



agenda

**COASTAL
SAN PEDRO**
NEIGHBORHOOD COUNCIL

locally listening & leading ...  ..

BOARD AND STAKEHOLDER MEETING AGENDA

Monday 17 March 2025 6:30 PM

In-Person Meeting (Without Teleconferencing)

Los Angeles Yacht Club, 285 Whalers Walk, San Pedro CA 90731

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS — Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the assembly's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the assembly is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future meeting. Public comment may be limited to a fixed time per speaker or a limited number of speakers by the presiding officer of the assembly. Those wishing to make comment, but not wanting to speak publicly, may submit written communications to the Board.

1. Voluntary opportunity to say the Pledge of Allegiance.
2. Public comment on non-agenda items.
3. Call to order and roll call.
4. Board member comment on non-agenda items. *[May include comment on Board members' own activities/brief announcements; brief response to statements made or questions posed by persons exercising their general public comment rights or asking questions for clarification; introduction of new issues for consideration by the Board at its next meeting; or requests for research and a report back to the Board.]*
5. Approval of prior meeting minutes.
6. Presentation: Construction update for the Harbor-UCLA Replacement Program (Carson) — Scott Donohugh
7. Report from law enforcement and public officials.
8. Committee reports *[2 minutes per committee]*
9. Sponsorship of dance events at Anderson Memorial Senior Citizen Center.
10. Motion recommending denial of permits for development at Walker's Cafe (HCM #1267).
11. Motion requesting permit information for digital signs at local schools.
12. Motion supporting continuation of the Community Emergency Response Team (CERT) program and training.
13. Treasurer's report.

Budget and Finance (Consent Calendar)

14. Approval of Monthly Expenditure Reports for February 2025
15. Approval of Monthly Expenses, including approval of Treasurer's payment of all recurring Neighborhood Council expenses including (but not limited to) Bridgeway Temporary Staffing and Services Agency in the amount not to exceed \$1,000 per month, the Mailroom in the amount not to exceed \$1,000 per month, office supplies in the amount not to exceed \$1,000 per month, an amount not to exceed \$300 for refreshments for the monthly Board meeting, and an amount not to exceed \$200 for cleaning fees after the Board meeting.
16. Approval of Zoom license renewal for upcoming year.
17. Approval of funding requests received from committees.

18. Appointments of committee officers, committee members, and Board representatives.
19. Announcements.
20. Public comment on non-agenda items.
21. Adjournment.

Sponsorship of dance events at Anderson Memorial Senior Citizen Center.

The Coastal San Pedro Neighborhood Council shall sponsor dance events at the Anderson Memorial Senior Citizen Center on April 26 and November 1, 2025, for an amount not to exceed \$1,200.

My name is Adrian Fernandez, I am the Special Programs Assistant at the Anderson Memorial Senior Citizen Center. Our facility is located at 828 S. Mesa St, San Pedro. I am reaching out to the Coastal San Pedro Neighborhood Council for \$1,200.00 sponsorship for our dance event!

Our facility will host a series of dances with live music featuring the Harbor Jazz Ensemble Band on Saturday, April 26, 2025, and Saturday, November 1, 2025. The event is free for members and non-members. The event will include free light refreshments and a free dance lesson for attendees.

The sponsorship will go towards paying for the Harbor Ensemble band, the sound engineer, sound services, and light refreshments.

The sponsorship includes the Coastal San Pedro Neighborhood Council logo on the flyer as well.

Motion recommending denial of permits for development at Walker's Cafe (HCM #1267).

Planning, Land Use, and Transportation Committee

Whereas, the following project is proposed:

Conditional Use Permit (CU) for the continued use of a commercial restaurant in the R1-1XL zone (Walker's Cafe / HCM #1267).

Conditional Use Permit (CUP) to allow the on-site sale and consumption of beer and wine with hours of operation daily from 8 am to 8 pm.

