# STAKEHOLDER MEETING MINUTES TUESDAY, MAY 12, 2015

# THE PORT OF LOS ANGELES HIGH SCHOOL

250 W. 5<sup>th</sup> Street, San Pedro

1. Call to Order and Roll Call: Meeting called to order at 6:37pm by President James Allen. (Quorum of 12 Board Members). Approximately 25 stakeholders present.

Board Members	Roll Call/Attendance
James P. Allen	Present
Frank Anderson	Absent
Sue Castillo	Present
Karen Ceaser	Present
Donald Galaz	Present
Katherine Gray	Present
Jose Guerrero	Present
Alexander Hall	Present arrived 8:30 pm
Grant Hartwell	Present
Debra Hunter	Present arrived 7:15 pm
Collin King	Excused
Kali Merideth	Excused
Khixaan Obioma-Sakhu	Excused
Debbie Rouser	Absent
Danielle Sandoval	Present
Carrie Scoville	Present
Hrant Harutyunyan	Present

### 2. President's Report

- a. Update on the Blue Butterfly Village located at PV Drive North and Western. This is a 78 single family units for homeless female veterans which opened last week.
- b. The Port of Los Angeles Police Chief was indicted by the Federal Department of Justice within the last month.
- c. Report from Port Meeting with Harbor Area Neighborhood Council Presidents. The NC Presidents presented their desire to preserve the Red Car. The Port made no comment on the issue. The Port is working to keep the Red Car running between the cruise center and 6<sup>th</sup> Street during the Sampson Way realignment project. Allen thanked everyone for their efforts on getting the Port to listen to the community.
- 3. Approval of Minutes of April 2015 Board and Stakeholder Meeting: Motion by Donald Galaz to approve April 2015 Board and Stakeholder meeting minutes, seconded by Danielle Sandoval and passed with 9 yes votes (Castillo, Ceaser, Galaz, Gray, Guerrero, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).

### 4. Public Comment on Non-Agenda Items

- a. Cynthia Gonyea from the Northwest San Pedro Neighborhood Council announced that on May 20, 2015 at 6:00pm NWSPNC in conjunction with the LAFD is sponsoring an Emergency Preparedness Presentation to be held at Peck Park.
- b. Linda Alexander from the San Pedro Arts District reported that the ACE is presenting the Iron Giant with a panel of experts speaking about animation. It is on Thursday, May 14, 2014 Grand Annex at 7pm.
- c. Kathy Hetzer requested the Board's support in asking LAPD to address illegal fireworks. Perhaps LAPD could have a formal plan.

d. Regina Streets, a resident of Rancho San Pedro, made comments about some of the problems in the development. There are issues with a lack of response related to shootings and plumbing problems.

## 5. Public Safety Reports:

- a. Port Police: Officer Aldo Morales
  - i. The launch ramp at Cabrillo Beach will be closed for renovation/dredging from May 11<sup>th</sup> to May 18, 2015.
  - ii. On Saturday, May 16, 2015 from 10am 3pm the Port is having an event called Wheels of the Port.
  - iii. On Mother's Day Sunday there were no DUI's or arrests.
  - iv. The Port Police found two new homeless encampments last week. They provided resource information to the occupants.
  - v. James Allen requested crime stats for the Port Police jurisdiction at future meetings.

