



**BOARD & STAKEHOLDER MEETING MINUTES**  
**Tuesday, October 9, 2018**  
**(Incomplete Draft)**

**San Pedro Regional Library, 931 South Gaffey Street, San Pedro, CA**

1. **Call to Order and Roll Call**: The meeting was called to order at 6:30 pm, by President Alexander Hall. There was a quorum with 13/14 Board Members, and approximately 45 stakeholders present.

Board Members	Roll Call/Attendance
James Allen	Present
Frank Anderson	Present
Rachel Bruhnke	Present
Louis Caravella	Present
Jane Castillo	Present
Maria Couch	Present
Donald Galaz	Present
Matt Garland	Present
Jose Guerrero	Present at 7:15 p.m.
Alexander Hall	Present
Ryan Hemphill	Present
Linda Nutile	Seated
Jeffry McBurney	Absent
William Marmolejo	Present
Khixaan Obioma-Sakhu	Excused
Claricza Ortiz	Present
Vacant Seat	

2. **Motion to adopt October 9, 2018 meeting agenda** – Adopted as amended without objection.
3. **President’s Opening Comments** – What happened at the last meeting does not reflect our values as a board. We are here to represent you.
4. **Fill board vacancies** – Linda Nutile approved without objection and seated.
5. **Public Comment on Non-Agenda Items**
  - a. Linda Alexander reported that several more utility boxes on Gaffey have been painted.
  - b. Allen Franz announced they have upcoming volunteer days at the White Point Nature Preserve.
  - c. Augustine with the Los Angeles Alliance for a New Economy (LAANE) commented on support for Measure W.
  - d. John DiMeglio made comments that could not be heard.
6. **Reports from Public Officials/Representatives**
  - a. **LAPD Acting Senior Lead Officer Pagulayan**
    - i. Officer Pagulayan gave a brief overview of crime statistics for the area.
    - ii. Officer Pagulayan and Sargent Plows answered questions from the board and stakeholders.

- b. **Port of Los Angeles Port Police – Sergeant Jose Alvarez**
  - i. Officer Alvarez gave a brief overview of crime statistics for the port area.
  - ii. **He Announced that on Saturday, October 13, 2018 the US Fit Expo will be at the S.S. Lane Victory.**
  - iii. **Tonight 7pm – 6 am bridge west lanes all closed tonight thru Saturday**
  - iv. Officer Alvarez answered questions from the board and stakeholders.
- c. **Councilman Joe Buscaino’s office** San Pedro Field Deputy, Ryan Ferguson
  - i. Mr. Ferguson provided a written report which included some of the following.
    - I. Elks Lodge rebuild update, exterior walls are complete and are working on plumbing.
    - II. 550 S. Palos Verdes Street is currently working on wood framing and concrete.
    - III. The Mesa 22 Development is currently working on tying rebar.
    - IV. Rancho San Pedro redevelopment update, the Housing Authority of the City of Los Angeles (HACLA) Board of Commissioners is having a meeting on August 23<sup>rd</sup>, they recommended that they start a 90 day exclusive negotiation period with The Richman Group and One San Pedro Collaborative.
  - ii. Mr. Ferguson answered questions from the board and stakeholders.
- d. **Port of Los Angeles** Augie Bezmalinovich
  - i. The next meeting of the Board of Harbor Commissioners is Thursday, October 18<sup>th</sup>, at 8:30 a.m. at the Port Administration Building
  - ii. **San Pedro Public Market update, demolition continues.**
  - iii. **The annual Happy Harbor Halloween will be on Saturday, October 27, 2018 in both downtown San Pedro and Wilmington.**
  - iv. Mr. Bezmalinovich answered questions from the board and stakeholders.
- e. **Department of Neighborhood Empowerment (DONE)** Adrianna Cabrera, Neighborhood Council Advocate
  - i. **Thank you to the board members who took a Saturday to attend to the board training.**
  - ii. Neighborhood Council elections for the Harbor Area/Region 12 will be held on Saturday, June 8, 2019. **They will be hosting a lot of candidate workshops and forums.**
  - iii. Ms. Cabrera answered questions from the board and stakeholders.
- f. **Animal Control** Officer Smith and Leslie Car
  - i. **They gave a brief overview of services offered at local shelters.**
  - ii. **They are always looking for volunteers at the shelter.**
  - iii. **All animals must be say and neutered.**
  - iv. **Please visit [laanimalservices.com](http://laanimalservices.com) for discounted services and more information.**
  - v. **Office Smith and Ms. Car** answered questions from the board and stakeholders.
- g. **Congresswoman Nanette Barragan** Tess Harmon – Not present
- h. **Senator Steven Bradford** Field Representative Brenda Baker
- i. **LAUSD Board Member Dr. Vladovic**, John Larson, Director of Communications – Not present
- j. **Office of the Mayor** – Not present
- k. **Budget Advocates** – Region 12 Budget Advocate – No one present
- l. **Assembly Member O’Donnell** Sarah Patterson, San Pedro Field Representative – Not present
- m. **County Supervisor’s Office** Harbor Area Deputy, Erika Velazquez – Not present