Coastal Development Permit (CDP) for the demolition of existing 1,118 SF garage/storage/residential structure (formerly had bathroom & kitchen where there were tenants for decades, at extremely low rent); rehabilitation of existing 736 SF, 12'10" high, 1-story designated historic café with a significant increase in service floor area/intensity of use resulting in a total of 87 seats (27 seats inside, 44 seats in an exterior rear patio, and up to 16 seats in the sidewalk/public right-of-way); and construction of a new 2,453 SF, 2-story single-family dwelling with an 890 SF roof deck, with attached 1,070 SF, 21' high ADU with a 290 SF roof deck, with an attached 398 SF 2-car garage and a carport at the rear; for a total residential floor area of 3,523 square feet, and a total floor area of 4,259 square feet including the historic cafe.

No trees would be removed.

Grading in the amount of 42 cubic yards cut and export.

Whereas, with respect to the Coastal Development Permit (CDP) the project neither complies with Coastal Act sections 30251, 30252, or 30253, nor does it follow guidance in other similar Coastal Commission decisions as required by section 30625(c). Thus, the project cannot be approved as proposed;

Whereas, with respect to the Conditional Use Permit (CU), the applicant's findings state that there would be no additional floor area. However, the service floor area would increase substantially, essentially doubling, from 44 indoor seats to allow a total of 87 seats (27 seats inside, 44 seats in an exterior rear patio, and up to 16 seats in the sidewalk/public right-of-way). This is a significant intensification of use and impact on the neighborhood. In addition, the project must be looked at as a whole and not on a piecemeal basis. Thus, it is clear that when comparing total size of the project to the size of structures in the surrounding area, the character and scale of the neighborhood is not maintained as required by the General Plan. The overall square footage of the project itself increases from the existing 1,854 SF to 4,259 SF, a 129% increase. The project does not meet the required findings as the project's size, which includes the residential structure, is not compatible with the surrounding area and thus would have an adverse effect on the surrounding area. Also, the Community Plan specifically protects stable single-family neighborhoods from new "out of scale" development; Thus, the project cannot be approved as proposed;

Whereas, with respect to the Conditional Use Permit for on-site sale and consumption of Beer and Wine (CUB), the project does not meet the CUB findings. The project would adversely affect the welfare of the community as there is already an over concentration of both premises for the sale or dispensing of alcoholic beverages and "high crime" (as defined) in the area. In addition, on page 35 of this report is a list that shows that the project is not only immediately adjacent to residential uses but is also immediately adjacent to parks, public playgrounds, and other similar uses and thus would detrimentally affect such uses. Moreover, three acres of Point Fermin Park is on the National Register of Historic places and contains the oldest Lighthouse in California. Thus, the project cannot be approved as proposed; and

Whereas, with respect to the Mello Act (MEL) and Housing Accountability Act (HCA) Compliance Reviews, people have lived in the existing "garage" for decades and thus a residential structure is proposed for demolition. The Mello Act and Housing Compatibility Act Compliance Reviews must consider the prior residential units, regardless of whether they were legally permitted as such.

Therefore Be It Resolved, the Coastal San Pedro Neighborhood Council recommends denial of the project as proposed.

Further Resolved, we suggest a significant decrease in the size of the residential structure, including elimination of the roof decks. If the existing garage was to be demolished and only slightly expanded in size, including the foot print (and the addition of a second floor), the applicant could build 1,800 to 2,000 square feet of development at the back of the lot, including a more modest ADU similar to the majority of those in San Pedro, with a marvelous chef's garden on the west side of the property, and they could create a great vibe, both enhancing Walker's and having the additional income from the additional homes, without destroying the surrounding area's community character as the overall project would not be so massive. With a smaller residential structure there could also be space for extra parking for patrons. There would likely be wide community support for that kind of smaller in scale approach. It's not too late to explore such positive changes to the project.

Further resolved, as the project is in a residential neighborhood, the number of outdoor seats should be substantially reduced, due to the inevitable noise created by so many potential patrons and the impacts on the surrounding residential uses; and given that this is a residential neighborhood, there should be no service floor area in the public right of way.