#### b. **LAPD**:

- i. Senior Lead Officer Junior Nua reported on crime. Statistics were shown of year-to-date part one crimes in all of San Pedro. Crimes in the Central San Pedro area for April 2015 show an increase compared to the same period last year. Part of that is due to Prop 47 releasing offenders causing the numbers to increase.
- ii. Officer Lopez, a Quality of Life Unit member, reported on statistics of homeless people related crimes. When a homeless person does not have an address the LAPD use a general address, 1942 Transient. This is one way they can track crimes related to homeless people. From December 1, 2014 to May 11, 2015 in Central San Pedro they show Part One crimes as follows; 1 rape, 1 robbery, 1 aggravated assault and 1 grand theft person. Lopez stated that these statistics are not completely accurate as many local homeless people have identification with an address, even if the address is a Post Office Box, LAPD uses that address.
- c. CPAB Report: The next CPAB meeting is on Thursday May 21, 2015.
- 6. **ACE Report**: Andrew Silber provided a written report some of the highlights are as follows:
  - a. The ACE District is in transition. They are in the final year of an original five year program sponsored by the City of Los Angeles through the Community Redevelopment Agency which has since been discontinued. They have formed a new body called the San Pedro Downtown Waterfront Arts District.
  - b. They are working on the LADOT Utility Box art. Many have been completed and there are five additional boxes yet to be painted.
  - c. On Thursday, May 14<sup>th</sup> there is a Munch and Learn meeting from 11:45am to 1:00pm.
  - d. Also on Thursday, May 14<sup>th</sup> there is the Iron Giant at Grand Annex at 7pm.
  - e. They are working on large scale murals, for which they still have funding.
  - f. The ACE has a very full website sanpedrowaterfrontartsdistrict.com.
  - g. They have a fund called the Eugene Daub Fund that they hope to use for outreach in Watts.
  - h. They also want to promote 1<sup>st</sup> and 3<sup>rd</sup> Thursdays.
  - i. They are looking for grant opportunities.
- 7. **Homelessness Ad Hoc Committee Report**: Karen Ceaser gave an overview of the last committee meeting:
  - a. The official numbers from the 2015 Homeless Count came out yesterday. In Los Angeles County the numbers went up 12%. In SPA 8 which covers San Pedro and surrounding areas the numbers went up 39%.
  - b. There are four organizations working on homeless outreach in our area:
    - i. Harbor Interfaith is the lead Organization working on the CES (Coordinated Entry System)
    - ii. The Department of Mental Health has a new program under the State Bill #82, doing outreach to homeless veterans and seniors over 50.
    - iii. The LAPD Quality of Life unit.
    - iv. The LAHSA Emergency Response Team.

- c. Ceaser has been working with Councilman Buscaino's office. She is included in the ERT (Emergency Response Team) Reports. One of their goals is to find space for lockers for use by homeless people.
- d. The Los Angeles City Council is considering using decommissioned buses for mobile showers to provide showers for homeless people.
- e. The primary issue is housing.
- f. The Executive Director at Harbor Interfaith, Tahia Hayslet, stated that they provide services to the homeless and working poor in the South Bay Area. Harbor Interfaith is the lead service provider for two grants, The Homeless Family Solution and Coordinated Entry Services. Their staff goes out into the streets to see what services they can provide to the homeless. They provide case management, connect homeless to permanent housing and insure that homeless maintain housing once they are placed. Since July of 2014 they have addressed 771 homeless people. Of those 771 they were only successful in placing 125.