## 7. Approval of Prior Meeting Minutes

**Motion** by **James Allen** to approve the revised July 10, 2018 Meeting minutes, second by **Alexander Hall**, and passed with 10 yes (Allen, Anderson, Bruhnke, Castillo, Couch, Galaz, Garland, Hall, Hemphill, and Marmolejo), 1 no (Obioma-Sakhu), 1 abstention (Caravella), 1 out of room (Guerrero) and 1 not eligible (Nutile).

**Motion** by **James Allen** to approve the September 11, 2018 Meeting minutes, second by **Alexander Hall**, and passed with 9 yes (Allen, Anderson, Bruhnke, Caravella, Galaz, Garland, Hall, Hemphill, and Marmolejo), 3 noes (Castillo, Couch, and Obioma-Sakhu), 1 abstention (Guerrero), and 1 not eligible (Nutile).

## 8. Presentation on by CD15 Working Group on “A Bridge Home Initiative” Homelessness –

Gabriela Medina

- a. Ms. Medina gave a detail overview of details for the Bridge Home Initiative.
- b. The Los Angeles City Measure HHH is funding to build out 10,000 housing units.
- c. The Los Angeles County Measure H is to provide wrap around services.
- d. Combined both measures provided the largest amount of funding to address homelessness in the nation.
- e. A Bridge Home is a temporary 3-year program.
- f. There was lengthy discussion.
- g. Ms. Medina answered questions from the board and stakeholders.

## 9. Committee and Other Reports

- a. Homelessness – Alexander Hall James Allen Chair
  - i. Report on CD15 Working Group on Homelessness meeting.
    - I. A lot of the information tonight was also presented at the working group meeting(s).
    - II. He recommends support of Temple Beth El having Safe Parking in their parking lot.

Motion by **James Allen** to consider a draft letter of support for Temple Beth El hosting a Safe Parking program site in their parking lot, second by **Frank Anderson**, and failed with 3 yes (Allen, Anderson, and Garland), 10 noes (Bruhnke, Caravella, Castillo, Couch, Galaz, Guerrero, Hall, Hemphill, Marmolejo and Obioma-Sakhu), 0 abstention, and 1 not eligible (Nutile).
- b. Port Committee – Frank Anderson Chair
  - i. Report on Port President’s meeting.
    - I. There was an update Alta Sea.
    - II. Artifacts from the Ports O’ Call restaurant are being housed for preservation at Piper Tech.
- c. Sustainability – Rachel Bruhnke Chair
  - i. Discuss and consider resolution to support a letter to State Senator Steven Bradford and Assemblyman Patrick O’Donnell, asking them to extend the Urban Agriculture Incentive Zone Act (AB511).

Honorable Assemblyman Patrick O’Donnell and State Senator Steven Bradford

The Central San Pedro Neighborhood Council (CeSPNC) is in support of AB551, extend the Urban Agriculture Incentive Zone Act, passed in 2014, which allowed landowners in metropolitan areas to receive tax incentives for putting land in agriculture use.

**Unfortunately, the bill has a sunset clause, and expires January 1, 2019.**

The law itself states that “the Legislature finds and declares that it is in the public interest to promote sustainable urban farm enterprise sectors in urban centers. The Legislature further finds and declares the small-scale, active production of marketable crops and animal husbandry, including, but not limited to, foods, flowers, and seedlings, in urban centers is consistent with, and furthers, the purposes of this act”.

