

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

PACIFIC CORRIDOR COMMUNITY ADVISORY COMMITTEE

SPECIAL MEETING MINUTES

APRIL 16, 2008

CALL TO ORDER

The Chairman, Jayme Wilson called the meeting to order at 6:11 p.m. at the Crowne Plaza Los Angeles Harbor Hotel, 601 South Palos Verdes Street, San Pedro, California 90731

The Chairman noted that CRA Staff Agenda Items: Port of Los Angeles Vehicular Directional Signs , and the Proposed Conversion of the former Good Year Tire Store for Home Town Paints, will not be presented, and are tabled to the next CAC meeting. Action items (1) Port Directional Signage, (2) Adaptive reuse of the Good Year Paint Store, and (3) Sunnyland Development 301-311 South Pacific Avenue, will be considered at the next CAC meeting.

ATTENDANCE

Mary Jo Walker, CAC Secretary called roll

Present: James Allen, Mike Caccavalla, Scott Donnelly, Eric Eisenberg, Evelyn Fierro, Milt Heyne, Patti Kraakevik, Laureen Vivian, Noramae Munster, Ray Martinelli, Ed Porter, Kenneth Ragland, Elizabeth Schindler-Johnson, Andrew Silber, Mary Jo Walker, Jayme Wilson

Excused Absent: Esther Espinosa

Absent: John Mattson

CRA Staff: Jay Virata, Regional Administrator; Susan Totaro, Project Manager; Walter Beaumont, Assistant Project Manager, Rafique Khan, Project Planner

COUNCIL DISTRICT 15: Gordon Teuber, Economic Development Director

COMMUNITY: Brian Angelini, Entitlement/Project Planning Manager, Galaxy Commercial Holdings; Tom Muller, O'Melvey and Meyers; Bert Blender, Grinder Restaurant; David Buchanan, D & D Gallery; Larry Henderson, IBEW Labor Organizer Local 11; Gwen Butterfield, Butterfield Communications; Betty Jo Wightman, Prudential San Pedro; Herb Zimmer, Priority One Printing; Linda Wood, Phoenix Reality Group (Bank Lofts); Susan Carne, Prudential Cal Realty; Camilla Townsend, San Pedro Peninsula Chamber of Commerce; John Papadakis, Papadakis Taverna; Carrie Scoville, Central San Pedro Neighborhood Council; Julia Scoville, David Andrade, Felix Vega, Julia Parke, George Woytovich, Dick Pawlowski, Denise McDuffy, Katharina Genz, Bill Roberson, Peter Lacombe

PUBLIC PARTICIPATION

Carrie Scoville read a letter from the San Pedro Neighbors for Peace and Justice, written to the Chairman Jayme Wilson expressing approval of the Sunnyland Development.

John Papadakis expressed concern regarding the rising costs at the Port. He was concerned about crime violence and drug addiction in San Pedro. He noted that a skyline was needed to go with the crane line, development, and traffic control. He expressed approval for the Galaxy G8 development.

Denise McDuffie explained that she felt the development proposed by Sunnyland at 3rd and Pacific Avenue was too dense, and offered an alternative proposal featuring affordable luxurious homes. Ms. McDuffie proposed a three story building with 28, three bedrooms three bathrooms units.

CAC Comments and Questions

- Mr. Allen recommended that Ms. McDuffie discuss her proposal with the CRA Staff.
- Ms. Schindler-Johnson inquired about the income level of potential residents.
- Ms. McDuffie responded there will be affordable and market rate units.

Public Participation

- Mr. Pawlowski said that Pacific Avenue must be clean before any development was approved.
- Larry Henderson expressed approval for the G 8 development because 80% were union workers. Non union workers are being used at various construction sites that do not live in the area. He spoke on recruiting high school graduates, with algebra, into construction as a career.

REPORTS

CHAIRMAN REPORT

Newly Assigned Harbor Regional Manager

The Chairman, Mr. Wilson explained that he was a member of the interview panel to select the new Harbor Area Region Administrator.

VICE CHAIRMAN REPORT

Arts, Cultural and Entertainment District (ACE)

The Vice Chairman, James Allen reported that the final ACE Report will be presented to the CAC within thirty days for consideration to approve. He asked that all CAC members be sent a copy of the report. He added that if it is approved, it will be in the July 1, 2008 CRA Budget.

COUNCIL DISTRICT 15 UPDATE

Gordon Teuber, Economic Development Director noted that he has held discussion with the Housing Authority regarding the rehabilitation of Rancho San Pedro, and the possibility of Sunnyland Development units being available for relocatees to reside in.

Susan Totaro Project Manager explained that Housing Trust Funds could be used for new construction and rehabilitation of existing dwelling units, as long as the owner of the property agrees that the building will be affordable for 55 years.

CAC Comment

- Ms. Schindler-Johnson reminded everyone that the Sunnyland Development was the result of an RFP for a signature project as a gateway to the revitalized downtown area. She felt that the development is in opposition to what was requested.
- Mr. Teuber stressed that it was the CAC that would have to approve the development.

