

Contact Information

Neighborhood Council: Northwest San Pedro Neighborhood Council

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(15)

Date of NC Board Action: 07/14/2014

Type of NC Board Action: For

Impact Information

Date: 10/04/2015

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 15-1144

Agenda Date:

Item Number:

Summary: Our Council unanimously supports the a master conditional use permit (alcohol) to allow the sale and/or dispensing of alcoholic beverages for consumption on the premises at The Brewery at Warehouse Nine LLC, dba Brouwerij West. We feel that the adjacent CRAFTED has been an asset to our community and find that further development of this property is an important step in accomplishing goals detailed in the Port Master Plan



Northwest San Pedro Neighborhood Council  
 Monthly Board & Stakeholder Meeting Minutes  
 Monday, July 14, 2014, 6:00 p.m.  
 Peck Park Community Center, San Pedro

1. **Call to Order and Roll Call.** The meeting was called to order at 6:08 pm by the President, Ray Regalado. There was a quorum of 14 board members present. See list below for board member attendance. Approximately 30 stakeholders in attendance.

Board Members	Roll Call/Attendance
Scott Allman	Present
Bob Bryant -incoming	Seated (see #6 below)
Pete Burmeister	Present
Rogelio Cuevas	Present
Dan Dixon	Present
Cassidy Feltenberger	Present
Craig Goldfarb	Present
Cynthia Gonyea	Present
Carolyn Grayson	Present
Laurie Jacobs	Present
Diana Nave	Present
Raymond Regalado	Present
Barbara Schach	Present
George Thompson	Excused
Sarah Valdez	Present
Darlene Zavalney	Present
Vacant Seat	

6. **Swearing in of New Board Member:** Bob Bryant was presented as the sole candidate to fill the vacant “Non Governmental Organization” seat. Bryant was approved by the board with a vote of 13 yes votes (Allman, Burmeister, Cuevas, Dixon, Feltenberger, Gonyea, Grayson, Jacobs, Nave, Regalado, Schach, Valdez & Zavalney, 0 no, 1 abstention (Craig Goldfarb). Bryant took the oath of office and was seated at the Board table.

**Public Official Reports**

7. **Council District 15 Report:**
  - a. Ryan Ferguson was not in attendance but provided a written report.
  - b. Carlos Rios, project manager at DOT spoke about the Pacific Avenue Road Diet Project. The project will change the configuration of Pacific Avenue to increase safety by reducing speed and creating a center channelization for turning left. The two lanes in each direction will be reduced to one lane to accommodate the center turn lane and allow for bike lanes. (From 22<sup>nd</sup> Street north to Front Street). A State Grant of \$450,000 will fund the project designed to improve public safety. A local planning effort drove the project due to the amount of collisions. Several stakeholders and board members spoke in opposition of the project.