# 8. Ad Hoc Parks Committee Report: No report

- 9. **CD 15 Report**: Ryan Ferguson provided highlights from his written report.
  - a. The 8<sup>th</sup> & Centre Street Townhomes construction timeline is as follows:
    - i. September 2015: Submit for first plan check
    - ii. May 2016: Receive permits
    - iii. June 2015: Begin construction
  - b. The Councilman is frustrated with the lack of communication for the Animal Control Officers that were removed from San Pedro and reassigned to South Los Angeles. He is asking that there be no change right now and that Animal Services visit all the Neighborhood Councils in the Harbor Area.
  - c. San Pedro will be hosting delegates from the Special Olympics in July.
  - d. A consultant team comprised of the Economic & Planning System (EPS), CSG Advisors, and Quattro Design will conduct a feasibility study for the Rancho San Pedro housing projects. The study is expected to take four months with an anticipated completion date in mid to late August.
  - e. The City Council considered a Public Works & Gang Reduction Committee Report relative to initiating the street name change process for N. Center Street between Viewland Place and Knoll Drive in San Pedro to be changed to Eastview Little League Drive.
  - f. Council President Herb Wesson introduced a Motion requesting 1) the Board of Neighborhood Commissioners (BONC) and Department of Neighborhood Empowerment (DONE) be required to report on City agendas having the full texts of NC's Community Impact Statements with background links and if it's removed, for the Clerk to notify the NC; 2) for additional public comment time for NC Boards or Alliances; 3) for NCs to be able to give money to City Departments via MOU, and for the CAO and CLA to report on a rollover budget policy for NCs; and 4) for DONE to analyze the job roles of DONE.
  - g. On April 15, 2015, the City Council approved an ordinance establishing a standing reward program for hit-and-run crimes.
  - h. LAPD vehicles are exempt from the toll for FasTrak. This has been the case for approximately 18 months.
  - i. Upcoming events:
    - i. There is a Project-Planning Community meeting for San Pedro High School on Monday, May 18, 2015 at 6pm. The meeting is for the community to learn and participate in the next phase of the District-Wide Facilities Bond Program.
    - ii. The Leland Park Spring Fling Fundraiser is Saturday, June 6, 2015 from 12pm 6pm at 863 S. Herbert Ave.. San Pedro.
    - iii. The 3<sup>rd</sup> Annual San Pedro Shred Festival is Sunday, June 7, 2015 from 10am 4pm at the Gaffey Street Lookout.
  - j. Sue Castillo asked Ryan for an update on the Sidewalk repair policy. Ryan responded that they have yet to hold a joint Budget and Finance/Public Works Committee meeting to address the issue.
  - k. Andrew Silber asked for updates on the San Pedro Court House, the Gaffey Street Conceptual Plan and the Lilvan Fierman Walkway.
  - I. Michael Gatanz asked if the Rancho San Pedro feasibility study will be available to the public, and how is the study funded? Ryan responded that per the Housing Authority once the study is

complete the consultant may be requested to make presentations of the conclusions and recommend strategies to the HACLA Board of Commissioners, CD15 and Rancho San Pedro community. Ryan will make a request and ask the consultant to involve the Neighborhood Councils as well. The study is being funded by HACLA.

- 10. Port Committee Report: No report
- 11. Port of Los Angeles Report: No report
- 12. Land Use Planning Committee Report: Updates from Sue Castillo, Committee Chair:
  - a. Rancho San Pedro Housing Project: Sue Castillo read a section of the scope of work from the contract 'their goal is to include viable options for one to one replacement of affordable housing and to consider tenant relocation'.
  - b. Courthouse Property Re-use Update See item e.
  - c. The Committee presented a draft letter to be sent to Councilman Joe Buscaino and LANI with comments on the Gaffey Street DRAFT Conceptual Plan. Wording follows:

Subject: Central San Pedro Neighborhood Council comments on the release of the Gaffey Street DRAFT Conceptual Plan

From the beginning, this neighborhood council has actively participated in the creation of this plan by publicizing, helping facilitate and attending its public workshops. We thank you for the funding supplied and all of the effort expended to make this process happen. Upon the release and review of the draft plan at a CSPNC Land Use and Public Works Committee meeting on April 30th, attended by 23 stakeholders, we have several comments and requests.

- 1. We agree with the special recommendations made in Section 2 (pgs 10-11) regarding:
  - a. The rapid completion of the Exit Park
  - b. The redevelopment of the Social Security Bldg at 336 N. Gaffey St
  - c. The erection of attractive temporary fencing to screen vacant properties (in particular, we note the poor condition of the vacant lot at the NW corner of Sepulveda and Gaffey St).
  - d. The creation of a Specific Plan to guide and provide incentives for development between the freeway access ramps and 2nd Street
  - e. Encouragement for a Gaffey Street BID to provide for enhanced local services.
- 2. We ask that these relatively minor additions be made to the final report:
  - a. Detailed traffic count and accident data used in this analysis to be provided for future community reference, in the Appendix.
  - b. Refer to community design guidelines (City of Los Angeles Commercial Design Guidelines, Pacific Corridor Design Guidelines, and policy contained in the Downtown San Pedro Community Design Overlay District), emphasizing that these should be observed as redevelopment proceeds.
  - c. Include bus stops as areas listed to be targeted for public art.
- 3. We hope to see good use made of the grant-funded Library pop up plaza concept for community events, including neighborhood council use. We would like to know by what process (and cost, if applicable) events could be scheduled in this venue.
- 4. We found these items lacking in the report:
  - a. A preliminary study of suggested improvements for the First and Gaffey intersection, and approximation of the ROW acquisitions that would be necessary.
  - b. Some special design emphasis at the intersection of Seventh & Gaffey, pointing to the LA Waterfront
  - c. A street tree plan, developed as a part of an outreach process.
- 5. We would like confirmation that LAPD, LAFD and LADOT review the report and provide their expertise as to the feasibility of proposed improvements; in particular, we would like the corner bulb-out concept thoroughly vetted.
  6. We understand that LADOT will be looking into the possibility of further traffic signal coordination/optimization, and ask that they also look into the possibility of streamlining their traffic signage for a more orderly appearance, eliminating any unnecessary sign poles.
- 7. We look forward to someday seeing the formation of a Gaffey Street BID, but in the interim hope to see Joe's Office provide some dedicated funding for street cleaning and maintenance, including special attention to street trees and other landscaping. Our goal should be to have a regular maintenance schedule that could be collaboratively shared with the Gaffey Street property and business owners.
- 8. Finally, we ask that you review the project budget with the community in order to prioritize spending. We expect that you will vet the recommended street tree grates with Urban Forestry with regard to longterm maintenance and effects on tree health.

