



THE CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

Stakeholder Meeting Minutes - Tuesday, November 9, 2010
Port of Los Angeles High School, 250 W. 5th St, San Pedro, Calif.

Call to Order & Roll Call. President Linda Alexander called the meeting to order at 6:38 p.m. The following board members were present: Linda Alexander, Art Almeida, Pat Carroll, Sue Castillo, Harvey Contreras, Scott Gray, Kali Merideth, Julia Parker, Alan Ramirez, Bill Roberson, Carrie Scoville, Andrew Silber, and Phill Trigas. Absent were: James Allen (excused); Frank Anderson (excused); Kara McLeod (excused); and Ralph (J.R.) Perez. Approximately 29 stakeholders in were attendance.

President's Report: President Linda Alexander called upon Harvey Contreras, elected by the Board at the October stakeholder meeting, to be seated. She then commented on the following items:

- **Ethics Training:** The following board members were still current on their ethics training: Art Almeida, Kara McLeod, Carrie Scoville, Bill Roberson, and Phill Trigas. The remaining board members have until January to complete the training.
- **Board Retreat Ad Hoc Committee** has been created to discuss the details of the Board Retreat for this Spring. Scott Gray will be the chair of that committee.
- **Christmas Parade:** Linda commented that she has been invited to ride in a vehicle in the upcoming San Pedro Christmas Parade to represent our neighborhood council. There are two other seats available in the car. Scott Gray and Frank Anderson were chosen for those seats (Art Almeida was chosen as an alternate).

Approval of Minutes of October 12, 2010 Board and Stakeholder meeting. Pat Carroll moved to approve the minutes of the October 12, 2010 meeting, seconded by Bill Roberson. The motion passed unanimously.

Reports from Public Officials, City Departments, and their representatives:

Mayor's Office: Ricardo Hong reported on the following:

- The Mayor will visit Harbor College on Monday, November 15th. He will be in the Squad Room along with other community members while 80 students in two classrooms interact with him by video conference. The topic will be the last five years of his administration. He has 1000 days remaining. He will ask the students what they feel his priorities should be.
- Ricardo asked how the NC Board members felt about Ethics Training. Comments included that it was useful but very laborious. There was a question about why the NC Board members were required to take the training and yet other city related boards were not. Carrie would also like to see the names of the city employees who have taken the training listed publicly since the NC Board members are listed.

Councilwoman's Office: Ana Dragin reported on the following:

- The San Pedro Courthouse will not be closing for at least the next 2-3 years.
- Reminder about the Ponte Vista Scoping meeting Wednesday, 6 p.m., Peck Park
- Christmas Social and tree lighting Ceremony Dec 2, 6 p.m. at Pepper Tree Plaza. Festivities will include a DJ, hot chocolate, cookies, choirs, etc.
- The Council office is still working on Gaffey Bridge. It should go out for bid in the next two months. This includes new fencing, graffiti abatement, security lighting upgrades, etc.

LAPD. Senior Lead Officer Ron Weaver filled in for Senior Lead Officer Maligi Nua and reported on the following:

- Crime stats: Assaults in local bars are the biggest complaint. Property crime is also an issue. Most offenders are habitual offenders and a task force is in place to check on parolees.
- Officer Weaver answered questions related to the Harbor Jail which is not currently in use due to budget cuts.
- Questions from stakeholders can be emailed to the Officer Weaver at the following address: 32328@lapd.lacity.org

Port of Los Angeles: Augie Bezmalinovich reported on the following:

- The Happy Halloween event held Saturday, October 30 was a huge success.