8. **LAUSD:** Joseph Martinez, representative from the office of LAUSD Board President Richard Vladovic reported that he will present an update on the Science Center next month.
9. **First Responder's Report:** None in attendance. President Ray will be meeting with Senior Lead Officer Bravo to discuss getting her to regularly attend Northwest's monthly Stakeholder Meeting.
10. **Youth Community Service Award Presentation:**
  - a. Vice President Laurie Jacobs presented the Youth Community Service Award to Malia Wakinekona. Malia spoke about her work in the community.
  - b. John Muto, the second place finisher, was presented with a Certificate of Appreciation from the Councilman's office.
  - c. Cassidy Feltenberger was presented with a Certificate of Appreciation for her work as the Youth Representative on the Northwest San Pedro Neighborhood Council.
11. **Presentation on proposed microbrewery at Crafted at the Port of LA:**
  - a. A representative from Brouerij West gave an overview of a proposed project at Warehouse 9. Brouerij West was founded in 2010 and is expanding. The proposed project is a full production brewery at warehouse 9 in San Pedro. It will include a tasting room and a restaurant. The brewery will bring thousands more people to our business community and should initially create about 10 jobs and once fully developed about 40 jobs. The spaces between warehouses 9 and 10 will also be upgraded. The master condition use permit that they are seeking is for both warehouses. A commercial community kitchen is also being planned. They also hope to provide produce from local farmers.
  - b. **Motion by Ray Regalado, seconded by Diana Nave, to approve a letter of support for the project as described. Motion approved with 15 yes votes (unanimous), 0 no votes, 0 abstentions.** The letter will be posted on the NWSPNC website.
12. **Fracking In Our Community:** – This presentation was moved to next month.
13. **Public Comments on Non-Agenda Items**
  - a. Pete Burmeister: Spoke in support of Harbor Highlands Park Upgrades.
  - b. Dan Dixon: Dan made the board and community aware of the currently constructed cut through alley at Miraflores. It has gone from a one way egress to now, in the eyes of the BOE and DOT, a two-way street. Dan says we should keep an eye on the process as it unfolds.
  - c. Chuck Hart: Provided an update on the Rancho LPG tanks issue.
  - d. Janet Gunter: Commented on the dangers of the Rancho LPG tanks and brought copies of the article in the Random Lengths News July 11, 2014 issue related to liquefaction. She urged everyone to write letters on the issue.
  - e. Sarojini Lall: Provided an update on the Ponte Vista project. Most of the demolition has occurred and should be completed by August. The new asphalt roads will use the recycled materials from the demolition of the current roads.
  - f. Donald Galaz: Commented on the Pacific Road Diet which he opposes.
  - g. Pete Burmeister stated that Chuck Hart to speak longer due to his position as President of the San Pedro Homeowners United group.
14. **Consent Calendar** – Request to remove C, D, G, and I from the consent calendar for further discussion. **Motion by Dan Dixon to approve consent calendar items A B E F H and J. Motion seconded by Bob Bryant and approved with 14 yes votes (Burmeister, Grayson, Goldfarb, Bryant, Allman, Nave, Gonyea, Regalado, Jacobs, Dixon, Valdez, Zavalney, Schach and Cuevas), 0 no, 1 abstention (Cassidy Feltenberger). Items on the consent calendar that were approved are:**
  - a. **(Item A) Approval of June 9, 2014 Meeting Minutes**

- b. (Item B) Appointment of Laurie Jacobs and Ray Regalado as Authorized Community Impact Statement Authors
- c. (Item E) Approval regarding Darlene Zavalney Stepping Down from Issues Committee
- d. (Item F) Appoint Sarah Valdez and Darlene Zavalney as initial Green Committee Members
- e. (Item H) Consider and Approve Appointment of Craig Goldfarb and Sarah Valdez as Budget Advocates
- f. (Item J) Consider Approval of Notes Regarding 2014 NWSPNC Retreat – Appointment of New Committee Chairs:  
Retreat attendees supported a proposal to have those interested in retaining or wishing to be a chair of a committee submit their request. Those interested should include (a) their name, (b) Committee they are considering, (c) vision for the committee, (d) projected outcomes/goals, (e) any budget considerations for projects or committee efforts and (f) committee scheduling.

