facilitates this.

Questions: taking of business and residential property, project funding, traffic impacts of parking lot access, possible removal of old/historic footbridge overpass, type of park activities

Responses:

- The gas stations/vacant lots will be acquired by eminent domain, if necessary. Residential property owners will have option to sell or stay.
- Project budget of \$5 million, 3.7 mil for land acquisition, 1.3 mil for improvements. Initial funds from State Coastal Conservancy. Park bond funds in the future. Possible funds from POLA if a nexus is established with waterfront development.
- Speeding and general traffic safety issues are minimized if no new businesses open there.
- Let bridge remain until more money available to either repair or remove.
- This is a passive park.

Comments:

- Possible cul-de-sac for Sepulveda to eliminate intersection with Gaffey (Asher).
- Suggestion that parking lot be moved to east side of Gaffey, north of freeway onramp, with underpass access to Welcome Park (under Gaffey bridge (resident of Gaffey Place - name?). Suggestion generally well received by all.
- It was generally agreed that these projects deserved a more extensive hearing at a future Stakeholder monthly meeting or dedicated special meeting.

Asher motioned to support project. Motion carried 8/0/0 (for/against/abstaining).

(taken out of order) Report from the office of Janice Hahn by Jacob Haik. The Kinder Morgan tank farm to be closed in 60 days thanks to the efforts of Northwest residents and council and the office of Janice Hahn. Donato queried loss of jobs due to closure.

Pasley asked for Hahn to help the CSPNC to establish CEZ space in City Hall and asked for follow up.

Uller brought up construction of new sidewalk, curb and gutter adjacent to the First Methodist Church and asked for follow up.

5) No representative appeared on behalf of the Monument to Humanity Project.

OTHER ACTION ITEMS

a) The Inclusionary Housing Ordinance Forum was scheduled for Thursday evening, July 29, 2004 by majority vote.

b) The Port Development Downtown Guidelines Forum in coordination with Coastal, Wilmington, and other neighborhood councils was scheduled for Thursday evening, August 19, 2004 by majority vote.

c) The Angeles Gate Cultural Facility (reference presentation last meeting) endorsement vote was postponed due to lack of input by a project representative.

d) The Gaffey street cleanup project (reference presentation last meeting) support vote was supported in general, and referred to the Finance Committee in particular.

e) The Peace and Justice Group Youth Education Project support proposition was tabled due to lack of input by a project representative.

f) Shannon Donato was appointed as Alternate PCAC representative for the Central San Pedro Neighborhood Council by unanimous vote.

g) Recommendations for placement of Port of LA waterfront redevelopment posters were made.

OFFICIAL REPORTS:

Jim Quigley, a City of Los Angeles Street Lighting Bureau staff member, addressed the council re street lighting. One-third of the City has no street lighting. It is a User-Pay system. Assessments collected with property taxes pay for operations and maintenance (typically \$60 per year per parcel owner). New lighting is generally only installed by developers as a condition of their project. Residents are then assessed for operations and maintenance. Under Proposition 218, if a majority of property owners assessed for the new lighting system oppose the assessment, the system will be removed. If residents request lighting no existing wood utility poles, it will be installed "for free".

Ballots for the Secretary position were counted and Sherry Shaw was announced the winner by majority vote.

OPEN FORUM

- Esther Spinoza of the Northwest Neighborhood Council announced the July 18, 2004 Amerigas Forum.
- John Matson suggested that the Central Neighborhood Council needs a representative on the Pacific Corridor Redevelopment Planning Committee. This item to be taken up as an action item on the next agenda.

- Bob Gelfand spoke about the interest of the Coastal Neighborhood Council in the draft USC Neighborhood Participation Project between CSPNC and the Los Angeles Cultural Affairs Department. A discussion on this item should be agendized for the next meeting.

Treasurer's Report (no written statement submitted). A draft policy guideline prepared by the Finance committee to guide expenditures on neighborhood projects was presented and discussed. It was suggested that all proposals for this type of spending be evaluated on a quarterly, semi-annual or annual basis for board allocation of limited resources based on strict deliverables. Accounting of deliverables to be proved by final audit. A request was made for comments. Uller asked for more detail. Progress on this item to be agendized at the next monthly meeting.

Communications Report addressed the difficulty of finding CEZ lease space (several suggestions were offered) and providing a functional large email distribution system (Khalbourji to provide contact info for domain and web server). The council's contact database must be subject to a caveat re the possibility applicability of the Public Records Act. Contacts to be notified of this necessity and given the choice of opting-out.

Port Citizens Advisory Committee (PCAC) report recited by Donato. Council agrees that this needs to be provided in summary or highlight format, with emphasis given to issues on which the Council has the ability take an official position prior to a vote by PCAC. Council Board Members are to be added to the PCAC Agenda distribution list. Campbell offered to ensure this distribution.

Teamwork LA held no meeting last month.

The Safety Solutions Committee presented options for selecting certain intersections for additional safety equipment. Board members were asked to complete a questionnaire to help narrow down intersection choices.

Uller attended the Pacific Energy Partner Presentation at Bannings Landing hosted by the Army Corps of Engineers. We have previously taken a position opposing this project. Uller to lead organization of neighborhood council opposition to the project (motion passed unanimously, one abstention).

Uller also attended and reported on last month's Homeland Security Forum produced by the Coastal SPNC. It was attended by only about 30 persons. Per Uller, City appointee Elis Stanley very well qualified to lead this effort.

Donato announced that a Harbor Area Healthcare Forum is to be held on Saturday, July 31st in Harbor City.

Meeting adjourned about 9:00 p.m. Minutes taken by Sue Castillo, Communications Officer, in the absence of a Board Secretary.