

Land Use Committee Report/ Sept 11, 2007/ CSPNC Stakeholder Meeting

There was no regular Land Use Committee Meeting in August, but a Special Meeting was held on August 6, 2007 that generated the letter of protest regarding Knoll Hill approved by CSPNC on August 14, 2007. The next regular meeting of this committee will be on September 26th, at the Croatian Cultural Center, 6:30 pm.

Regarding Knoll Hill, we are still looking for POLA's response to our August 15, 2007 Public Records Act request. A visit to POLA's headquarters on the morning of September 11th yielded no response or estimate as to when we would receive one.

Follows a sub-report on the Pacific Corridor CAC meeting of September 5, 2007:

1. The City Planning Dept is proceeding with a CDO (community design overlay) for the downtown area only (any progress on the main CP update is probably 6 months away). There appears to be one main controversy surrounding this draft right now: The CDO gives the Planning Dept direct and exclusive oversight over many projects that now come to the CAC and the NC for our review and comment. This will be discussed at the Sept 26th Land Use Committee Meeting at the CCC. If anyone would like a copy of the draft CDO, let me know (36 page doc).
2. The "Harbor LA Business Assistance Program" presented. They provide assistance to microenterprise and small businesses in the form of education, training, and technical support. For information, call Marjorie Gardner-Cruse at 310-405-5931.
3. The CAC voted to give the Harbor-Watts Economic Development Corporation (Frank O'Brien's consulting group) \$75,000 for the preparation of a street improvement proposal to repair downtown paving with State Proposition 84 bond money.
4. The CRA is considering purchasing new street furniture such as bus benches and trash cans. Product manufacturer's reps are coming to present at the Sept 19th PC CAC meeting.
5. Gordon Tueber and Walter Beaumont reported on:
 - a. Welcome Park - Sept 24th opening
 - b. Palos Verdes Urban Village (550 S. Palos Verdes St) - needs new financial backing - CRA is trying to assist
 - c. Harbor View Lofts - Pablo Leon project at 111 & 203-233 N. Harbor Place, at Santa Cruz - Leon is looking for a 50% partner. Project is entitled (158 units).
 - d. 327 & 407 N. Harbor, Ashai project at O'Farrell (54 and 40 units, respectively) - zone change necessary. In City queue for batch processing (may be another year yet).
 - e. Center Street Lofts have lease their first ground floor retail space - Starbucks (this is by right, no permission required)
 - f. At Oliver and Gaffey (east side), property owner looking to put in a used car lot. CRA is looking for a way to stop this.

The agenda for the September 26th Land Use Committee is being drafted. This agenda may include:

1. Actions to be taken regarding POLA's response to our Public Records Act request.
2. Planning of a public workshop on the future of Knoll Hill, possibly with the assistance of the City Planning Dept.
3. Review and comment on the downtown Community Design Overlay (if anyone would like a copy of the draft CDO, let me know (36 page doc).
4. A follow-up motion regarding Bisno's Ponte Vista development.

If you have any additional items to put forward for this meeting, please call or write me.

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