



# CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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## STAKEHOLDER MEETING MINUTES TUESDAY, AUGUST 12, 2014

Port of Los Angeles High School, 250 W. 5<sup>th</sup> Street, San Pedro, CA

1. **Call to Order and Roll Call:** Meeting called to order at 6:32pm by President James Allen. (Quorum of 13 Board Members). Approximately 30-35 stakeholders present.

Board Members	Roll Call/Attendance
James P. Allen	Present
Frank Anderson	Present
Sue Castillo	Present
Karen Ceaser	Present
Donald Galaz	Present
Katherine Gray	Present
Jose Guerrero	Present
Alexander Hall	Excused
Grant Hartwell	Excused
Debra Hunter	Present
Collin King	Excused
Kali Merideth	Present
Khixaan Obioma- Sakhu	Present
Debbie Rouser	Present
Danielle Sandoval	Present
Andrea Serrao	Absent
Carrie Scoville	Present

2. **President's Remarks:** President Allen welcomed LAPD Captain Woodyard. The President also remarked that there was a very full agenda and for comments to be kept brief.
3. **Public Comment on Non-Agenda Items**
  - a. **Artist Geri Allen** introduced her program, "Debating through the Arts Events". Human Trafficking is one of the themes for a project. San Pedro residents and artists are invited to participate.
  - b. **Mary Zietler:** Concerns with dangerous homeless activity in her neighborhood. 720 W. Summerland Place.
  - c. **Rob Jones:** Commented on the beautiful architecture of the San Pedro Municipal Building and the unsightly tower that is on the building.
  - d. **Michael Gatanz:** Announced "Swing Peedro" event next Saturday and Contra Dancing next Sunday.
  - e. **Sue Castillo** announced an upcoming meeting on September 3, 2014 at 6:30pm when Harbor Interfaith meets with the Homelessness Ad Hoc Committee, location to be announced on website.

- f. **Katherine Gray:** Gave an update on the success of Navy Days.
4. **Outreach Committee:** Donald Galaz reported on the last Outreach Committee meeting where the following items were discussed:
- Name tags and business cards.
  - Bus bench ads. This is the last month for the ads. More discussion will be held on other options for outreach.
  - Social media options such as improving Central's Facebook presence.
  - Three-eyed fish logo. Stakeholders were urged to submit ideas for a replacement logo.
  - The committee is considering options for a future meeting to be held on the Waterfront.
5. **LAPD Report:** Commanding Officer Gerald Woodyard commented on crime in the Harbor Division. Highlights of his report included the following statistics:
- 6.4% reduction in crime overall. Examples included:
    - 410 burglaries for 2014 compared to 473 last year), a 12% reduction from last year.
    - Vehicles being broken into 566 for 2014 compared to 632 in 2013 (10% reduction).
    - Homicides 5 (50% reduction from last year) and shots fired 18 vs. 32 in 2013.
  - Aggravated assaults had a slight increase, however, our gang issues are small.
  - LAPD wants to partner with the community.
  - Jackie Lopez will be the new Senior Lead Officer for the Central Area. She is currently the Youth Services Officer.
  - Officer Juan Sanchez was introduced. He is bilingual. His contact number is 310-726-7920.
  - Update on statistical issues with crime reporting. Woodyard reported that we are at a 1.3% error rate city wide.
6. **Economic Development Presentations and Reports**
- Raise LA** – RaiseLA is a program through LAANE (Los Angeles A New Economy) fighting for a Living Wage Ordinance in the hospitality industry. The City Council will be voting on this ordinance in September, therefore, the Central SPNC Board will consider taking a position on this item. Representatives from Raise LA gave an overview of the program. **Action taken: The following motion was presented to the Board: Motion by Carrie, seconded by Sue to approve the following resolution. Motion passed with 10 yes votes (Anderson, Castiloo, Ceaser, Galaz, Guerrero, Hunter, Merideth, Obioma-Sakhu, Rouser, Scoville); 2 no votes (Gray, Sandoval), 1 abstention (Chair Allen)**  
*Resolved: The Central San Pedro Neighborhood Council supports a living wage policy for Los Angeles hotel workers that would raise the minimum wage at hotels with 125 or more rooms to \$15.37/hr, guarantee five paid sick days, and tip protection; and*  
*Further, that the Central San Pedro Neighborhood Council shall write a letter of support for the above to the Mayor and CD15; and*  
*Further, that the Central San Pedro Neighborhood Council shall file a Community Impact Statement in support of Council File 14-0223.*  
 Letter: Subject: Support for Living Wage Policy for Hotel Workers  
 Dear Mayor Garcetti and Councilmember Buscaino,  
 The Central San Pedro Neighborhood Council endorses the proposed Living Wage policy of \$15.37 per hour, paid sick days, and tip protection for hotel workers at hotels with 125 or more rooms. We see this as creating a positive economic impact in our community where wages have not kept up with the cost of living.  
 Tourism is an important aspect of a vibrant economy and Los Angeles is predicted to have substantial growth in this sector. However, hotel workers continue to be paid at the lowest levels of the wage scale. We feel it is fair that our stakeholders, workers and employers, come together to improve the standard of living for the district.  
 As home to the Port of Los Angeles' World Cruise Center, Central San Pedro hosts two hotels that would be affected by this ordinance. With implementation of this policy these employers will be able to contribute more to the economy through increased payroll taxes, and workers will be able to spend more locally providing

