

Contact Information

Neighborhood Council: Northwest San Pedro Neighborhood Council

Name: Laurie Jacobs

Phone Number: [310-897-8961](tel:310-897-8961)

Email: [pedrolaurie@yahoo.com](mailto:pedrolaurie@yahoo.com)

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Brief Summary: The Northwest San Pedro Neighborhood Council urges the Port, the

City

Council, & the Mayor to immediately follow through with their promises of funding for the already approved Project elements, & to furnish the community with an updated schedule for their commencement and completion.

Additional Information: The NWSPNC reaffirms its support for redevelopment of the Ports O'Call area, & for construction of the infrastructure improvements approved in the LA Waterfront EIR. We urge the Port & Developer to reach an acceptable agreement as quickly as possible, using creative ways to better communicate with the community & perhaps increase the possibility of a successful negotiation that benefits the Port, the Developer & the community.

**Northwest San Pedro Neighborhood Council  
Voted on at October 13<sup>th</sup> Board Meeting**

**Discuss and consider motion regarding Port spending on Community Infrastructure Projects.** Pat Nave gave an overview of the resolution from the Port Committee. The following resolution was brought forth for discussion (Motion by Bob Bryant, seconded Pete Burmeister).

**RESOLUTION CONCERNING SPENDING ON COMMUNITY WATERFRONT INFRASTRUCTURE PROJECTS**

*WHEREAS commencing in 2004, the Northwest San Pedro Neighborhood Council [NWSPNC] has adopted resolutions supporting waterfront redevelopment and supported the EIR for the Waterfront Redevelopment [the Project]; and*

*WHEREAS, one objective of the Project is to improve public access to the waterfront and another is to provide connections with the downtown San Pedro area and surrounding community; and  
WHEREAS, the EIR found that the physical connection between downtown San Pedro and the waterfront was lacking due to a number of visual and physical barriers that currently inhibit access to the water's edge;<sup>1</sup> and*

*WHEREAS, the Waterfront EIR certified on September 29, 2009, included the improvements listed on the attachment to this Resolution designed to meet the objectives of the Project, including a pedestrian waterfront promenade, realignment and improvements to Sampson Way and Harbor Boulevard, a*

*downtown plaza at Sixth Street, new parking structures, parks and public use areas, and improved and extended Red Car routes; and*

*WHEREAS as a part of the EIR process, the implied promise of increased construction jobs and sustained future employment were used by the Port of Los Angeles (POLA) and the Board of Harbor Commissioners (BOHC) to gain the support of the community for the Project and have since been used to attract businesses and developers to San Pedro; and*

*WHEREAS, some of the Project elements were presented as mitigation for other Port projects such as the third passenger terminal berth at Berth 47-49 ; and*

*WHEREAS, during the last annual Waterfront Update to the community, the Executive Director reiterated and confirmed the Port's promise to prioritize constructing the Project elements that would facilitate the development of Ports O'Call and*

*WHEREAS, many of the Project elements had projected completion dates from 2009 to 2015 but in its current Capital Improvement Program, it appears that the PORT has not budgeted nor approved funds for these elements with the exception of the engineering studies for Sampson Way realignment; and*

*WHEREAS, in his recent interview in San Pedro Today, the Mayor also indicated that the Port would delay funding for non-revenue producing Project elements<sup>2</sup>;*

*NOW THEREFORE, the Northwest San Pedro Neighborhood Council urges the Port, the City Council, and the Mayor to immediately follow through with their promises of funding for the already approved Project elements, and to furnish the community with an updated schedule for their commencement and completion.*

**Motion passed with 11 yes (Bryant, Cuevas, Zavalney, Dixon, Nave, Gonyea, Jacobs, Regalado, Valdez, Thompson, Grayson and Burmeister) 0 no votes, 1 abstentions (Dixon).**

**Discuss and consider motion regarding the ongoing discussion between the Port and proposed developer to secure a master lease agreement on Ports O'Call.** Pat gave some history on the issue. The following resolution was brought forth for discussion. (Moved by Bob Bryant, Seconded by George Thompson):

**RESOLUTION CONCERNING THE ONGOING DISCUSSIONS BETWEEN THE PORT AND PROPOSED DEVELOPER TO SECURE A MASTER LEASE AGREEMENT**

*WHEREAS, many ports in the United States and around the world have developed their waterfronts with attractive and actively used visitor- serving facilities, and*

*WHEREAS, there is and has been substantial public support for a revitalized waterfront and a redeveloped Ports O'Call [POC]; and*

**September 8, 2014 Minutes Page 4**

*WHEREAS, to improve its waterfront, the City of Los Angeles through its Board of Harbor Commissioners [Port] has devoted significant time and effort for more than 30 years, spending more than \$12 Million in public funds on project consultants; and*

*WHEREAS, as a further effort to improve its waterfront, the Port approved a Master Plan for the redevelopment of the waterfront [Project] in an EIR certified on September 29, 2009, with the support of the Northwest San Pedro Neighborhood Council; and*

*WHEREAS, in July 2012, the Port solicited a Request for Qualifications (RFQ) for development of the POC portion of the Project area; and*

*WHEREAS, based on the RFQ selection process, the Port entered into an exclusive negotiating agreement [ENA] with The Ratkovich Company and Jerico Development, Inc. (Developer); and*  
*WHEREAS after more than 544 days of negotiations there is still no agreement between the Port and Developer, and*

*WHEREAS, the Northwest San Pedro Neighborhood Council (NWSPNC) has been involved with the Ports O' Call Master Plan and redevelopment for many years with many volunteer hours and provided a number of resolutions concerning the project, many of them being resolutions of support; and*

*WHEREAS the NWSPNC is concerned that the two parties will not be able to agree and that the POC redevelopment schedule will be at risk in both the short and long term, thereby threatening the jobs and employment benefits that could result from the Project; and*

*NOW THEREFORE, the NWSPNC reaffirms its support for redevelopment of the Ports O'Call area, and for construction of the infrastructure improvements approved in the Los Angeles Waterfront EIR, and urges the Port and Developer to reach an acceptable agreement as quickly as possible.*

*FURTHERMORE, the NWSPNC suggests the Port and Developer consider creative ways to better communicate with the community and perhaps increase the possibility of a successful negotiation that benefits the Port, the Developer and the community, such as:*

*A) finding a way to report to the community on the status of negotiations, including the positions of the parties that may be hindering agreement;*

*B) considering using facilitators or other experts to assist the parties in reaching an agreement; and*

*C) suggesting ways that the Neighborhood Councils can support rapid improvement of the waterfront.*

**Motion passed with 12 yes (Bryant, Cuevas, Zavalney, Dixon, Nave, Gonyea, Jacobs, Regalado, Valdez, Thompson, Grayson and Burmeister) 0 no votes, 0 abstentions.**