

Central San Pedro Neighborhood Council Committee on Land Use and Public Works
Committee Report prepared for the September 9, 2014 Stakeholder Meeting

On August 28, 2014, this committee met with 16 stakeholders at 327 W. Seventh Street, San Pedro. The outcome of the agenda items is as follows:

1) Public Comment

1. Donald Galaz concerned about the new trees recently planted here being watered by a Wilmington firm (DG to put this on a list of Ryan Ferguson inquiries for our next meeting).
2. Donald Galaz concerned about unsanitary and illegal conditions at 335 N. Gaffey (committee chair to notify the property owner/developer).

2) Proposal to convert Sixth and Seventh Streets in downtown San Pedro to one-way (Alan Johnson).

The affected blocks would be the 300 and 400 blocks of these streets, between Pacific and Centre Streets. The purpose of doing this would be to add approximately 90 diagonal parking spaces (as estimated by Crystal Killian of LADOT), and possibly make space for one or more parklets in the new parking zone. It is undetermined at this time which side of the street would see the new diagonal parking zone. Consistent with plans to connect Seventh Street directly to the waterfront, it is proposed that Seventh Street would be East-bound and Sixth Street West-bound. Bus routes would need to be rerouted, as all bus traffic currently occurs on Seventh Street. Loading zones would be preserved.

It was agreed that we would draft a letter to LADOT, with a copy to Busciano's office, asking LADOT to study the feasibility of this.

DRAFT LETTER:

(Johnson to provide best LADOT contact info)

Subject: Request to report on the feasibility of converting the 300 and 400 blocks of Sixth and Seventh Streets to one-way traffic

Downtown San Pedro struggles with insufficient parking to meet special event and other high demand times. Alan Johnson of Jerico Development has proposed that the 300 and 400 blocks of Sixth and Seventh Streets be converted to one-way (Westbound and Eastbound, respectively) in order to allow for the installation of diagonal parking. We agree that converting these street portions to one-way in order to provide for a significant number of addition parking spaces sounds like a reasonable idea, and understand that existing loading zones are to be preserved. Please move forward with whatever studies are needed in order to determine the feasibility of this concept.

We look forward to an official written response from your department as soon as possible. If there are any questions regarding this request, please contact Sue Castillo, CSPNC board member and Chair of its Land Use & Public Works Committee.

Sincerely, etc...

3) Proposal to expand Goodfellas Sports Bar at 356 W. Sixth Street to include a gaming room.

This item was tabled indefinitely at the request of the business owner (there was no presentation or discussion).

4) Follow up on the gas station development proposal for 311 N. Gaffey Street

It is still expected that the tenant for this development will be either Shell or Mobil. Our prior recommendations from August 5, 2014, and developer responses are as follows:

1. The landscaping palette is not sufficiently developed: The variety of plant types is too wide, and many of these are not drought tolerant. The palette should include New Zealand Flax, Blue Sticks and Kangaroo Paws to match the nearby Welcome Park.

A new landscaping plan was submitted closely conforming to this request.

2. The monument sign at the northeast corner of the site should be placed on a base of stonework matching the Welcome Park stonework, and should be orientated at a 45-degree angle to the corner.

A plan for this sign was submitted closely conforming to this request.

3. The proposed concrete block wall along the south side of the site should be eliminated in favor of a lighter treatment that is more “neighbor friendly” and less of a graffiti magnet. Low post and rail fencing should serve this purpose, especially east of the refuse enclosure.

A fence permit was obtained from the Dept of Building and Safety showing that the new block wall would only be 40 feet long (commencing from the SW corner of the site).

4. Elevation views and/or renderings of the market building, main canopy, and trash enclosure were not presented, and we would like to review and approve this prior to permit issuance.

This item was not responded to – no detailed plans are yet available.

5. We should receive a copy of the final conditions of approval for the project to be kept in our records.

Final conditions are still pending.

It was agreed that we would draft a letter to Busciano’s office, with a copy to the developer, with a statement of appreciation as to the first 3 items and a repeated request for items 4 and 5.

DRAFT LETTER:

Councilman Joe Buscaino
Harbor District Office
638 S. Beacon Street, Suite 552
San Pedro, CA 90731

Subject: Proposed Gas Station at 311 N. Gaffey Street

1st para: prior review, ref our previous letters on this subject, thank you for your cooperation

2nd para:

Dear Coucilman Busciano,

The Central San Pedro Neighborhood Council has been working with the developer since 2013 and is happy to report that most of our concerns have been addressed in a positive fashion. The landscaping and monument sign base are now planned to coordinate with the Entrance Park, and the Building Bureau-required concrete block wall which was felt to be an unattractive graffiti magnet has been eliminated, for the most part. We have generally supported the plan for a gas station on this corner, as there are no other fueling stations along the Southbound side of Gaffey Street.

However, no elevations or renderings of the building or fueling canopy have been produced or shared, and it is our understanding that none will be produced until the developer receives their entitlement to build on this lot and a long-term tenant is secured (in that order). We are sure that you will agree that, at this critical time, we still have an obligation to work together to ensure that whatever is built here maximizes the opportunity to beautify Gaffey Street.

Our final request to you is to ensure that the community does have an opportunity to review and comment upon the final building design (including color scheme), and that we receive a copy of the final conditions of approval for our records.

Sincerely, etc.

Copy: Heather Anderson, Ryan Ferguson