Motion requesting permit information for digital signs at local schools.

Coastline and Parks and Planning, Land Use, and Transportation Joint Committee Meeting

Resolved, Coastal San Pedro Neighborhood Council requests that Pt. Fermin Elementary School, Olguin High School, South Shores Magnet School, and Leland Street Elementary School inform us as to whether they have the required permits, including Coastal permits as applicable, for the school's digital signs and if not that they come into compliance and inform the neighborhood council's Land Use, Planning and Transportation Chair within 60 days of our letter.

Motion supporting continuation of the Community Emergency Response Team (CERT) program and training.

Emergency Preparedness and Public Safety Committee

The Coastal San Pedro Neighborhood Council calls on the City of Los Angeles to continue with and maintain the Community Emergency Response Team (CERT) and to continue CERT training.

Approval of Zoom license renewal for upcoming year.

The Coastal San Pedro Neighborhood Council approves an expenditure not to exceed \$300 for a Zoom licence through the City's contract with Zoom.

For more information, please email cspnclive@gmail.com; write to CSPNC, 1840 S. Gaffey Street #34, San Pedro, CA 90731; or visit the Coastal San Pedro Neighborhood Council website at www.cspnc.org.

STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.) — Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

NOTICE TO PAID REPRESENTATIVES — If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at 213-978-1960 or ethics.commission@lacity.org

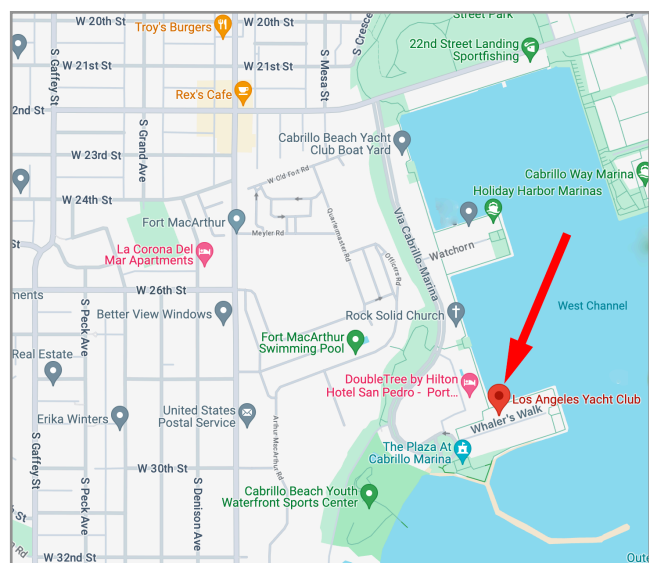
PUBLIC ACCESS OF RECORDS — In compliance with government code section 54957.5, non-exempt writings that are distributed to all or a majority of the Board members in advance of a meeting may be viewed at 1840 S Gaffey St, San Pedro, CA 90731, at our website: <http://www.cspnc.org>, or at the scheduled meeting. In addition if you would like a copy of any record related to an item on the Agenda, please contact the Coastal San Pedro Neighborhood Council by email at cspnclive@gmail.com.

PUBLIC POSTING OF AGENDAS — Coastal San Pedro Neighborhood Council agendas are posted for public review as follows: 1840 S Gaffey St, San Pedro, CA 90731 and <http://www.cspnc.org> You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at: <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>

RECONSIDERATION AND GRIEVANCE PROCESS — For information on the Coastal San Pedro Neighborhood Council's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the CSPNC Bylaws. The Bylaws are available at our Board meetings and our website <http://www.cspnc.org>

THE AMERICAN WITH DISABILITIES ACT — As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services please make your request at least 3 business days (72 hours) prior to the meeting by contacting the CSPNC secretary by email at cspnclive@gmail.com.

SERVICIOS DE TRADUCCION — Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Secretaria, CSPNC, por correo electrónico a cspnclive@gmail.com para avisar al Concejo Vecinal.



Meeting location is Los Angeles Yacht Club, past the DoubleTree Hotel.