*direct support of our neighborhood businesses and increasing sales tax revenue. Hotel management and guests will benefit by having a more stable, reliable, and healthy workforce. We urge you to support this important policy for our community.*

- b. **Dept. of Mental Health:** Presentation on EDD Work Opportunity Tax Credit Program for employers who take part in program to hire ex-offenders by Maria Salas of the Los Angeles County Department of Mental Health. Asked for support of the upcoming job fair, October 21<sup>st</sup>.
  - c. **Zero Waste Program Update:** The City of Los Angeles is transitioning to this new waste and recycling system for all businesses and large apartment complexes. Presentation by Amardeep Gill. Date of implementation is 2017. RFP has been released. A fact sheet handout was provided to the board and stakeholders.
  - d. **Empower LA - Los Angeles Innovation Fund.** No representative in attendance.
  - e. **Urban Greening – LA Conservation Corp.** Interactive Presentation with Board and Stakeholder input to the San Pedro Urban Greening Project by Larry Smith.
    - This program gives the community an opportunity to participate in greening their neighborhoods.
    - This relates to upgrading pathways and outlets which includes streets, alleys, trails, and multi-use pathways off the street.
    - Project goals are to identify green pathways and outlets in downtown San Pedro and linking downtown destination points to the larger open space areas, providing green amenities, identifying priority projects, identifying next steps and resources and engaging the community.
    - October 2<sup>nd</sup> (First Thursday) will be the next Workshop. At this event they will prioritize and characterize pathways and nodes and develop design typologies.
7. **Land Use Report:** Sue Castillo provided highlights from her written report (available on the Central website [www.centrialsanpedro.org](http://www.centrialsanpedro.org)).
- a. **Pacific Avenue Road Diet:** The Committee decided that there is no need for an action item at this time, as LADOT intends to move forward on this within the year
  - b. **Great Street Conceptual Plan:** A brief update was provided and community members are encouraged to participate in upcoming planning events.
  - c. **ACTION ITEMS:** *Items i & ii below were approved with 12 yes votes (Anderson, Castillo, Ceaser, Galaz, Gray, Guerrero, Hunter, Merideth, Obioma-Sakhu, Rouser, Sandoval and Scoville); 0 no votes, 1 abstention (Chair Allen):*
    - i. **Courthouse:** Approval of letter to Councilman Buscaino with recommendations for reuse – Wording of letter follows:

*Subject: Reuse of the San Pedro Superior Court Property*

*Beginning in 2010, this neighborhood council has repeatedly expressed its dismay regarding the closing of our downtown San Pedro Superior Courthouse. Our last letter, dated September 10, 2013, addressed to Supervisor Don Knabe, requested that attention be given to a courthouse reuse that retains or increases public parking, and asks that community stakeholders be allowed to participate in the consideration of facility reuse.*