- Sampson Way Kick-off meeting is set for November 18, 2010 at POLA High School from 6-8 p.m. This is a \$5 million project to improve Plaza Park. The project has been on hold due to concerns about the 7th Street intersection, the grand stairway etc., but they are now ready to proceed with a phase approach.
- Announcement of the Holiday Fountain Show, December 3, 7-9 p.m. Mary Star and Dodson school choirs will perform along with the Relevant Stage Theatre Company.
- Upcoming Board of Harbor Commissioners Meetings are scheduled for November 18 and December 2 at 8:30 a.m at the Port's Administration Building in San Pedro.
- Special Joint Meeting of the Los Angeles and Long Beach Harbor Commissioners will be held to consider updates to the Clean Air Action Plan. November 22, 2-4 p.m. at Banning's Landing, Wilmington.
- A new Director of Environmental Management has been chosen. Chris Cannon will replace Dr. Ralph Appy.
- Waterfront Completion Dates – The Wilmington Buffer is scheduled to be completed in May 2011 and the Cabrillo Way Marina Phase II is scheduled to be completed in August 2011.
- Harry Bridges Blvd. Improvements (between Lagoon and Lakme) will require periodic street closures beginning November 8.
- TRAPAC MOU – The MOU has been passed by the BOHC. The appellants are in the process of forming the non-profit organization. The Port will meet with them in the future to decide the next step and a Board of seven will eventually be selected.
- USS IOWA – At the last BOHC Meeting the Port was tasked to find a site for the IOWA. They have looked at 10 potential sites and have narrowed it down to four. Berth 49-50; Berth 45-47; Berth 87-89 and SP slip. Berth 87-89 site was determined to be the best site. The Port estimates that the project will operate at a \$3 million per year loss. Robert Kent of the IOWA team is looking into those figures and is also checking into the possibility of an endowment fund.
- RFP for Ports O' Call is being held off because of the economic climate. Warehouses 9 and 10 have received some interest for adaptive reuse which prompted the Port to put out an RFI (Request for Interest).
- Promenade bathrooms have been upgraded and the Port is also testing out some "Big Belly" Trash Compactors. There is one at 22nd Street Park.
- Berth 87-93 is being resurfaced and re-stripped to improve efficiency.
- Ship in a Bottle art piece will be placed at Cabrillo Marina Way around December.
- Demolition of buildings at the South end of Ports O' Call should be completed by March 2011 and then replaced with minimal landscaping.
- Catalina Express Terminal questions from last month were answered. China Shipping expansion will provide less possibility of unsightly vehicles being parked long term in that area.
- Question from last month regarding the NC's involvement in the upgrading of Ports O' Call was answered. Once an RFP is sent out for Ports O' Call and proposals are submitted, then the NCs can possibly be involved part of the decision making, but it is too premature at this time.
- Sue Castillo asked how the IOWA at Berth 87 would affect the proposed water cut. Augie responded that the North Harbor cut would be eliminated. The water cuts along the museum side would remain.
- Sue also asked Augie if he was aware of the written request sent by Central requesting that Central NC representatives meet with LA Harbor engineers and planners regarding the Front Street improvements. Augie responded that he had not seen the letter and asked that he be sent a copy of any correspondence sent to the Port to keep him in the loop.
- Carrie Scoville expressed concern about locating the IOWA at the cruise ship dock and also asked questions about the Catalina Terminal and the Lane Victory. Augie said that the Catalina Express group will be moving into the Pavilion building and that the China Shipping expansion will not interfere with the Lane Victory.
- In response to questions from Andrew Silber, Augie said:
 - Ralph Appy is enjoying his retirement.
 - There is an RFP out for a marina operator but no other RFPs are being put out at this time.
 - The Port was concerned how future projects might affect the current upgrade plans for Plaza Park which prompted them to consider doing any upgrades phase by phase to avoid spending money on upgrades that might later be torn out to accommodate new projects related to Sampson Way and Ports O' Call. Augie was happy to report that Plaza Park is now moving forward with that phase approach.

- Bill Roberson asked about Gambol Industries. Augie responded that the Port critiqued Gambol's business and marketing plan and had issues with what they were proposing. The dredging project is very important to the Port. Discussions are still ongoing with Gambol.
- Bill Roberson had a question related to the polling place at the Boys and Girls Club and last minute changes that were made which caused a lot of confusion on election day. He asked that the Central NC be notified in the future of any changes in the polling place if the Port has any information ahead of time.

Public Comments on non-agenda items:

- **Nancy Trujillo** spoke about Optimist International, the third largest youth service organization in North America with three thousand active clubs throughout the US and Canada. "Bringing out the best in Kids" is its motto. Optimists is developing a new club in San Pedro. Weekly informational meetings will be held Thursday 5:30 p.m. at Whale and Ale. www.optomist.org.
- **Frank O'Brien:** Gave an update on Plaza Park:
 - Port has a plan to set aside the funding. They are provisionally planning on voting Dec. 2 at the BOHC meeting to fund the two phase approach.
 - Urges everyone to attend the Nov. 18 meeting where they are talking about the Sampson Way realignment because it will affect Plaza Park.
 - TRAPAC. The notion is to have a community fund that can do good projects.
 - Sue Castillo asked about the phasing approach on Plaza Park. The Bluff Top would be the first phase.
 - Andrew Silber said that the general perception of the community is that the Port doesn't want to do any community projects without "kicking and screaming." Plaza Park could be a key example of how the Port actually does do something good to help make the community more attractive.
 - Phill Trigas asked if the Bureau of Engineering designing the project. Frank said he does not want them to do the project in house. His recommendation is that it should be designed by experts and the city can sign off on the plans.
- **Alan Ramirez:** Thanked the owner of Mishi's Strudel for sponsoring a booth at Dia de los Muertos for the Youth and Government group.

