Northwest, Central, and Coastal San Pedro
JOINT PLANNING AND LAND USE COMMITTEES
MEETING NOTES
Meeting held January 15, 2020 at San Pedro City Hall

Central San Pedro Committee Members:
• Frank Anderson - Excused
• Javier Gonzalez-Camarillo – Present
• Pat Carroll – Present
• Lisa De Niscia – Present
Quorum: Yes

Coastal San Pedro Committee Members:
• Robin Rudisill - Present
• Adele Healy – Present
• Noel Gould – Present
• Gregory Ellis – Present
• Steven Hagee – Absent
• John Kopczynski – Absent
• Allen Franz – Present
• Kathleen Martin - Absent
Quorum: Yes

NWSPNC Committee Members:
• Diana Nave – Present
• Chuck Hart – Present
• Peter Burmeister – Present
• Jason Herring – Excused
• Linda Alexander – Present
• Pat Nave – Present
• Charlotte Bell- Present
• Rock Ashfield - Present
Quorum: Yes

Non-Committee Member Attendees: Stakeholders: Mona Dallas Reddick, David Gallegos, Toni O’Donnell, Maria Denue, Daniel Loether; YWCA: Sonia Bailey, Julie Huerta, Filiberto Gonzalez (Grapevine Economic Development Fund); Ponte Vista/Harridge Development: Mitch Canada

Ponte Vista Update – Mitch Canada

Mitch reported that Harridge Development acquired this property from I-Star about 18 months ago. Most of the planning decisions had already been made and were set in stone. The primary challenge has been working with Cal Trans on the required traffic mitigations. They recently received all of the permits necessary to undertake the mitigations that are designed to improve the flow of traffic. Part of the delay had been issues between the City of LA and Cal Trans that were recently resolved enabling the permitting to go forward.
On Western in front of the project they are currently lengthening the south bound left turn pocket to accommodate more cars. They anticipate this work will be finished in about 3 weeks. Once that is completed they hope to be able to open the road to Mary Star for daytime use only. The lights and speed bumps have still not been installed on this road and the final smooth pavement cap will not be in place until after those things happen so the road will be a little rough when first opened. They have also been making improvements to the intersection at PV Drive North and also anticipate finishing that work in about 3 weeks.

Inside of the project the backbone U road has been completed with all of the underground infrastructure lines. They are in the process of selling the project areas to builders. Of the 6 project areas, 3 are single family and 3 multi-family. They have committed builders for 2 of the single family and at least 1, and probably 2, of the multi-family areas. These are national builders including DR Horton. Each builder will need to develop plans that conform to the previously adopted specific plan and submit these to the city first for permit compliance and then for plan check. It is anticipated that this process will take 6-8 months for City approval to move forward.

In response to a question about the utility poles that have recently been erected along the edge behind the Gardens, Mitch stated those are DWP poles and are on a DWP easement. Harridge was not happy but could not stop them. It would be difficult for DWP to underground them since there is already a large underground water pipe in the easement. They are looking for landscaping solutions that might be used to at least partially hide them.

**Plans for 437 W. 9th (YWCA)**

Julie Huerta, YWCA Board President, Sonia Bailey, YWCA Executive Director, and Filiberto Gonzalez, Grapevine Economic Development Fund, presented their proposed plans for this project.

The YWCA, designed by Julia Morgan, just celebrated its 100th birthday. It is the only remaining YWCA of the many that she designed. The YWCA is proposing to demolish the adjoining building, not part of the Julia Morgan building, that has been vacant for about 30 years and construct 41 units of permanent supportive housing for women and children in danger of homelessness. There would be no restriction on how long someone could live there.

They have selected Grapevine Development as the developer and are using SPFA Architects, the same architects who have been selected for restoration of the Warner Grand. The project would have a HUD certified onsite property manager in one of the units, provide wrap around services including childcare and case management. There will be office space for service providers.

Filiberto showed the outside design but no internal drawings were available. The apartments will be 585 feet studio/one bedroom units with kitchenettes and balconies. The outside of the building is “wrapped” with a light metal allowing light to come through but outsiders can not see the balconies. It is a very modern design, planned to complement the Julia Morgan Building. In addition to building the housing, phase I would also include some outside restoration of the historic YWCA building. Parking would be in a carport and would have less than a .5 to 1 ration to serve both the YWCA and this new building. They anticipate presenting to the Cultural Heritage Commission in February.

Comments/Questions/Responses:
- Encouraging to see a true affordable housing project
- Parking is inadequate – response was that they would take women who lacked a car - concern is that most women will need cars to get to employment; also parking is already needed for visitors and volunteers at YW; parking situation will get worse due to the other two projects proposed in the same block
- Concern about having children in studio/one-bedroom – YWCA response, can limit to small families
- TOC exemption may no longer apply
Will they take section 8? A: Section 8 can be used for market rate housing so if someone has a section 8 voucher they will probably chose to move to better housing. A new law in California says that landlords can no longer discriminate against someone based on their using a Section 8 voucher.

