

San Pedro Pacific Corridor Project - Progress Report April 2008— July 2008

- I. G8-Proposed Mixed Use Project Proposal — 551 South Harbor Blvd. (Grinder Rest.)
 - A. 158 residential units for sale and 3,000-4,000 s.f. ground floor retail
 - B. Signature Tower to San Pedro is here possible by Galaxy Commercial Holdings

- II. San Pedro Signage is still undergoing revisions and refinements to meet our S.P. Guidelines. The Port of Los Angeles continues to work with the CAC design committee to come to an appropriate scale and aesthetic.

- III. Home Town Paints to move to old Good Year Tire Store location.

- IV. Beacon Street Five Year Implementation Plan
 - A. Mid -year progress report in July 2008
 - B. Tracking of redevelopment goals
 - C. Continuing the process of community review, land reuse/rezoning and moving to set the groundwork to remove blight while building a civic center for San Pedro.
 - D. Parcel “K” discussed –Harbor Blvd. P.V. 5th and 6th Streets
 1. Maintain Street grid/view corridors/encourage height variations
 2. Pedestrian friendly with min. off-street parking
 3. Community Facilities...park/public art/street cafes/seating/open space
 4. Quality Construction, min curb cuts, set-backs,

- V. Port of L.A. updated CAC on draft of current EIR (Environmental Impact Report) in conjunction with the Harbor Interface Feasibility Study being done by their design consultants SMWM for the Waterfront Redevelopment Project—Bridge to the Breakwater.
 - A. The goal is create a “seamless interface” between the waterfront and downtown San Pedro
 - B. CAC Board, again, emphasized that this interface is vital to a successful economic and social development of San Pedro. It must remain the Port’s primary goal.
 - C. CAC Board again, had several concerns regarding proposed parking structures east of Harbor Blvd. and stressed the importance of upholding the established guidelines of set backs, pedestrian zones/access and “view corridors” from downtown S.P. to the waterft.
 - D. As for the Red Car expansion, “loop into downtown” San Pedro, the CAC, along with most of San Pedro, mirrored in the CRA’s 2007 Community Survey, deems this to be of critical importance. It will finally unite our waterfront and downtown. The Cabrillo Beach extension should follow only after the downtown has been served and the ‘interface’ has been thereby established. Again stressed.
 - E. CAC Board stressed that the Port’s Master Plan for Waterfront Enhancement be implemented, as originally planned, in its entirety and not in a ‘piece by piece’ or selective manner. This plan did include, and should now, in the view of the CAC Board, continue to, enact the renovation of the Paseo Improvements at Ports of Call Village with special attention to the reworking of how refuse is disposed of in order to create a pedestrian friendly and overall attractive transition from parking to the Village shops and restaurants. Again the CAC underscored the primary importance of this approach.

- VI. Centre Street Lofts now has 80 parking spaces available for daytime parking between the hours of 6am to 6pm. These are free to the public.

VII. CRA funding continues to provide grants, as part of their ongoing scope of work, for downtown sidewalk improvements and Façade/Business Improvements and presented a graph of grants to date. Included are grants approved, in process and in action.

VIII. Center Street Lofts to better publicize its public parking. There are 40 spaces open from 8 am to 6 pm. CAC to request that they remain open until 10 pm.

IX. ACE (Arts, Culture and Entertainment) District Plan and Implementation Plan Schedule

A. Objectives have been outlined for 1 yr., 5 yr. and a 10 yr. terms.

B. Artist and Business support objectives have been set forth in a Final Report-April 2008

X. 3rd and Pacific Ave. development by the Sunnyland Development Corp.

A. Located at the northern edge of downtown district, this “gateway” project continues to be seen by the CAC as an important signifier for downtown as a whole.

B. As the last large parcel available this project sets the tone for much of what is to come.

C. This project has been shelved due the developer having backed-out.

D. Currently the CAC believes that the developer cannot or does not want to see the viability of developing this project using the CAC’s recommendations of a modified ratio of market-rate to affordable-rate housing. The CAC believes that this land is viable under market-rate alone and maintains the development of this important property be approached by any new developer as a “gateway” to our community and a symbol.

E. The project by Sunnyland has been withdrawn.

As we can see, San Pedro is now in the midst, of a long awaited renaissance. There is a bit of a stall. There is visible progress.. Still, so much yet to be considered and developed. The CAC Board, comprised of local business people is working with the CRA, on matters of planning, development and execution for the San Pedro Pacific Corridor Project as defined in the California Community Redevelopment Law. We are you, the citizens of San Pedro, formal vehicle and are working to see to it that San Pedro continues to develop in accordance with its local flavor, history, people and special spirit and in accordance with all approved and finalized documents.

Laureen C. Vivian