

**Central San Pedro Neighborhood Council**  
**Land Use and Planning Committee (and Board) Meeting**

Thursday, April 30, 2015 – 5:45-7:45pm  
San Pedro Regional Public Library  
931 S. Gaffey St, San Pedro

Board Members in Attendance: Sue Castillo Committee Chair, James Allen, Debbie Rouser, Karen Caesar, Donald Galaz, Frank Anderson, Colin King, Hrant Harutunyan. Nineteen other stakeholders were also in attendance.

1. Chair called the meeting to order at 5:45 and called for self- introductions.
2. Agenda Item 1: The chair provided a quick review of the intent and process of the Gaffey Street Conceptual Plan. She summarized the recommendations found in the report, Final Draft Report. A list of recommendations was reviewed by the Chair and discussed. Changes and additions were suggested and the combined list was voted upon. See the attached list of recommended action items pertaining to this agenda item, to be brought to the full board as an action item.
3. Agenda Item 2: Proposed redevelopment of the southeast corner of Gaffey and 6th St, 600 S. Gaffey St. as a Jack in the Box Restaurant was presented by David Lundy, Project Manager for PM design group. The plan is to tear down the present structure as well as the adjacent Chinese Restaurant and rebuild a single Jack in the Box restaurant with expanded drive-through service. The discussion raised several issues of concern, including the plain, windowless wall enfronting Sixth Street, the See the attached letter describing recommended action items regarding lack of appropriate space for outdoor dining, lack of shade for the dining area, the plain wall facing 6<sup>th</sup> St.(no glass facing 6th), and no door on Gaffey. See the attached list of recommended action items pertaining to this agenda item, to be brought to the full board as an action item.

The Chair circulated a summary of the Design Guidelines applicable to Drive-through fast food development on Gaffey St. After discussion and review of the plans, the committee voted to recommend to the full board a letter which supports the new construction but which encourages the design team to incorporate the improvements which were discussed and which would be in conformity with the Design Guidelines

4. Agenda Item 3: Current Status and suggestions for the Courthouse at 505 S. Centre. James Allen relayed that he had spoken to LA County Supervisor Don Knabe regarding this property. This property is presently owned by the state. Fifty (50) court houses are being or have been closed in the state and these surplus properties are to be sold. Because this courthouse was previously owned by the County, it is being given the first right of refusal for purchase of the property.

Knabe related his interest in the county acquiring this property and is in negotiations regarding price and acquisition of funds. Allen proposed that the committee recommend to the board that a letter be sent to Knabe supporting this purchase. The committee voted in favor of sending this letter. Allen also urged all in attendance to make their own views known to the County suggesting the best a highest use of the property.

5. Public comment (none).
6. Meeting Adjourned 7:45pm.

## ATTACHMENT "A"

### RECOMMENDATIONS & ACTION ITEMS resulting from the April 30, 2015 Land Use and Planning Committee Meeting of the Central San Pedro Neighborhood Council (meeting held at the San Pedro Regional Public Library, 931 S. Gaffey St, San Pedro

#### AGENDA ITEM 12C: Recommendation to write the following letter to the Offices of Joe Buscaino and LANI:

(addresses)

Subject: Central San Pedro Neighborhood Council comments on the release of the Gaffey Street DRAFT Conceptual Plan

From the beginning, this neighborhood council has actively participated in the creation of this plan by publicizing, helping facilitate and attending its public workshops. We thank you for the funding supplied and all of the effort expended to make this process happen. Upon the release and review of the draft plan at a CSPNC Land Use and Public Works Committee meeting on April 30th, attended by 23 stakeholders, we have several comments and requests.