Motion from committee to approve letter passed with 10 yes votes (Castillo, Ceaser, Galaz, Gray, Guerrero, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).

d. The Committee recommends that the Board write the following letter to the Owner and developer of the property to be redeveloped at 600 S. Gaffey St. (Jack in the Box):

(addresses, Joe Rich and David Lundy)

Subject: Redevelopment at 600 S. Gaffey Street

We appreciate the effort you have made to present your plans for redevelopment of the Southeast corner of Gaffey and Sixth Street, and are in support of the redevelopment of this site for the purpose of building a new and improved fast food restaurant. However, we have several concerns regarding the proposed site plan presented to the Land Use Committee on April 30th.

The proposed plan shows:

- · a windowless wall facing 6th Street
- the front entrance facing the south parking lot rather than Gaffey Street
- a drive-through lane adjacent to the intersection of Gaffey and Sixth Street
- retention of a free-standing pole sign
- a small outdoor dining patio with western exposure but no sun shade, no architectural enhancement, and not within view of the glass façade of the building.

We believe that City of LA and local design guidelines identify features such as these as not recommended. This is a significant intersection that ties the Gaffey business community to our downtown. We ask for your additional review of our community guidelines, a fresh look at providing a guideline-compliant site plan, and the opportunity to review these again. The community thanks you for your efforts in working with us. Note: Copy to Office of Joe Busciano and City Planning Dept.

- i. A representative from the Amazon Group, the developer representing Jack in the Box, gave an overview of items they can/will and can't/will not change after the last Hearing.
- ii. Linda Alexander and Michael Gatanz both asked if Jack in the Box cannot include windows in the wall facing 6<sup>th</sup> Street, would they be willing to have a mural on the wall. Grant Harwell moved to amend the letter to include a request that a mural be included on the 6<sup>th</sup> Street wall as an agreeable alternative to not having windows, there was no second.

Motion from committee to approve the above presented letter passed with 10 yes votes (Castillo, Ceaser, Galaz, Gray, Guerrero, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).

 Recommendation to write the following letter to the Office of Don Knabe, with a copy to Councilman Joe Buscaino Re: Purchase of the San Pedro Superior Courthouse, 505 S. Center Street:

(addresses)

Subject: Purchase of the San Pedro Superior Courthouse, 505 S. Center Street Dear Supervisor Don Knabe,

The Central San Pedro Neighborhood Council is very concerned about the future of the San Pedro Courthouse. We are entirely supportive of the Los Angeles County purchasing this property from the State of California as soon as possible. We also would like to encourage you to set up a community process whereby we can discuss community options for this property that will be consistent with the San Pedro Community plan, the San Pedro Arts, Culture and Entertainment district plan and the Pacific Corridor plan of the now demised LA/CRA.

