



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report Joint Meeting with Central San Pedro and Coastal San Pedro

Meeting Held March 21, 2018 at San Pedro City Hall.

NWSPNC Committee Members

- Diana Nave – Present
- Lee Williams – Present
- Chuck Hart – Present
- Peter Burmeister – Present
- Jason Herring – Excused
- Linda Alexander – Present
- Pat Nave - Present

Quorum? Yes

Central San Pedro Committee Members Present: Frank Anderson

Coastal San Pedro Committee Members Present: Mike Riso, Adele Healy

Non-Committee Member Attendees: Stakeholders: Christina Gonzalez, Anamaria UC, Angelica Esquivel, Leticia Rostos, Elizabeth Barajas, Cathy Hertzner, Saba Bey, Rick Bender, Mary Chan, Michael Gatanz, Meg McCarthy, Beatriz Mendez, Alan Franz. Other: Brian Dandrea, Century Housing, Alexa Washburn, National CORE, Ernesto Vasquez, SVA Architects, Rick Westberg, Richman Group, Thomas Cole, RCI, Michael Ruane, National Core, Brian, and Tony Ashai, Ashai Design.

Proposed Development at 327 N. Harbor Blvd.– Tony Ashai, Ashai Design

Tony Ashai discussed the proposed development at 327 N. Harbor Blvd. This project was fully entitled in 2009. The proposed project was entitled for 54 units and remains basically the same with the primary changes being in the architectural design and the entrance to the parking. It will be 6 stories over one level of subterranean parking with 128 parking spaces and bicycle parking. It consists of 44 - 2 bedroom, 7-1 bedroom, and 1-3 bedroom condos with 1500 sq feet of retail space. An interior courtyard will contain open space, water features, and a playground. An environmental review was previously done and required mitigation related to the contamination of the property was completed. There were several positive comments about the new design that is posted on nwsanpedro.org. Go to the planning page and look under “new developments.”

The proposed entrance to the parking has been moved to Harbor Blvd while the front door to the project would be on O’Farrell. Concerns were expressed about the proposal to move the entrance to the parking lot to Harbor Blvd. The project is currently in site plan review and the city is requiring a traffic study. Diana requested that the traffic study be sent to the committee when it is completed. They anticipate starting construction in approximately 1-year.

The owner of the site on the other side of O’Farrell, that was entitled at the same time, is not currently interested in moving forward with development.

Rancho San Pedro Revitalization: Discussion with CORE and the Richmond Group regarding their proposal

Diana reported that 5 groups responded to the Request for Qualifications and we heard that 4 of them were found to be qualified and will be invited to submit a full RFP. HACLA has not released the names, however we are aware of two of the groups. The one who is here tonight and group that includes Holland Partners who will be at our April meeting. It is our understanding that there will be a community meeting with all 4 proposers at the end of May.

Michael Ruane introduced the various members of their team who have experience in both for profit and not for profit development. The team is currently in the middle of a similar project in the Inland Empire. Members of the team are also involved with the Village at Cabrillo in Long Beach and the redevelopment of Jordan Downs in South Central. The development partners are Richman Group, CORE, and Century Housing. Their Design Partners are SVA Architects and City Fabrick. Community and service partners include: Hope through housing, Cal State Dominquez Hills, Harbor Community Clinic, Harbor Interfaith, Boys & Girls Club, and Pacific Gateway.

Michael said that they were at this meeting to listen to ideas the community might have about the redevelopment of Rancho as well as any other groups/individuals they should be reaching out to. He emphasized the importance of identifying and providing for the needs of the current residents. Portions of this conversation were translated into Spanish and some of the comments made in Spanish were translated into English. They reiterated that they would be replacing the 478 Section 8 units for the aprox 1400 current residents. The RFP specifies that any units constructed beyond that should be at a 50/50 ratio of market rate to affordable. There is also a 30% local hire provision and specific provisions regarding apprenticeships. If they get the bid, they would not only be responsible for construction, but would continue to manage the property.