**Items removed from Consent Calendar and approved or tabled after discussion:**

- g. **(Item C on Consent Calendar) Consider Approval to support Port Tech LA Pursue LA 2050 Grant Challenge with Port Tech LA and Appoint Diana Nave and Sarah Valdez to represent the board.**
  - Motion by Laurie Jacobs to amend above wording to read as follows: “Consider approval to support Port Tech LA in applying for the LA 2050 Grant Challenge and appoint Diana Nave and Sarah Valdez as ad hoc committee members.” Motion to amend seconded by Diana Nave and passed with 14 yes votes (Burmeister, Dixon, Grayson, Goldfarb, Bryant, Allman, Gonyea, Jacobs, Feltenberger, Nave, Zavalney, Schach, Valdez and Cuevas), 0 no votes and 1 abstention (Chair Regalado). Motion as amended passed with 14 yes votes (Burmeister, Dixon, Grayson, Goldfarb, Bryant, Allman, Gonyea, Jacobs, Feltenberger, Nave, Zavalney, Schach, Valdez and Cuevas), 0 no votes and 1 abstention (Chair Regalado).
- h. **(Item D on Consent Calendar) Establish a Green Committee and Amend Standing Rule #3 to reflect Changes.**
  - After a short discussion the following motion was presented: Motion to establish a Green Committee and Amend Standing Rule #3 to reflect such changes (moved by Diana Nave, seconded by Dan Dixon). Motion passed with 12 yes votes (Burmeister, Grayson, Bryant, Allman, Gonyea, Jacobs, Feltenberger, Valdez, Nave, Zavalney, Schach and Cuevas), 1 no (Goldfarb), 2 abstentions (Chair Regalado & Dan Dixon).
- i. **(Item G on Consent Calendar) Consider and Approve Planning and Land Use Committee Being Chaired By Issues Committee. Planning and Land Use Issues Would Meet As Needed.**
  - Motion by Craig Goldfarb to table agenda item G and send back to Executive Committee for further consideration, seconded by Scott Allman. Motion passed with 13 yes votes (Burmeister, Dixon, Grayson, Goldfarb, Bryant, Allman, Gonyea, Jacobs, Feltenberger, Nave, Zavalney, Schach and Cuevas), 0 no votes and 2 abstentions (Chair Regalado & Valdez)
- j. **(Item I on Consent Calendar) Consider and Approve Darlene Zavalney Organize Ad Hoc Committee to Search and Recruit Youth Member of NWSPNC.**
  - Motion to amend by Craig, seconded by Laurie Jacobs, that the Youth and Outreach Committee be appointed to oversee the Youth Seat appointment process. Motion to amend passed with 13 yes votes (Burmeister, Dixon, Grayson, Goldfarb, Bryant, Allman, Gonyea, Jacobs, Feltenberger, Nave, Zavalney, Schach, Valdez and Cuevas), 0 no votes and 1 abstention (Chair Regalado). Motion as amended passed with Motion to amend passed with 13 yes votes (Burmeister, Dixon, Grayson, Goldfarb, Bryant, Allman, Gonyea, Jacobs, Feltenberger, Nave, Zavalney, Schach, Valdez and Cuevas), 0 no votes and 1 abstention (Chair Regalado).

## Committee Reports and Motions

15. Budget & Finance – Scott Allman reported:

- a. **Consider Approval of June Expenditure Report.** Motion by Barbara, seconded by Diana Nave to approve the June 2014 Expenditure Report as presented. Motion passed by the Board with 13 yes votes (Burmeister, Bryant, Grayson, Goldfarb, Allman, Gonyea, Regalado, Jacobs, Dixon, Valdez, Zavalney, Nave, and Schach), 0 no votes, 0 abstentions, 2 ineligible (Cuevas & Feltenberger).
- b. **Consider Approval of June 2014 Budget** (Moved by Goldfarb, second Grayson). Motion by Nave, seconded Schach passed by the Board with 13 yes votes (Burmeister, Bryant, Grayson, Thompson, Goldfarb, Allman, Gonyea, Regalado, Jacobs, Dixon, Valdez, Zavalney, and Schach), 0 no votes, 0 abstentions, 2 ineligible (Cuevas & Feltenberger).
- c. **Motion to approve 2014-2015 Budget. Sarah Valdez presented the budget (attach to minutes).** Motion to approve by Diana, seconded by Schach as presented passed with 13 yes votes (Burmeister, Bryant, Grayson, Goldfarb, Allman, Gonyea, Regalado, Jacobs, Dixon, Valdez, Zavalney, Nave, and Schach), 0 no votes, 0 abstentions, 2 ineligible (Cuevas & Feltenberger).
- d. **Discussion regarding DONE Request for 2014-2015 Budget Packet:** Laurie Jacobs has downloaded the forms and is utilizing the information from the retreat to put together the Strategic Plan. She will present it to the Executive board for review when completed.
- e. **Consider and approve Scott Allman as Second Signer for Bank Account.** Motion by Diana Nave, seconded by Darlene Zavalney to approve Scott Allman as the Second Signer on the NWSPNC Bank Account. Motion passed with 14 yes votes (Burmeister, Bryant, Feltenberger, Grayson, Goldfarb, Allman, Gonyea, Regalado, Jacobs, Dixon, Valdez, Zavalney, Nave, and Schach), 0 no votes, 0 abstentions, 1 Ineligible (Cuevas).

16. **Issues Committee Motion:** Made by Craig Goldfarb from committee.