PRESENTATION:

Report on Risk Analysis for Gaffey Street Butane Storage Facility presented by Janet Gunter and Jody James, representing the San Pedro and Peninsula Homeowners Coalition, as well as San Pedro Peninsula Homeowners United.

- For over 30 years these groups have been fighting against the Butane Storage facility on North Gaffey which they categorize as "ultra-hazardous." Janet began by reading a 1978 article in the LA Times which outlined the issue. She provided multiple facts on the potential dangers of the facility. Andrew Mardesich, president of the San Pedro and Peninsula Homeowner's Coalition, provided a PowerPoint presentation which showed diagrams outlining the specific communities that could be affected by a "worst case scenario" suggesting a possible blast zone of more than six miles. These scenarios came from the Cornerstone Technologies study that the Northwest San Pedro Neighborhood Council funded.
- Sue Castillo commented that there are a number of organizations that oversee public safety and asked if those organizations have been contacted. Jody responded that they have taken this issue to all the public safety organizations and they have not been forthcoming with assistance or information. Sue was quite surprised by Jody's comment. Andrew responded that he feels one of the jobs of local government is to be responsible for the safety of the citizens in its district. He would expect them to take this issue seriously.
- Ricardo Hong of the Mayor's Office commented that he did review some information related to this issue before coming to the meeting. The brief that he received estimated that it could cost \$200 million to move the tanks and it would require 25 acres of land. Janet Gunter responded that Energy Island (Pier 400 on Terminal Island) was built with federal money specifically to house such facilities. Any opposition to Pier 400 wouldn't surprise Ricardo considering the proposed radius affected by a catastrophic failure would be more than six miles. Janet responded that the current tanks are 35 years old and not built to the safety standards that would be utilized if the tanks were relocated to Energy Island. He commented that the Mayor wants to know what his options are but it is difficult to brief him on such a complicated issue. Ricardo likes the idea of focusing on higher standards of safety. He mentioned that there is obviously a demand for this

product but what could be done to replace that demand. He is open to hearing new ideas that he can relate to the Mayor.

- Ron Conrow, a representative from Rancho Holdings, the new owner of the facility, was in attendance. He stated that since the company took ownership of the facility in November of 2008, it has endeavored to meet with the community on a regular basis. It wants to be a cooperative neighbor. In 2009-2010 it has been audited and inspected by nine different regulatory agencies and has passed all those inspections. He believes it is hard to buy in to the scenario that these agencies are conspiring with Rancho Holdings to hide safety problems. He stated the facility's RMP (Risk Management Plan) is available to view by the public.
- Mr. Conrow also commented on the Cornerstone Study. He said the Northwest San Pedro Neighborhood Council initially tried to hire Quest Consultants, Inc. to conduct its study, but that Quest was unable to do such a study for the available amount of funding. He claims that the Cornerstone Study has five scenarios that are physically impossible. Rancho Holdings has made available Quest's analysis of the Cornerstone report. It has now hired Quest to conduct a study to assure the community that Rancho runs a safe and professional operation.
- No Board resolution was presented at this time. It was suggested the board members wait to hear from both sides at the January meeting before taking a position. Andrew Silber felt that we should ask our Councilwoman or other officials for information on this.
- **Scott Gray made a motion that our neighborhood council write a letter to the City Council members asking that they use their positions to request a thorough report from anyone who has one to help enlighten us on the issue. The motion was seconded by Andrew Silber and passed unanimously by the Board.**
- The Board agreed that an ad hoc committee should be formed to put together a forum on this issue. Bill Roberson agreed to Chair the Committee. Julia Parker and Scott Gray agreed to be on the committee.
- Harvey Contreras suggested that a representative from Central be sent to tour the facility and report back on what they learned about the safety measures. Ron Conrow said that would be possible.
- Art Almeida commented on the secrecy of safety plans at the facility based on "national security" and wanted to know what information could be revealed. Ron Conrow said that the facility has revealed a lot and anyone can go and review the RMP. Rancho shares what it can but has to protect the information from getting into the wrong hands.
- Andrew Silber stated that for every expert that can do a study for one side there is always another expert with a different opinion on the other side. Ultimately, Rancho Holdings will be faced with whether the community is comfortable with a very large volume of potentially explosive material being so close to schools and homes.
- Ron Conrow realizes that the previous owners of the facility were not cooperative but since Rancho has taken over it has been a very open and forthright company. It is not trying to keep any secrets and has been willing to talk from day one.
- Bill Roberson wondered if this would be considered a hardened facility which terrorists tend to avoid. He also commented that if the tanks were to explode whether the company would be ready to pay out millions of dollars to those affected.
- Linda Alexander reminded everyone that further questions can be brought to the January meeting that Rancho Holdings will schedule.