*On July 30<sup>th</sup>, the Central San Pedro Neighborhood Council Land Use Committee met with community members to discuss the disposition of this property. Rebekah Kim of Knabe's office participated in the discussion and shared her perspective on the County's interest (or lack thereof) in this property. She indicated that they intended to meet with you in August to discuss the matter. Therefore we take this opportunity to share our thoughts on what would be best for the community, and hope that you will work diligently towards finding a beneficial reuse for this property.*

*The courthouse site is a key location in downtown San Pedro. We hope to see a reuse that supports our mutual goals of increasing the vibrancy of downtown and its attractiveness as a tourist destination. Retail, restaurant, entertainment, hospitality and cultural uses (such as a*

gallery or museum) are highly recommended. A mixed use project that incorporates two or more of these uses could have an even greater synergistic effect. A social service building or other use that does not contribute to our Arts, Entertainment and Cultural District is not recommended. This reuse also presents an opportunity to achieve a long-time goal of the downtown community - a public parking structure in the center of downtown.

We look forward to seeing this significant property redeveloped for a beneficial new use as soon as possible, as a vacant structure of this size is a blight on our downtown. The landscaping at the front of the building will need regular attention – it is currently an eyesore. Please consider us a community partner in your efforts to find a compatible repurposing of this property.  
Sincerely,

- ii. **335 N. Gaffey Street: Support for Proposed Mixed-use Development** at 335 N. Gaffey Street. The Committee recommends approving the proposed project with conditions as follows:
  1. *This proposal to construct an architecturally significant building at the gateway to San Pedro was looked at as a very positive development, creating an interesting synchronicity with the Gaffey Street Conceptual Plan/Great Streets Initiative.*
  2. *The adjacency of the Welcome Park adds strong value to the project, and the proximity of this project should have a positive effect on the Welcome Park, providing “eyes on the park”. The Bandini Canyon Park would also be within easy walking distance of the new residents.*
  3. *Landscaping is needed (none was proposed by the developer at this early stage). Two feet of additional right-of-way must be dedicated on each street frontage (Gaffey and Sepulveda), and it may be possible to use these strips for narrow building-adjacent plantings. Street trees and other landscaping consistent with the developing Gaffey Street conceptual plan should be incorporated.*
  4. *There was concern that the residential balconies facing Gaffey Street could become an eyesore if allowed to become cluttered with excessive unmatched furnishings and utilitarian storage. Visible satellite dishes should be banned. A closed-type balcony railing may be helpful with this concern.*
  5. *Façade materials should be carefully chosen for quality, permanence, and maintainability.*
  6. *There was concern that the impact of the tall retaining wall on the west side of the project adjacent to a one-story single-family residence should be mitigated in some fashion (this lot is zoned to allow up to a 2-story apartment building).*
  7. *The use of San Pedro labor to construct the building was put forward. The developer responded that the project would be competitively bid, but that the contractor selected would likely be a regionally-local builder.*
  8. *Mural artwork was suggested, with the Sepulveda Street frontage and the Welcome Park frontage being the opportunities.*
  9. *There was concern about finding appropriate tenants for the Gaffey-facing storefronts. Conditions should preclude unattractive temporary uses and signage being installed prior to securing appropriate retail/commercial tenants.*
  10. *It may be possible to enrich both the retail/commercial portion of the project and the adjacent Welcome Park by allowing/encouraging café-type usage and patio seating on a portion of the park (which should not preclude public use).*

- d. **ACTION ITEM: 311 N. Gaffey Proposed Gas Station:** Motion from Committee to send a letter of support for the proposed project to Councilman Buscaino recommending the following conditions:

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.*
2. *The monument sign at the northeast corner of the site should be placed on a base of stonework matching the Welcome Park stonework.*
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.*
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.*
5. *We should receive a copy of the final conditions of approval for the project to be kept in our records.*
6. *These conditions should be submitted to the office of CD15 for their coordination assistance..*

Motion passed with 12 yes votes (Anderson, Castillo, Ceaser, Galaz, Gray, Guerrero, Hunter, Merideth, Obioma-Sakhu, Rouser, Sandoval and Scoville); 0 no votes, 1 abstention (Chair Allen).