Mr. Teuber reported that he was contacted by the Department of Transportation Parking Enforcement who will install ten hour meters on 7th and Mesa Streets. Parking can be paid monthly using credit cards.

CAC Comment

- Ms. Schindler Johnson felt that just because a parking lot was near a retail office, the tenants in the office should not take ownership of the lot.
- Mr. Eisenberg inquired about using Council District 15 discretionary funds to repair sidewalks. Mr. Teuber said Cindy Fowler, CD 15 has a list of the locations to be repaired.

CAC Appointments

Mr. Teuber noted that he has received two names to be considered for appointment by the Councilwoman, but as of this date, a decision has not been made.

He recommended that officer of the CAC serve a two year term, and Neighborhood Council appointees serve one year terms in the event the appointee decides not to serve on the N/C. He explained that one and two year terms for CAC committee members will be decided by a draw at the next CAC meeting.

CAC Attendance - Procedural Rules

Mr. Teuber recommended that the Procedural Rules be amended to only allow three excused and three unexcused absences within a twelve month period.

Mr. Wilson felt that the Council Office should decide who should remain or be removed as a member of the CAC.

Gaffey Welcome Park

Mr. Teuber said the Councilwoman has sponsored a motion for the "Exit Park" at 604 North Gaffey Street.

CAC Comment

- Ms. Kraakevik inquired if there were funds to beautify the area on Gaffey Street at the I10 Freeway exit. Mr. Teuber said it was commercial property with residential use. He added that it was part of Phase II and III of Gaffey Welcome Park.

Entertainment Permits

Mr. Teuber said that after discussions with LAPD Senior Lead Officer, Helen Pallares, Councilwoman Hahn has decided not to sign permits for entertainment in downtown until the Business Improvement District is in place. He noted that LAPD will have additional bike patrol on the week ends until 2:30 a.m.

7 Eleven - 19th and Pacific Avenue (vacant lot)

There will be a Public Hearing for the 7-Eleven in July 2008. The goal is to limit alcohol and beer sales.

CAC Comment

- Ms. Schindler-Johnson said the owner of the 7 Eleven should be informed that they are not in compliance with the Design Guidelines and Standards, parking is not permitted in front of buildings.

Transfer of Gaffey Street from Caltrans to the City.

Mr. Teuber noted that it would take State Legislation to accomplish the transfer. He noted that the pedestrian overhead bridge would be included in the transfer.

ELECTION OF CAC OFFICERS

Mr. Beaumont tasked if there were nominations for the office of Chairman, Vice Chairman or Secretary. There were no nominations made from the floor. Mr. Beaumont distributed Ballots for CAC members to vote for the individual of their choice. Mr. Beaumont noted that the results of the election would be announced upon completion of the counting of the Ballots.

DESIGN ADVISORY PANEL (DAP)

Good Year Tire Store - Adaptive reuse at 425 S. Pacific Avenue

Meeting held March 19, 2008

Noramae Munster, DAP Chairperson reported the owner of the Home Town Paint Store proposed to paint the existing Good Year building for retail use with parking in the front. The DAP recommended that the building be refurbished and glass windows placed in the front to have the look of retail and that landscaping be included. She noted that a discussion was held regarding the parking area being used at nights for Warner Grand Theatre patrons.

Ms. Munster explained that using the drive way on Pacific Avenue for vehicular traffic was opposed by the DAP. Ms. Munster noted that the owner agreed to the DAP's recommendations.

Port proposed Vehicular Directional Signage

April 16, 2008 – Meeting

Ms. Munster explained that the Port representatives were agreeable to DAP suggestions and recommendation and that they agreed to make another presentation in May 2008. Items discussed included, three dimensional medallion signs and fewer poles.

PRESENTATION

G8 - Proposal -Mixed Use Development 311 South Harbor Boulevard

Tom Muller, Esq., of O'Melveny and Myers explained that Galaxy Commercial Holdings proposes to construct a 23 story building with 18 floors of 158 one, two and three bedrooms condominium units to include 3,000 to 4,000 s.f. of ground floor retail. The development will have a gym and recreational center. He noted that the building will be constructed according to the highest environmental standards.

CAC Comments

- Mr. Eisenberg asked about security for the retail area and inquired about the potential tenants. He noted that the developer has signed the BID petition and he felt it was a good proposal. Mr. Eisenberg asked if public parking would be included at the site. Mr. Muller agreed to further discuss parking for the public.
- Mr. Caccavalla approved of the taller building and requested a restaurant be placed on the top floor for a better view of the area.
- Mr. Muller noted that an Owner Participation Agreement will be entered into with the CRA/LA, and a variance will be requested because of the height of the building.
- Mr. Wilson inquired on behalf of the community, if any financial subsidies would be requested. Mr. Muller responded no.
- Mr. Silber recommended a 40 or 50 story building with a smaller footprint, as opposed to numerous buildings of similar height blocking the view.