ACE District Slide Presentation: No representative from the ACE District was available to present the slide presentation on the ACE District Programs.

OLD BUSINESS

- **Board Approval of Proposed Changes to Central SPNC Bylaws** (Scott Gray). **Andrew Silber made a motion to approve the proposed changes to the Central San Pedro Neighborhood Council Bylaws. The motion was seconded by Pat Carroll and passed unanimously by the Board.**
- **USS IOWA Update:** No resolution regarding the location of USS IOWA within the Port was presented at this time.

NEW BUSINESS

- **Possible Closure of San Pedro Court House:** A draft letter written by Andrew Silber was included in the Agenda Packet. Having heard from the Councilwoman's representative that the Court House is not closing, Andrew felt the Board should hold off sending the letter. Andrew

would like to see written confirmation on the above from the Councilwoman's office.

- **Motion Re: December Meeting: Andrew Silber made a motion that the Stakeholder Meeting be dark in December. The motion was seconded by Scott Gray and approved unanimously by the Board.**

COMMITTEE REPORTS

Outreach Committee Report (Pat Carroll)

The following motions were brought forth from the Outreach Committee for Board approval:

- **Action Item: Motion to** reallocate \$2,000 from line 206 Outreach/Newsletter to line 209 Outreach Events for Food Drive.
- **Action Item:** Board approval to establish an ad hoc committee to partner with existing food distribution organization(s) to provide non-perishable food to our community after the holiday season (January-February).
- **Action Item:** Change domain name for website from sanpedrocity.org to centralsanpedro.org.
- Andrew Silber moved that all three motions be voted on as one and Pat Carroll seconded that motion which was passed unanimously by the Board. The three motions recommended by the Outreach Committee were then passed unanimously by the Board.
- The next Outreach Committee Meeting is scheduled for November 22, 2010 at 6:30 p.m. at Think Café.

Finance Committee (Treasurer, Kali Merideth)

- **Board approval of monthly card expenditures for September & October.** A handout was provided showing the monthly debit card expenditures for September and October. **Andrew Silber made a motion to approve the expenditures as presented. The motion was seconded by Pat Carroll and approved unanimously by the Board.**
- Audit report was included in the agenda packet.
- No Finance Committee meeting in November.

Land Use Planning Committee Report (Sue Castillo)

- Meeting notes prepared by Sue Castillo were provided in the agenda packet.
- The Committee discussed its priorities for port projects to be addressed to the PCAC. It was suggested that the focus be on the downtown Harbor development, Front Street improvements and Plaza Park improvements.
- **Plaza Park motion from committee: The following motion from committee was unanimously approved by the Board:**
Resolution regarding development of Plaza Park and the Harbor Blvd/Sampson Way/7th Street intersection:
Whereas funding has long been approved for redevelopment of Plaza Park and reconfiguration of the Harbor Boulevard/Sampson Way intersection, and
Whereas this funding is intended to ameliorate detrimental environmental conditions long endured by the community, and
Whereas the San Pedro Waterfront and Historic Downtown are poised to become significant attractions for tourists and other visitors, and
Whereas current conditions and projected growth necessitate immediate and significant need to facilitate movement of visitors and residents between the Waterfront and Downtown, and
Whereas the community has long endured blight in an area intended to provide a respite from urbanization, and
Whereas members of this community have worked for decades to initiate this project and facilitate its completion, and
Whereas no plausible reason has been provided for the delay in transferring approved funds to begin this project,
Now, therefore, be it resolved by the Central San Pedro Neighborhood Council to seek and encourage funds designated for the Plaza Park and adjacent intersection project to be transferred immediately by the Port of Los Angeles to the City of Los Angeles Department of Recreation and Parks.