8. **CD15 Issues Report:** Ryan Ferguson provided highlights from his written report (available on the Central San Pedro NC website). Items included:
  - a. Feral Cat issue update was included in the written report.
  - b. Ponte Vista: Update on construction and demolition activities. Update on closing of the road used by Mary Star High School families and mitigation measures.
  - c. 7<sup>th</sup> Street Resurfacing update. Portions of 7<sup>th</sup> street have received additional parking spaces with diagonal striping.
  - d. Skateboard Park Ribbon Cutting at Peck Park scheduled for Friday, August 15, 2014 at 5:30pm.
  - e. Pacific Avenue Road Diet: A town hall style meeting will be held August 27, 2014 to address issues and answer questions related to the Pacific Avenue Road Diet.
9. **Port Committee Report** – No report.
10. **NCPAC - NCPAC voted to reduce the membership from 2 members to 1. Action required to ratify our representatives:** We currently have two members and one alternate, Frank Anderson and Carrie Scoville with Linda as the alternate. **Motion to ratify Frank Anderson as the representative with Carrie Scoville as the Alternate passed with 12 yes votes (Anderson, Castillo, Ceaser, Galaz, Gray, Guerrero, Hunter, Merideth, Obioma-Sakhu, Rouser, Sandoval and Scoville); 0 no votes, 1 abstention (Chair Allen).**
11. **Port of Los Angeles Report** - Augie Bezmalinovich reported:

- a. BOHC Meetings scheduled for Aug 21<sup>st</sup> and Sept. 4, 8:30am, 425 S Palos Verdes Street Board Room.
- b. New Executive Director, Gene Seroka, previously with APL Shipping line.
- c. Feasibility study should be complete in the middle of September.
- d. The Port is moving forward with Sampson Way.
- e. Tall Ships Festival update. Event will include (on Aug 22<sup>nd</sup>) a showing of the Little Mermaid on one of the ships sails. Augie asks for the community to report to him any traffic problems due to the Tall Ships Festival.
- f. Alta Sea: An update was provided. The master plan for a 35 acre campus is complete. Phase 1 and 2 at berth 56 and 57. The goal is to occupy Phase I by December 2019.
- g. The Lobster Festival is scheduled for September 12-14.
- h. Red Bull Global Rally Cross is scheduled for September 19-20.
- i. Construction will soon be seen at 110 freeway & 47. John s Gibson ramp will be closed September 2015. The skate park under the freeway will be closing at the end of this year.
- j. Feasibility study regarding POC. The study will be made public. Consultants are looking at the LA Waterfront Alliance's proposal.

**12. Finance Committee:**

- a. **Approval of bank statements** – No action taken. No current bank statement because the new purchase card has not yet issued.
- b. **Appointment of 2 Budget Advocates** – James Allen agreed to be one of the advocates. A second advocate has not yet been chosen.

**13. HANC (Harbor Alliance of Neighborhood Councils) Report:** Frank Anderson gave highlights from the meeting which included:

- a. A presentation on the “5 steps of neighborhood preparedness.” How to prepare your neighborhoods in case of emergencies
- b. Also a presentation about a mediation program through the LA County Human Relations Commission.
- c. A letter of concern was to be sent to BONC by HANC related to the additional training that was being proposed for board members on sexual harassment and bullying.
- d. Budget Day is August 16<sup>th</sup>.

**14. Other Reports:** A written report was provided in the agenda packet from the ACE District Meeting.

**15. Approval of July 2014 Minutes – ACTION ITEM.** Motion to approve both the July 8, 2014 Board and Stakeholder Meeting Minutes and the July 22, 2014 Special Board Meeting Minutes. (Moved by Sue Castillo, seconded by Carrie Scoville) Motion passed with 12 yes votes (Anderson, Castillo, Ceaser, Galaz, Gray, Guerrero, Hunter, Merideth, Obioma-Sakhu, Rouser, Sandoval and Scoville); 0 no votes, 1 abstention (Chair Allen).

**16. Adjournment:** The meeting was adjourned at 9:18pm.

Respectfully submitted,  
 Kristina Smith  
 for the Central San Pedro Neighborhood Council