

MEETING NOTES
NORTHWEST, CENTRAL, AND COASTAL SAN PEDRO
JOINT PLANNING AND LAND USE COMMITTEES
Meeting held November 17, 2021 via Zoom

Central San Pedro Committee Members:

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

Quorum: Yes

Coastal San Pedro Committee Members:

- Robin Rudisill - Excused
- [Name] Healy – [Status]
- Noel [Name] – Absent
- Gregor [Name] – Excused
- John K [Name] – Absent
- Allen [Name] – Excused
- Andrea [Name] – Present
- June [Name] – Absent
- Ziggy Mrkich – Excused
- Rick [Name] – Absent
- Carn [Name] – Absent

[Name] Delusion – Present

Quorum: No

NWSPNC Committee Members:

- Diana Nave – Present
- Chuck Hart – Present
- Jason Herring – Present
- Linda Alexander – Present
- Pat Nave – Present
- Charlotte Bell- Absent
- Rock Ashfield – Absent
- Alek Norman – Present
- Jan Kain – Excused
- Dan Dixon – Excused
- Craig Goldfarb – Present

Quorum: Yes

DRAFT

Non-Committee Member Attendees: Ryan Guthrie, Azul Manyano, Presley Bacich, Brian Velazquez, Byron Arroyo, Francisco Ramirez, Giovanna, Lexi De Leon, Maiya Horn, Megan Barnes, Patrick Zumaron, Vanessa Reed, David Rivera, David Pinelo, Rihannon Gilmore, Lou Carvella, Doug Epperhart;

Proposed Mixed Use Development at 625 S. Beacon – Ryan Guthrie

<https://drive.google.com/drive/folders/1RqWI7ZIukifGPWpQqM8GRny5HEgIVrW2>

This project will take up the entire block bounded by 6th and 7th Streets from Palos Verdes to Beacon. It will be built by Holland Partners who also developed the project at 550 Palos Verdes. They will not only develop it but continue to manage it. The building have 281 units ranging from studios to 3 bedroom units, most with private balconies, and 391 parking stalls in subterranean parking and 2316 square feet of ground floor retail. It will have 8 stories on 6th Street and 7 stories on 7th Street. There will be a pool and spa on the second floor, fitness center on the ground floor (6th Street side), roof deck, and clubroom. The driveway will be off Palos Verdes with the main entrance from Beacon Street. Some historic architectural elements are included. The state has mandated considerable energy and green features including solar, collection of storm water runoff, high efficiency boilers, etc. They are planning for 40 EV charging stations but will install more if the demand is there. They want to keep the 1% for the arts in San Pedro and would like to consult with the community on ideas. The project is entitled and now they will start working on construction documents with construction anticipated to start in 2023.

The Harbor Front Project is nearly completely rented. New residents are given welcome to San Pedro Bags. If asked, the manager will place flyers about community events in mailboxes. Ryan invited everyone to visit.

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Letter Related to Unfinished Sidewalks at Intersections on Western Avenue – Linda Alexander

Linda Alexander discussed the draft letter found at

<https://docs.google.com/document/d/1lvswER5CaVEjuWomLhsYBZIM7mdld54n/edit>

Cal Trans tore up a number of intersections on Western to make them ADA accessible and upgrade the electrical. According to Assemblyman O'Donnell's office, due to supply chain issues they have not received the necessary electrical parts to complete the work and may not be able to do so until Oct 2022. In the meantime there is just gravel at these intersections causing people to walk in the street. This is particularly a problem at the intersection of Western and Weymouth where the students from Willenberg regularly walk. The letter requests Congressman O'Donnell's helping getting the torn up sidewalks covered in such a way that they are walkable. Similar letters would be sent to CalTrans and Supervisor Hahn's offices.

Northwest: Motion to approve letter was moved by Linda Alexander, seconded by Jason Herring, and carried unanimously

Central: Motion to approve letter was moved by Linda Alexander, seconded by Eugenia Bulanova, and carried unanimously

Coastal: No quorum, Adele Healy will take to their Planning Committee

Motion Related to Transportation Demand Management Plan– Dan Dixon and Craig Goldfarb

Motion not ready, no action taken

Report on Metro Vermont Corridor Extension Feasibility Study and Motion to Request Feasibility Study for Extension to San Pedro – Jason Herring

Jason Herring reported on Metro’s meeting regarding Metro’s feasibility study for the Vermont Corridor from 120th Street to PCH/Harbor College

<https://drive.google.com/drive/u/0/folders/1tz1Y-tKzGzQ6acan-XtD8BT8051qAf1>

The goal is to improve transit in Vermont – currently it takes 20 minutes by car and 60 minutes by bus. They are looking at 3 alternatives, fast bus, light rail, and heavy rail. There were a number of people who spoke at the meeting requesting that the study be modified to bring the line to San Pedro. The Metro representatives said that it would take a new Board action to do that. Jason presented a letter requesting that the Metro Board take the study as an action.

<https://drive.google.com/drive/u/0/folders/1tz1Y-tKzGzQ6acan-XtD8BT8051qAf1>

He noted that the current green line expansion will end at Terrace Blvd, however the 2019 study does show possible future connection to San Pedro.

Northwest: Approval of the letter was moved by Pat Nave, seconded by Jason Herring, carried unanimously

Central: Approval of the letter was moved by Linda Alexander, seconded by Eugenia Bulanova, and carried unanimously

Coastal: No quorum, Adele Healy will take to their Planning Committee

Report on Formation of Design Sub-committee – Javier Gonzalez-Camarillo

Javier Gonzalez-Camarillo stated that he would like to start with a small committee and that the CPIO will give us a good starting place. He asked anyone who was interesting in participating to contact him. It was suggested that we try to find other architects for the committee. Suggestions included: Peter Rothe (Linda will contact), Frank Anderson or Mona Dallas (historical society), Bill James, and Liz Johnston.

Updates on Other Items of Interest to the Committee – Diana Nave

The map that Jason shared at the last meeting has been updated to include recent changes.

https://www.google.com/maps/d/u/0/viewer?mid=1Sr_YdOsAQ40YwwrV2OoyQqbWEPVp-3rQ&ll=33.745293632744996%2C-118.28213416741816&z=13

- Courthouse groundbreaking delayed to Jan/Feb
- Harbor View House to break ground soon
- Warner Grand will be closing in June for major refurbishment; Sacred Grounds and Findings will both close or need to relocate permanently
- Croatian Cultural Center – city needs to bring electricity and plumbing up to code; because of its historical designation they will need to bring in a consultant so first step is to identify funds for the consultant; a stakeholder suggested that the NCs ask to have the film removed from the windows – its cracked
- There has been an appeal filed on the Topaz conversion. It is by the same group that filed the appeal on the Holland Partners project at 625 Beacon
- 847 10th St where Rock Solid Church is, is up for sale. This property is entitled for a small lot single family development.
- Alta Sea has received \$10 million to upgrade pier 58. Tim McOsker will be at our Dec meeting to discuss their plans.
- Planning Dept plans to release something on SB 9 implementation in Dec
- TOC Maps – Angel said they have been asking the Planning Department to update the map.
- 501 N. Mesa – being fought by HACLA to help house residents of Rancho as Rancho is being rebuilt
- RE response for Connectivity Plan are due early Dec with selection of a consultant expected in January, followed by contract development/negotiations. Javier suggested we begin discussions about what we want to see included in that plan. Both Coastal and Northwest have appointed 2 individuals to work with the consultant.

Public Comment on Items Not on the Agenda - None

Next Joint Committee Wed Dec 17 – Alta Sea; SB 9 implementation; Connectivity Plan