- i. James Allen commented that at the San Pedro Chamber of Commerce's Economic Development Policy meeting, Rebeca Kim speaking about the Court House stated that she was crossing her fingers that they would have an updated report before the end of the year on this project. As part of that, they were hoping that the assessment of the property had not gone too high and that they were looking at the cost of renovation of the property. He suggested that the Board invite Ms. Kim to the next Board meeting for an update.
- ii. There was discussion of doing an on-line poll requesting constituents to comment on what the highest and best use of the property would be.
- iii. Michael Gatanz has concerns that they would not have a report until the end of the year and that the property value has not been rising. He also stated that he noticed that there is filming going on at the property. So there is revenue being generated. He also questions renovation of the property.
- iv. Andrew Silber stated that in 1909 when the City of Los Angeles annexed San Pedro, one of the conditions of annexation was that there be an operating Court House in San Pedro, which currently there is not. Accordingly, the City is in breach of contract and San Pedro could sue to leave the City of Los Angeles on the grounds that the City has vacated/negated that condition of the contract.

Motion from committee, and passed with 7 yes votes (Ceaser, Galaz, Gray, Guerrero, Harutyunyan, Sandoval and Scoville), 0 no votes; 5 abstention(s) (Allen, Castillo, Hall, Hartwell and Hunter).

#### 3. New Business:

- a. **AltaSea Forum:** Per request of Alta Sea consider motion to hold an AltaSea forum at a future date perhaps in conjunction with other Neighborhood Councils.
  - i. Pat Means, Director of Communications and Community, stated that AltaSea is requesting a joint forum with the Neighborhood Councils at some point in the future to do an issues mapping exercise which gives the members of the NC's a chance to provide their input on what the community would like to have happen at AltaSea in terms of community involvement, education programs and activities.

Motion by Karen Ceaser to approve holding a forum in conjunction with the other five Neighborhood Councils. Motion seconded by Debra Hunter and passed with 10 yes votes (Castillo, Ceaser, Galaz, Gray, Guerrero, Hall, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).

b. Crossing Guard Request: Update on stakeholder request from Barton Hill Elementary asking for the Board's support in getting a crossing guard on Pacific and O'Farrell, the traffic signal in front of the school.

Motion by Karen Ceaser to approve a request for support from the City of Los Angeles in getting a crossing guard and/or any other increased safety measures that are possible, for the safety of the children at Barton Hill Elementary School, at the corner of N. Pacific and O'Farrell Street, seconded by Grant Hartwell, and passed with 10 yes votes (Castillo, Ceaser, Galaz, Gray, Guerrero, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).

## 4. Reports from Public Officials:

- a. German Castilla, District Staff Assistant for Congresswoman Janice Hahn's Office:
  - i. The National Security Protection Amendment Act, HR1731, was approved by Congress.
  - ii. On May 23, 2015 the annual Congressional Art Competition will be held at the Croatian Cultural Arts Center from 2pm-3pm.
  - iii. Andrew Silber asked if/when Congresswoman Hahn becomes a County Supervisor what would her position on the Court House be. Since that is a campaign question Mr. Castilla can only forward the inquiry on to the campaign representatives.
- b. John Larson Director of Communications for LAUSD President Dr. Vladovic:
  - i. At today's meeting the Board ratified the final agreement between LAUSD and UTLA that avoids any labor action.
  - ii. On Monday, May 18, 2015 at 6pm at San Pedro High School is a meeting for community input on the use of preexisting bond money for aesthetic and structural improvements.
  - iii. On June 13, 2015 in collaboration with Rec & Parks and Councilman Buscaino's office funding has been secured to open the Olguin campus pool to the public through mid-August.
  - iv. James Allen specifically asked the school district whether San Pedro High School had implemented the Parent Community Council as mandated in their plan approximately 5 years ago. Mr. Larson stated he would have to look into the issue and follow up at a later date.