The Sustainability Committee of CeSPNC is currently in discussions with local stakeholders, including City Councilman Joe Buscaino’s office, to take advantage of AB551 in our area. There are several lots, vacant for years, throughout central San Pedro, and a growing community culture of engagement with agricultural activities.

However, the Sunset Clause of AB551 states that “Unless the law is amended by the state legislature, now UAIZ contracts can be signed after January 1, 2019.” Therefore, we respectfully and urgently **request that you take this matter up with the state legislature to extend** this very important and timely law that will promote community engagement and benefit the environment, crime abatement, local seniors and low income residents, families and local water resilience in our communities.

Respectfully,

The board of Central San Pedro Neighborhood Council

Motion from committee passed with 11 yes (Anderson, Bruhnke, Caravella, Castillo, Couch, Galaz, Garland, Hall, Hemphill, Marmolejo, and Obioma-Sakhu), 1 no (Guerrero), 0 abstention, 1 out of room (Allen), and 1 not eligible (Nutile).

- d. Land Use Planning and Public Works – Maria Couch Chair

- i. Consider letter of support for a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant/bakery located at 335 W. 7th Street.

DRAFT LETTER OF SUPPORT FOR PROPOSED PROJECT AT 333 and 335 W. 7<sup>th</sup> Street

ZA-2013-3692-CUB

The Central San Pedro Neighborhood Council has reviewed the plans for the proposed La Buvette Bistro at 335 W. 7<sup>th</sup> Street in San Pedro and hereby offer our support. The proposed project will be replacing Jackson's Place and will be introducing Downtown San Pedro to a new dining experience. Mr. Compagnon is currently a Wine Sommelier at Trump National Golf Course and wishes to bring that experience to downtown. It will help bring new clientele to Downtown San Pedro and will enhance and further enrich the diverse San Pedro community. La Buvette Bistro will provide a new cultural experience to local residents, and provide additional employment opportunities. Additionally, interest in joining the San Pedro Outdoor Dining District was expressed.

The proposed facility is seeking to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed 2,954 square-foot restaurant/bakery with 69 interior seats, and a 144 square-foot uncovered outdoor dining area in the public right-of-way with 12 exterior seats, having live entertainment consisting of 5 performers and 1 singer playing Jazz and World Music. Seeking to permit both 333 and 335 for possible future expansion.

We understand that the entertainment provided will not be amplified and steps are being taken to soften and absorb the sound.

**Motion from committee passed with 13 yes (Allen, Anderson, Bruhnke, Caravella, Castillo, Couch, Galaz, Garland, Guerrero, Hall, Hemphill, Marmolejo, and Obioma-Sakhu), 0 no, 0 abstention, and 1 not eligible (Nutile).**

- ii. Consider letter of support for a conditional use permit & ABC type 41 license to allow the sale and dispensing of beer and wine for onsite consumption for Buono's new location at 222 W. 6th Street.

DRAFT LETTER OF SUPPORT FOR PROPOSED PROJECT AT 222 W. 6<sup>th</sup> Street

ZA-2018-4161-CUB

The Central San Pedro Neighborhood Council has reviewed the plans for the proposed Buono's Pizza at 222 W. 7th Street in San Pedro and hereby offer our support. Buono's has been a long standing member of the community and currently has a location on 15<sup>th</sup> and Gaffey. Their new location has been empty for quite some time. It will help add to the current dining choices and contribute to the proposed San Pedro Outdoor Dining District plans.

The proposed facility is seeking to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 2,380 square-foot restaurant with 49 interior seats, and an outdoor patio with 30 patron seats on private property. Hours of operation are from 11:00a.m. to 11:30 p.m. daily

Committee voiced concern over the consumption of alcohol in the patio area. Facility will have conditions and alcohol will be contained. Once alcohol is brought outside into patio area it cannot be removed from the location. Signs will notify patrons of patio boundaries and where alcohol can be consumed.

Parking will not be an issue. The facility has access to a parking structure.

**Motion from committee passed with 12 yes (Allen, Anderson, Bruhnke, Caravella, Castillo, Couch, Galaz, Guerrero, Hall, Hemphill, Marmolejo, and Obioma-Sakhu), 0 no, 1 abstention (Garland), and 1 not eligible (Nutile).**

- iii. Consider letter of support for Plans for 1101 S. Pacific Avenue the former Ramona's Bakery.