How will project be financed? A: Will only cost $430,000 per unit. Plan to apply for Low Income Housing Tax Credits, Tax exempt housing bonds, No Place Like Home, California Department of Housing. HHH has been exhausted unless some of the funded projects fall out.

Refer to San Pedro Urban Greening Plan for plants that are appropriate for our area.

Diana requested that they return after they have filed their plans with the Planning Department

Report from Aksel Palacios, CD 15
Unfortunately Aksel was sick and unable to attend the meeting. He did however send a written report that addressed the following:

- Little Italy. Gensler has been selected as the contractor for the design of the Piazza (pepper tree Plaza). Public outreach focus groups will begin in the next two months. A masquerade and Chef Nick Stellino event is set for mid February.
- Cal Trans Triangle Park. Current understanding is it will have a dog park component. Diana noted that the current dog park will close when the Harbor Blvd off ramp is reconfigured. She also stated that the area will have an underground cistern to recycle water and there will be a sign with the letters SAN PEDRO each on a different type of ray (e.g. sting ray)
- City Owned Parking Lot at 6th & Mesa – Workforce Housing/Mixed Use is the preferred development of the property; it has not gone out for RFP, the timeline is 3 months. Discussion followed about the importance of this as a parking lot and also as open space in the middle of our downtown. Since it has not yet gone to bid, it was suggested that we take a position in opposition to it citing the lack of parking in recently approved developments coupled with the recently approved funding for the improvements to the Warner Grand.
- Digital Sign Ordinance is set to return to Council Fall 2020. There are two options, public/private, and there is a proposed take down policy. See additional discussion under updates below.

Update on other items of interest to the committee
Diana distributed an update via e-mail regarding development projects and discussed updates to that e-mail. The updated list is attached. She noted that there are currently approximately 3443 units in some stage of planning or construction is 3443, approximately 730 of which would be low, very low or affordable. This would result in an approximately 15% increase in the population of San Pedro.

Robin provided the following updates:
- Digital Billboards – A recent survey showed that 85% of residents think that they should have a say on locating billboards in their neighborhoods. The Planning Commission has been working on the billboard ordinance for a long time. In 2002 the City banned new digital billboards. Now it looks like they are poised to allow an unlimited number of them. The revised ordinance is being drafted and will go first to the Planning Commission before it goes to City Council. Coastal has taken a position opposing the digital portion of the ordinance. In response to a question, Diana stated that the City has been looking at digital billboards as a possible source of revenue.
- SB 50, defeated twice, is once again moving through the State Legislature. It contains very aggressive up-zoning for all of California and would basically allow up to 4 units on single-family lots, more if close to transportation. It would eliminate the protection for any HPOZ established after 2010. It goes next to the Senate Appropriations Committee where it died last year. Senator Bradford is considered a swing vote. The City Council previously adopted a position opposing it, however the motion was never signed by the Mayor. Coastal has taken a position opposing it.
- Coastal has also taken a position opposing the vacation rental policy which negates many of the protections in the previously adopted policy on short term rentals
• Coastal took a position opposing the proposed project at 2111 S. Pacific unless they reduce it by 1 story (from 4 to 3), double the amount of affordable parking, and increase the parking. It was noted that 22nd street is a main corridor and this would add to traffic.
• Mello Act – This deals with affordable housing in the Coastal Zone. The City has prepared a draft ordinance and will be holding an information meeting on Thursday January 23 at 6 pm in Peck Park. She suggested people particularly look at the proposed in lieu fee for single family homes.

Development Considerations
Diana redistributed by e-mail a proposed listing of items related to development that we might want to share with developers in advance of meeting with them. She recommended that each Committee spend time looking at it so that we could finalize in the next meeting.

Comments/discussion/ideas included the following:
• Need to look more comprehensively at all of the development and its impact on San Pedro including traffic and parking.
• Develop list showing units/commercial/parking spaces, or lack thereof
• Perhaps we should develop a community impact statement.
• Request City Planning to analyze the impact of all of these parking waivers
• Lack of sufficient parking in the downtown does a disservice to small business owners
• Parking interrupts the flow of people
• Need to improve the transportation systems
• Need local jobs – 3 of every 4 San Pedro residents leaves San Pedro to work
• We are being reactive rather than proactive. We should invite in the type of developers we want
• Neighborhood Councils have limited powers
• Develop minimum standards
• Central is recommending that developers be required to provide 20%.
• Let developers know we prefer affordable/low income over very low income.

Adjourn – Next Joint Meeting 6:00 pm Wed February 19, 2020