Feedback included:

- Need for grocery store
- Desirability of connecting to the surrounding community – their plan would include opening up the dead end streets and developing a better street network with pathways, pedestrian routes, and bicycle paths.
- Sustainability – it is built into their design
- Staging is important so as to not disrupt the lives of current residents any more than necessary
- Increased density – they are considering doubling or tripling the number of units with some buildings as tall as 5-6 stories
- Lots of green space
- Athletic fields
- Swimming Pool
- Resident Management Control; provide residents training in self management
- Build up the people, not just the community
- Activities/facilities on-site that would bring the surrounding community in
- They should present at Central Neighborhood Council; they have already scheduled a meeting with the Resident Advisory Council at Rancho.

Updates on Items of Interest to the Committee – Diana Nave

- Rancho San Pedro –Received the Choice Neighborhoods Planning and Action Grant from Feds, one of 6 nationally. -\$1.3 million over 3 ½ years with \$400,000 going to develop a comprehensive neighborhood transformation plan that includes Barton Hill and downtown San Pedro and just under \$1 million for initial implementation These funds will be utilized to build momentum and attract additional investment. Eligible uses include recycling vacant property into community gardens, pocket

parks, or farmers markets; place-making and community arts projects; homeowner and business façade improvement programs; neighborhood broadband or wi-fi; fresh food initiatives; and gap financing for economic development projects.

- Courthouse Property– Holland Partners is asking to extend the negotiating period. They are trying to find a project that is economically viable and meets the County’s requirements for affordable housing and prevailing wage contractors.
- Park & Ride – responsibility for operations and upkeep for both park and ride lots has been assumed by METRO but they will continue to be owned by Cal Trans. The long-range plan is to transfer ownership to METRO but this might take 10 years. Mike & I had good meeting with Metro. They will be putting up signage, conduct an operations audit at both sites, and provide security patrols. Some of the items in our letter were completed by Cal Trans prior to the transfer. Metro will be able to do most of the maintenance we requested except for the security cameras. They just completed the process of selecting landscaping contractors for 2019-2020 but will put this on the list for FY 20-21.
- Port of LA Public Access/Infrastructure Improvements Plan is nearing the end of existing plan. They will be developing new plan for years 6-10 starting with April Neighborhood Council Presidents meeting at the Port. The amount of money available has increased by almost 25% over the first year and now is about \$24.7 million per year.
- Front Street/ N Gaffey Beautification Projects – the Port appears to be on track to go out to bid for the Front Street project at the end of April or early May. They continue to say that they will go to bid for N. Gaffey in June however they still have not received the necessary permit from Cal Trans for that portion of the project.
- The draft Bicycle Ordinance was approved by PLUM and now goes to City Council. It contains requirements for developers – both residential and businesses - spelling out the required number of parking spaces as well as a number of related regulations for both short and long term bicycle parking. The draft ordinance is available at nwsanpedro.org under planning/Citywide Initiatives
- Johnson Tower – 533 Nelson – Planners have requested a historic assessment relative to the house that is there to determine potential impacts of demolition on potential downtown commercial district HPOZ
- Highpark – Completing water and power infrastructure, recruiting a developer for the entire site. Hope to transfer property within the next 4 months.
- Harbor View House – Is in escrow again. We have heard that this buyer seems more serious than the prior buyer and that the plan is for apartments or condos.

Public Comment

- Michael Gatanz requested that the Committee look at the issue of people being priced out of the housing market because it is too expensive to live in Los Angeles
- Cathy Hertzner, Mesa Street Neighborhood Watch Block Captain, commented that the neighbors are still concerned about the development that is under construction at 18th and Mesa (Mesa St 22). They feel it is too big, too tall, and architecturally not appropriate for the neighborhood. The neighbors went to the Coastal Neighborhood Council, which supported them saying that the project was too large and needed to be reconsidered. They also spoke at the public hearing. The City approved the project without any changes. The builder also went to their Neighborhood Watch meeting. She stated that the Planning Hearings should be held in San Pedro, not in downtown Los Angeles.
- Cathy also expressed concern about 1637 Beacon, which is in disrepair and has a problem with transients. It was slated to be torn down but the Coastal Commission stopped the demolition. They are working with the City Attorney but wondered if we had any other suggestions.

- Alan Franz recommended that we share the San Pedro Greening Plan with the architect for the Rancho San Pedro Redevelopment.

Adjourn – Next Joint Meeting 6 pm Wed. April 18, 2018.

Major agenda items are expected to include an update on Courthouse Property and Rancho San Pedro bid by Holland Partners and a presentation/discussion regarding the proposed project at 825 Miraflores