DRAFT LETTER OF SUPPORT FOR PROPOSED PROJECT AT 1101 S. PACIFIC

ENV3564-CE ZA-2018-3565-CUB

The Central San Pedro Neighborhood Council has reviewed the plans for the proposed Sardines Coffee Shop and Lounge at 1101 S. Pacific in San Pedro and hereby offer our support. The proposed project promises to refurbish a community landmark (Ramona's Bakery) with attention to historic detail. It will help connect a key intersection to the downtown corridor, enhance our arts district by providing another small performing arts venue, provide a gathering place for local residents, and provide additional employment opportunities.

The front of proposed facility would be a bakery/coffee shop with 35 seats while the rear would be a performing arts venue with a maximum of 66 seats. The proposed CUP would allow for live entertainment, film screenings, and incidental dancing with operating

hours of 7 am to 2 am. The performing arts portion would be soundproof and all ingress and egress would be from Pacific Avenue. It is our understanding that although there will not be a full kitchen, some type of food will be available during all hours of operation.

While we are, however, concerned about the lack of parking and understand that additional parking is not required under the current zoning. We strongly encourage the applicants to enter into an agreement with Chase Bank across the street to use their parking lot during evening hours.

We also have some concern about the concentration of establishments selling liquor, however, these are outweighed by the uniqueness and positive contributions the proposed facility would make to our community overall.

Motion from committee passed with 11 yes (Anderson, Bruhnke, Caravella, Castillo, Couch, Galaz, Garland, Hall, Hemphill, Marmolejo, and Obioma-Sakhu), 1 no (Guerrero), 0 abstention, 1 out of room (Allen), and 1 not eligible (Nutile).

- e. Communications and Outreach – Khixaan Obioma-Sakhu Chair – items not considered due to time constraints
  - i. Update on Give Day.
  - i. Update on board training.
- f. Treasurer and Finance Committee Report – Matt Garland Treasurer
  - i. Discussion of expenditure approval best practices and procedures. Board approval for expenditures.
  - ii. Discussion and motion to request city clerk audit of CeSPNC Monthly Expenditure Reports (MER's) March 1, 2018 through September 1, 2018.

Motion by **Khixaan Obioma-Sakhu** to table item 9.f.ii., second by **Maria Couch**, and passed with 11 yes (Anderson, Bruhnke, Caravella, Castillo, Couch, Galaz, Garland, Hall, Hemphill, Marmolejo, and Obioma-Sakhu), 0 no, 0 abstention, 2 out of room (Allen and Guerrero) and 1 not eligible (Nutile).

I stopped recording and shut down due to time constraints – please have Matt and/or Jane provide the motions and vote counts

## 10. Consent Calendar

- a. Motion to approve amended CeSPNC Fiscal Year Administrative Packet 2018/19.
- b. Motion to approve July, August, and September Monthly Expenditure Reports.
- c. Motion to approve appointment of Linda Alexander, Claricza Ortiz, and Maria Couch to the Finance Committee.
- d. Motion to approve payment to Lloyd Staffing for the taking of minutes from July 9, 2018 through Sept. 16, 2018 in an amount not to exceed \$790.00; invoices 404657, 405218, 405428, 405800.
- e. Motion to approve payment to Continental Interpreting Services for services rendered Mar 13, 2018 through Aug 14, 2018 in an amount not to exceed \$1,115.00; invoices 13224, 13828, 14015/17, 14878, 15425.
- f. Motion to approve payment to Core PM Essentials late processing fee and past due flat interest in an amount not to exceed \$55.00 for outstanding invoice 2018/301.
- g. Motion to approve purchase of light refreshments from Happy Dinner for November 13, 2018 Board and Stakeholders meeting in an amount not to exceed \$200.00.

Motion by **Matt Garland** to move item 10.a. to be considered after item 10.g., second by **James Allen**, and approved without objection.

## 11. Harbor Alliance of Neighborhood Councils (HANC) Report

- a. 22

## 12. Announcements

- a. 22.

## 13. Adjournment – The meeting was adjourned at 10:-- pm. The next regular meeting is November 13, 2018.