

COMMITTEE REPORT
NORTHWEST, CENTRAL, AND COASTAL SAN PEDRO
JOINT PLANNING AND LAND USE COMMITTEES
Meeting held January 26, 2022 via Zoom

Central San Pedro Committee Members:

- Javier Gonzalez-Camarillo – Present
- Frank Anderson - Present
- Eugenia Bulanova - Absent
- Linda Alexander – Excused
- Ziggy Mrkich – Excused
-

Quorum: No

Coastal San Pedro Committee Members:

- Robin Rudisill - Present
- Adele Healy – Present
- Noel Gould – Present
- Gregory Ellis – Present
- John Kopczynski – Absent
- Allen Franz – Present
- June Smith – Absent
- Ziggy Mrkich – Excused
- Rick Perkins - Absent
- Carmenza Adams – Present
- Dani Delusion – Absent
-

Quorum: yes

NWSPNC Committee Members:

- Diana Nave – Present
- Chuck Hart – Present
- Jason Herring – Present
- Linda Alexander –Excused
- Pat Nave – Present
- Rock Ashfield – Present
- Alek Norman – Present
- Dan Dixon – Present
- Craig Goldfarb – Excused
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Quorum: Yes

Non-Committee Member Attendees: Lou Carvella, Doug Epperhart; Janet MacLeod, Brett Engstrom, Brendan O'Donnell, Dillon Clark, 310 xxxx665

ZA 2021-18977 CUB, 550 Palos Verdes St

https://drive.google.com/drive/u/0/folders/1b2EYRldDXz_7pCn2krY52mdYkX5224wC

Brett Engstrom presented plans for Sebastian's Restaurant to be located at the corner of 6th and Palos Verdes on the ground floor of the Harbor Front Apartments. The restaurant will have 2,569 square feet indoors with 64 seats and 811 square feet outside with 46 seats. Proposed hours are 10 am to 11 pm. They are seeking approval for a full line of alcohol (type 47 license). There are 10 designated commercial parking spaces in the building. They would like to open at the beginning of the summer if possible.

Most of the comments centered on the parking with several suggestions being made as follows:

- Use the Center City Lofts and work to get them open until 11 pm
- Restaurants are reporting that 50% of their customers are arriving by Uber/Lift
- Arrange parking in the Topaz Building
- Work with the City to have one or more of the parking spaces in front of the building converted to loading/unloading or 15 minute parking spots for deliveries and pick up of to-go orders

A suggestion was also made to do something to lessen the wind tunnel effect on the patio area.

Central will consider preparing a letter of support.

Update on Beacon Landing, 331 S. Beacon Street

https://drive.google.com/drive/folders/1kxRS4KizcA3x_M6BALWWxzJdQLeb1djM

Brendan O'Donnell, Abode Housing provided an update on the Beacon Landing Project for previously homeless. The project consists of 88 studio units and 1 manager's apartment. There will be 5,000 square feet of public open space and an additional 4500 sf private open space for residents. There are 6 parking spaces for staff which could be used by residents in the evening. If parking becomes an issue they would consider renting an off-site lot. . This is a joint project with Mercy Housing and LA Family Housing which will provide on-site support services with 5 full time on site staff. Abode will manage the housing.

Residents will come through Harbor Interfaith and the coordinated entry system. Rent is set at 30% of a person's income using section 8 vouchers.

The construction uses factory built modular units which reduces the cost and the time it takes to build. Each unit is approximately 300 square feet. The project is fully designed, entitled, and financed. The anticipate starting construction in February and finishing in early to mid 2023.

Landscaping is nearly 100% draught tolerant and will include native plants. There will be thermal solar to heat water. They would like to have activities in the outdoor area that would include the larger community.

Mitigation Measures

<https://docs.google.com/document/d/1RW8vMXIIGATMMTjXjgVkEK0s0l-OWuVk/edit>

Pat Nave presented the latest draft of a Port Mitigation Program and requested input. The purpose is to identify intentional and unintentional impacts of Port activities and propose measures that could be taken to correct them.

There are two sections: Policies and Specific Mitigation Measures

Policies include requiring the Port to address overriding considerations elsewhere in the Port if possible and transitioning to 100% zero shipping emissions by 2030.

Measures include: addressing truck damage to roadways and neighborhoods, undergrounding utilities, establishing rail quiet zones, painting the cranes to blend in with the sky, revised policy on use of vacant lots owned by the Port, reducing light pollution, and greening the Port.

From here, the plan is to gather additional ideas from other NC committees, obtain support from the Harbor Area Neighborhood Councils, present the mitigation program to Harbor Commissioners, and include one or more of the mitigation measures in comments on Port environmental documents.

Updates on Other Items of Interest to the Committee

Diana Nave provided the following updates:

- Courthouse – they expect to begin demolition Feb 9; in the meantime they have put up a construction fence that closes off the parking lot. The Supervisor, BID, and Chamber are working to get the lot re-opened until Feb 9
- Efforts are still underway to get the Topaz parking lot opened to the public
- Efforts are still underway to get the Town Square parking lot and promenade opened to the public
- The Business Improvement District is going out to bid for the structural component of an archway sign that would be at the end of 6th Street. This bid is for the structural elements only. The actual art would be developed later and they would allow for some community input.
- The BID also launched a new website Discoversanpedro.org. It is really nice.
- Walker's Café - The Cultural Heritage Commission unanimously voted to advance Walker's to the next stage in the historical landmark process. The next step

will be a site visit by two Commissioners in early February and then a second hearing in one or two months.

- AIDS LA has sued the city to prevent implementation of the new Housing Element
- A lawsuit has also been filed against SB 9 on the grounds that the state overstepped its authority, particularly with regard to Charter Cities. A second lawsuit is being developed by non-charter cities.
- The initiative to overturn SB 9 and return housing decisions to local jurisdictions has been named Our Neighborhood Voices Initiative. The Board of SCAG recently endorsed it. They are looking for folks to circulate petitions and for financial contributions. If you want to help out or learn more about the initiative go to ourneighborhoodvoices.com.
- The Metro Board is eyes surplus state funds for their transportation wish list including extension of green line to Torrance and increased allocation of up to \$500 million for the Active Transportation Program - the funding could go toward a backlog of existing projects addressing first mile/last mile connectivity, bicycle safety.

Public Comment on Items Not on the Agenda

- Diana asked Central and Coastal to consider the 2 motions regarding the PAIP. If all three Councils pass them then we could present them jointly at the Board of Harbor Commission.
- Noel asked Central and Northwest to pass resolutions regarding 2111 S. Pacific similar to those passed by Coastal
- Javier heard a rumor that the Bank of America at 25th and Western had been sold and that the new owners are proposing to put up housing. He asked if anyone else had heard that. Noel will investigate.

Adjourn – Next Joint Meeting – Wed. February 23, 2022