- Mr. Allen noted he felt the height of the building depended on the level of the water table. He also inquired how the development related to the remaining block. Mr. Muller noted that Galaxy has attempted to purchase other property on the block, but it is not economically feasible.
- Mr. Porter asked about the prices of the condominium. Mr. Muller answered that as of this date, the selling price has not been formulated.

Public Comments

- Camilla Townsend noted that residential development is critical to the revitalization of Downtown San Pedro. She felt that the developer has an understanding of the goals for the community.
- Mr. Henderson stressed hiring local union workers and constructing the building “Green.”
- Ms. Scoville asked how many units will be designated for low income residents. Mr. Muller responded that the number of low income residents has not yet been finalized.
- Mr. Pawlowski felt that to support a high density, the infrastructure would have to be improved. The streets should be closed off and cars eliminated. Mr. Allen responded that if the block was a joint development, it could be developed as Mr. Pawlowski recommended.

Mr. Wilson noted that the proposal for G 8 will be presented to the DAP for review.

Bank Lofts 407 and 409 W. 7th Street (the Vault) and 390 W. 8th Street (the Mint) Update

Linda Wood, Sales and Marketing Consultant, Phoenix Realty Group noted that Mesa Street is now open to thru traffic. The Mint is complete and individuals will move in by May 2008.

CAC Questions & Comments

- Mr. Wilson asked how many units have been sold in each building. Ms. Wood responded that the Mint has six open escrows and the Vault has thirteen.
- Mr. Wilson inquired about the completion of the buildings and asked about the Certificate of Occupancy. Ms. Wood said the Certificate of Occupancy for the Mint has been received, but did not know when it would be received for the Vault.
- Mr. Wilson asked about the possible of the units being converted to rental units. Ms. Wood said she could not answer that question.
- Mr. Silber noted that it did not appear that construction was in process at the site. Ms. Wood agreed that construction was not in process, but could not give the reason in a public forum.
- Mr. Porter inquired about the number of bedrooms and price of the units. Ms. Wood said approximately 30% of the units will be 16,000 s.f., with two bedrooms, two baths and be priced between \$400,000. to \$500,000. The smaller units will be 975 s.f. and priced from \$335,000 to \$375,000. She noted that the price for the penthouse is \$1 million.
- Mr. Wilson inquired about the retail space. Ms. Wood replied that it was listed with a realtor. However, the lack of parking for the space is causing a problem.
- Mr. Allen inquired about the change of ownership from Urban Pacific Builders to the Phoenix Realty Group and asked if the Phoenix Realty Group was the sole developer. Ms. Wood said

she could not answer ownership questions in a public forum and the developer is San Pedro Bank Lofts LLC, a partnership between the Urban Pacific Group and Phoenix Realty Group.

- Mr. Caccavalla asked if the CAC approved the color of the Bank Lofts. Ms. Wood said that the color was approved. Mr. Wilson asked that presentation boards originally presented for the Bank Lofts be reviewed.
- Ms. Schindler-Johnson wanted to know the greatest obstacle in selling the units. Ms. Wood responded it was the economy. She noted that they are working with the Los Angeles Housing Department and can possibly provide units to 15 affordable income families with a down payment of \$50,000. Ms. Schindler asked if the prices could be lowered, or would the developer consider converting the units into an apartment. Ms. Wood responded no.

CRA STAFF REPORT

Good Year Tire Store – 425 South Pacific Avenue (N/W Corner)

Rafique, Khan, Project Planner explained that there were concerns about the proposed conversion of the Good Year Tire store for use by Home Town Paints. The building as proposed does not meet the Design Standards. (1) Vehicle access from drive way on Pacific Avenue are discouraged; (2) The Façade-the inside of the building should have windows and the inside visible from the street; (3) Street dedication and setback, and parking. Mr. Khan said the parking issues could not be resolved without reducing the number of spaces. Mr. Khan noted that the proposed signage is in compliance with the Guidelines, with the exception of the paint sign, which can be resolved.

PUBLIC PARTICIPATION

There was no public participation.

CAC ELECTIONS - Results

Walter Beaumont, Assistant Project Manager thanked Mr. Pawlowski for witnessing the counting of the Election Ballots. Results of the voting: Chairman, Jayme Wilson; Vice Chairperson, Mary Jo Walker; Secretary, Elizabeth Schindler-Johnson.

CAC Comment

- Mr. Porter asked about improvements to Gaffey Street and Pacific Avenue and wanted to know how the business owners could participate. Mr. Wilson explained that Clean San Pedro is involved with cleaning the streets. There is a Façade Improvement Program that assists business owners in improving the exterior and interior of their businesses. He noted that there are no current plans to improve sidewalks along Gaffey Street in north San Pedro. Mr. Wilson also explained about Proposition 84 funds to improve various intersections and streets.

ADJOURNMENT

Mr. Allen made a motion to adjourn the meeting at 8:20 p.m. The motion carried.