**Motion to approve NWSPNC participation in the planning of upgrades to Harbor Highlands Park:**

*The Northwest San Pedro Neighborhood Council supports meeting with the Department of Recreation and Parks, on an ongoing basis, to plan for improvements in Harbor Highlands Park on Capitol Drive. Improvements should include, but not be limited to, the installation of restrooms with appropriate security safeguards, gate control at park entrances to prevent unauthorized vehicle access, and landscaping.*

Motion passed with 11 yes votes (Bryant, Feltenberger, Grayson, Goldfarb, Allman, Bonyea, Regalado, Valdez, Zavalney, Nave and Schach), 0 no votes and 3 abstentions (Jacobs, Dixon, Burmeister), 1 ineligible (Cuevas). Dan gave an overview of the committee meeting.

17. **Port Committee:** Report provided in agenda packet. Bob Bryant commented that the development of Ports O' Call is probably 2-1/2 years away.

18. **Youth and Outreach Committee** – Promotional Item Presentation. Darlene Zavalney distributed the promotional refrigerator magnets that the board previously approved.

19. **Executive Committee** – Ray Regalado reported:

- Announcement of Congress of Neighborhoods in September
- Request for volunteers for set up and break down of meeting facilities.

20. **HANC Report** – Diana Nave provided a written report and gave some highlights. Specifically, BONC is considering two additional trainings related to bullying, as well as sexual harassment. Board members should express their feelings about this to BONC.

21. **Adjournment:** The meeting was adjourned at 8:50 pm. |

Respectfully submitted,  
Kristina Smith for NWSPNC



# Northwest San Pedro Neighborhood Council

"Your Community Voice"

July 15, 2014

Los Angeles Department of City Planning  
Office of Zoning Administrator, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, CA 90012

**Ray Regalado**  
President

**Laurie Jacobs**  
Vice President

**Sarah Valdez**  
Treasurer

**Cynthia Gonyea**  
Secretary

RE: Planning Case No: TBA  
Project Address: 110 & 112 E 22<sup>nd</sup> Street  
Applicant: CRAFTED at the Port of Los Angeles LLP

Dear Zoning Administrator:

At our regularly held public meeting on July 14, the Board of Directors of the Northwest San Pedro Neighborhood Council (NWSPNC) voted unanimously to support the applicant's request. The project, as presented to NWSPNC, will involve:

1. A MASTER CONDITIONAL USE PERMIT (ALCOHOL), pursuant to LAMC Section 12.24 W.1 to allow the sale and/or dispensing of alcoholic beverages for consumption on the premises and off-site sales; including:
  - a. Five (5) on-site full line permits for other lease spaces located in section E of Warehouse 9, with the option for each of these full line permits to instead be beer/wine permits;
  - b. Two (2) on-site and off-site full line permit for retail or specialty grocery store with beer, wine or liquor tasting or other similar uses to be located in section E of Warehouse 9.
2. PLAN APPROVAL CUB (ALCOHOL), pursuant to LAMC Section 12.24.M, to allow THE BREWERY AT WAREHOUSE NINE LLC, dba BROUWERIJ WEST, one (1) full line alcohol Conditional Use Permit and one (1) off-site beer/wine Conditional Use Permit under the Master CUB.
3. PLAN APPROVAL CUB (ALCOHOL), pursuant to LAMC Section 12.24.M, to allow OFF THE VINE one (1) beer/wine Conditional Use Permit and one (1) off-site beer/wine Conditional Use Permit under the Master CUB.

In the NWSPNC's view, the information presented provides adequate justification for granting the requested approvals. NWSPNC feels that CRAFTED has been an asset to the community and finds that the further development of this property with an artisanal food market, brewery and casual

dining restaurant is an important step in accomplishing the goals detailed in the Port Master Plan. NWSPNC fully supports the applicant's request and encourages the city to approve.

Thank you for your consideration of these comments.

Best regards,

A handwritten signature in black ink that reads "R. Regalado". The signature is written in a cursive style with a large, looping initial "R".

Ray Regalado  
NWSPNC President  
on behalf of the Board of Directors of the  
Northwest San Pedro Neighborhood Council

CC: Jacob Haik, Deputy Chief of Staff, CD15  
Capt. Jennifer Thomas, LAPD Harbor Division  
Los Angeles Port Police