Downtown San Pedro Merchants Report (Scott Gray)

- PBID started a Saturdays in San Pedro program. 12-4 p.m. Includes free trolley rides from 12-8, 20% discounts with coupons from the Best Buys Magazine.
- PBID is still dealing with the illegal prostitution issue at the massage parlor on 7th Street.

- Scott commented on the increasing number of businesses on 7th with less retail, such as three or four hair salons. Challenging to retailers to get the critical mass going. They hope a few of the restaurants will soon have sidewalk dining to improve foot traffic.
- Merchants continue to do their best to come up with ideas for improved retail.

Port Community Advisory Committee (PCAC) (Carrie Scoville)

- Carrie's written report gave a summary of the discussion at the last PCAC meeting. There was no quorum but there were no action items to vote on. The report includes a summary of the discussions on Ports O' Call, the waterfront plan, and the USS Iowa.
- The next meeting will be held at the Wilmington Senior Center because of construction at Banning's Landing.
- The City of Long Beach passed Prop D, which changes the formula for allocating and distributing revenues to the city's Tidelands fund.
- Carrie commented that Janice Hahn attended the Harbor Commission Meeting on November 4th where the San Pedro Waterfront, USS IOWA, and Gambol Industries were discussed. Councilwoman Hahn also attended the BOHC Special meeting on October 26th where the TRAPAC MOU was discussed. Hahn had strong words for the Port for stalling work on the Waterfront.
- Carrie's full written report can be found on the Central San Pedro website.
- **PCAC MOTIONS:**
 - Sue Castillo moved that the Board vote on all three motions together. Pat Carroll seconded the motion which was then approved unanimously by the Board.
 - Andrew Silber moved to approve the three combined motions as shown below, seconded by Pat Carroll, and approved unanimously by the Board:
 - Motion 1. **Resolved to send the following letter of support to the Mayor with cc's to Councilwoman Hahn, Harbor Commissioners, the Port, and PCAC:** The Central San Pedro Neighborhood Council wishes to express our support for maintaining a strong Port Community Advisory Committee. The Committee plays a vital role in communication with the Harbor Commission and we feel this should be continued. We request your support for continuing the PCAC and ensuring its relevance and viability as the Port of Los Angeles continues to address crucial issues related to Port growth and community mitigation efforts.
 - Motion 2. **LA WATERFRONT PRIORITIES FOR THE MAYOR:** The PCAC is seeking discussion topics to recommend the Mayor address prior to leaving office. Topics must be Port related and actionable in the near term. The CSPNC Land Use and Planning Committee recommends PCAC support the following: 1. Downtown San Pedro Harbor Plans; 2. San Pedro/Wilmington Connection Improvements (Front Street/John S. Gibson Blvd. frontage); and 3. Plaza Park Intersection improvements
 - Motion 3. **CSPNC LETTER IN SUPPORT FOR PCAC SAN PEDRO COORDINATED PLAN SUBCOMMITTEE:** Resolved to send the following letter of support to the PCAC Co-Chair: The Central San Pedro Neighborhood Council strongly urges that the San Pedro Coordinated Plan and the Wilmington Waterfront Development Subcommittees not be combined, but remain as separate entities of the PCAC. While we wholeheartedly support cooperation and a unified waterfront, each community within the harbor district has distinct challenges and needs. These need to be identified and addressed to present an informed decision for the PCAC and the Harbor Commission. Our objective is to give voice to the citizens of each harbor community and we believe this can most effectively be achieved through dedicated subcommittees.

HANC (Harbor Alliance of Neighborhood Councils): Carrie Scoville provided highlights from her written report. There were no action items at that meeting.

CRA Report: Andrew Silber referred the Board to his written report provided in the agenda packet. Andrew suggested that board members specifically refer to important items 1 and 2.

ACE District Report: Linda Alexander commented that the City Council passed a resolution that continues the funding at \$100K a year for the next three years with an option for a fourth year.

Adjournment: There being no further business to come before the Council, the meeting was adjourned at 9:29 p.m.

Respectfully submitted,
 Kristina Smith, Administrative Assistant to the Central San Pedro Neighborhood Council. Reviewed by Scott Gray and Linda Alexander.