1. We agree with the special recommendations made in Section 2 (pgs 10-11) regarding:
  - a. The rapid completion of the Exit Park
  - b. The redevelopment of the Social Security Bldg at 336 N. Gaffey St
  - c. The erection of attractive temporary fencing to screen vacant properties (in particular, we note the poor condition of the vacant lot at the NW corner of Sepulveda and Gaffey St).
  - d. The creation of a Specific Plan to guide and provide incentives for development between the freeway access ramps and 2<sup>nd</sup> Street
  - e. Encouragement for a Gaffey Street BID to provide for enhanced local services.
2. We ask that these relatively minor additions be made to the final report:
  - a. Detailed traffic count and accident data used in this analysis to be provided for future community reference, in the Appendix.
  - b. Refer to community design guidelines (City of Los Angeles Commercial Design Guidelines, Pacific Corridor Design Guidelines, and policy contained in the Downtown San Pedro Community Design Overlay District), emphasizing that these should be observed as redevelopment proceeds.
  - c. Include bus stops as areas listed to be targeted for public art.
3. We hope to see good use made of the grant-funded Library pop up plaza concept for community events, including neighborhood council use. We would like to know by what process (and cost, if applicable) events could be scheduled in this venue.
4. We found these items lacking in the report:
  - a. A preliminary study of suggested improvements for the First and Gaffey intersection, and approximation of the ROW acquisitions that would be necessary.
  - b. Some special design emphasis at the intersection of Seventh & Gaffey, pointing to the LA Waterfront
  - c. A street tree plan, developed as a part of an outreach process.
5. We would like confirmation that LAPD, LAFD and LADOT review the report and provide their expertise as to the feasibility of proposed improvements; in particular, we would like the corner bulbout concept thoroughly vetted.
6. We understand that LADOT will be looking into the possibility of further traffic signal coordination/optimization, and ask that they also look into the possibility of streamlining their traffic signage for a more orderly appearance, eliminating any unnecessary sign poles.

7. We look forward to someday seeing the formation of a Gaffey Street BID, but in the interim hope to see Joe's Office provide some dedicated funding for street cleaning and maintenance, including special attention to street trees and other landscaping. Our goal should be to have a regular maintenance schedule that could be collaboratively shared with the Gaffey Street property and business owners.
8. Finally, we ask that you review the project budget with the community in order to prioritize spending. We expect that you will vet the recommended street tree grates with Urban Forestry with regard to long-term maintenance and effects on tree health.

**AGENDA ITEM 12D: Recommendation to write the following letter to the Owner and developer of the property to be redeveloped at 600 S. Gaffey St**

(addresses, Joe Rich and David Lundy)

Subject: Redevelopment at 600 S. Gaffey Street

We appreciate the effort you have made to present your plans for redevelopment of the Southeast corner of Gaffey and Sixth Street, and are in support of the redevelopment of this site for the purpose of building a new and improved fast food restaurant. However, we have several concerns regarding the proposed site plan presented to the Land Use Committee on April 30<sup>th</sup>.

The proposed plan shows:

- a windowless wall facing 6<sup>th</sup> Street
- the front entrance facing the south parking lot rather than Gaffey Street
- a drive-through lane adjacent to the intersection of Gaffey and Sixth Street
- retention of a free-standing pole sign
- a small outdoor dining patio with western exposure but no sun shade, no architectural enhancement, and not within view of the glass façade of the building.

We believe that City of LA and local design guidelines identify features such as these as ***not recommended***. This is a significant intersection that ties the Gaffey business community to our downtown. We ask for your additional review of our community guidelines, a fresh look at providing a guideline-compliant site plan, and the opportunity to review these again. The community thanks you for your efforts in working with us.

***Copy to Office of Joe Busciano and City Planning Dept.***

**AGENDA ITEM 12E: Recommendation to write the following letter to the Office of Don Knabe, with a copy to Councilman Joe Busciano**

(addresses)

Subject: Purchase of the San Pedro Superior Courthouse, 505 S. Center Street

Dear Supervisor Don Knabe,

The Central San Pedro Neighborhood Council is very concerned about the future of the San Pedro Courthouse. We are entirely supportive of the Los Angeles County purchasing this property from the State of California as soon as possible. We also would like to encourage you to set up a community process whereby we can discuss community options for this property that will be consistent with the San Pedro Community plan, the San Pedro Arts, Culture and Entertainment district plan and the Pacific Corridor plan of the now demised LA/CRA.