## 5. **Finance Committee Report**. Danielle Sandoval reported:

- a. Purchase card and funding deadlines: June 22, is the last day for NPG's to DONE and June 30<sup>th</sup> to use the purchase card.
- b. Outstanding Funding Requests and Invoices: Danielle Sandoval reviewed several invoices for the Board.
- c. Approval of monthly Bank Statement and monthly expenditures Motion from committee to approve the Monthly Bank Statement as presented in the agenda packet passed with 9 yes votes (Galaz, Gray, Guerrero, Hall, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 2 abstention(s) (Allen and Castillo).
- d. Motion to approve reimbursement of \$29.22 to Board Member Frank Anderson for purchase of water for stakeholder meeting. Motion from committee to approve reimbursement of \$29.22 to Frank Anderson passed with 9 yes votes (Galaz, Gray, Guerrero, Hall, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 2 abstention(s) (Allen and Castillo).
- e. Review and approve document outlining the "Conditions" of Neighborhood Purpose Grants and Sponsorships to be included in funding packets for next year. Motion to table item, passed with

9 yes votes (Galaz, Gray, Guerrero, Hall, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 2 abstention(s) (Allen and Castillo).

- 6. **Outreach Committee Report**: Donald Galaz to present Neighborhood Purposes Grants for Board Approval:
  - a. Port of Los Angeles High School request for \$2,000 for Green Festival \$2000. Motion from committee to approve passed with 10 yes votes (Castillo, Galaz, Gray, Guerrero, Hall, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).
  - b. Women in Transition Program (Note: The request was for \$5,000 but the committee voted to recommend an amount of \$2500 with the understanding that the food purchased has to come from San Pedro.) Motion from committee to approve passed with 10 yes votes (Castillo, Galaz, Gray, Guerrero, Hall, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).
  - c. Port of Los Angeles High School Newspaper funding request. Awaiting clarification from DONE.
  - d. Other Items discussed at Outreach Meeting:
    - i. They discussed wanting to be more involved in upcoming local events and attending the events to represent Central San Pedro Neighborhood Council.
    - ii. Donald is posting events on the Council Facebook page.
- 7. **Update on Board Retreat**: The Board retreat is scheduled for Saturday, May 30, 2015, from 9am to 1pm. The location is not yet set, though Ports O' Call Restaurant is a possibility.

## 8. Board review and approval of DONE required Stipulation Worksheet:

The Board reviewed and discussed the following options of the Stipulation Worksheet:

- a. The physical posting locations will be at 1300 S. Pacific Ave., San Pedro.
- b. President James Allen accepts appointment to the Regional Neighborhood Council Grievance Panel.
- c. The current selection process will remain the default, there is no change.
- d. No telephone voting, on-line voting or voting by mail.
- e. Maintain the current board voting structure.
- f. New Neighborhood Council candidates should NOT be required to take a 5-10 minute video training.
- g. All board members should take office on July 1st.

Motion by Sue Castillo to approve items as discussed above and submit them on the provided form to the Department of Neighbohood Empowerment. Motion seconded by Donald Galaz and passed with 10 yes votes (Castillo, Galaz, Gray, Guerrero, Hall, Hunter, Hartwell, Harutyunyan, Sandoval and Scoville), 0 no votes; 1 abstention(s) (Allen).

## 9. Other Reports:

- a. San Pedro Historic Waterfront Business Improvement District Report: Kathrine Gray reported that Augie Bezmalinovich will be taking Cynthia Ruiz's place on the board. They also voted Michal Brophy onto the board. They talked about the homeless issue. They want to build a bandstand on 6<sup>th</sup> and Mesa for entertainment.
- b. Carrie Scoville commented that for the last year she has been working at the Work Source Center on N. Gaffey Street. They have a contract with the County of Los Angeles called Transportation and Logistics Intermediary. Under this project they have been accessing transportation and logistics jobs coming up in LA County and accessing training programs for those jobs. The Work Source Center can invest in training programs that are appropriate for the upcoming jobs. There is only one truck driver training program offered through a public institution in the entire state that is done through a Community College, and that is at Long Beach City College. They are going to work with Community Colleges and other Occupational Centers to broaden the scope of public offerings in training of transportation and logistics that are available. She gave public comment about this program at a State Senate Hearing at the Port of Long Beach last Friday, the Special Committee on Ports and Goods Movement. Harbor College is starting a logistics program.
- 10. **Adjournment** The meeting was adjourned at 9:55pm

Respectfully submitted, Sheryl Akerblom for the Central San Pedro Neighborhood Council