

PORT OF LOS ANGELES COMMUNITY ADVISORY COMMITTEE
WILMINGTON WATERFRONT DEVELOPMENT SUBCOMMITTEE

Port of Los Angeles (POLA)
425 S. Palos Verdes Street
San Pedro, CA

Minutes
January 11, 2011

ATTENDEES

Subcommittee Members

Ken Melendez – Chair
Olivia Cueva Fernandez – Voting Member
Donna Ethington, Voting Member
Arthur Hernandez – Alternate Member
Frank Herrera – Voting Member
Gary Kern – Voting Member
Charlie Rico – Alternate Member

Public Participants

Keith Ball
Lee Hubbard
Jesse Marquez
Leticia Melendez
Chuck Taylor
Rick Whearty
Drew Wood

Port Staff

Chris Brown
Tim Clark
Danny Hughes
Jim Morgan
Cecilia Moreno

Meeting Location: Wilmington Senior Center, 1371 Eubank, Wilmington, CA 90744

- A. Call to Order: 6:00 PM, Ken Melendez, Chair
- B. Agenda Approved
- C. Minutes Approved for the November 9, 2010 Wilmington Waterfront Development Subcommittee Meeting
- D. Presentation: Maintenance of the Wilmington Buffer:
Jim Morgan, the Director of the POLA Construction and Maintenance (C&M) Division, introduced Tim Clark, the Assistant Director and Danny Hughes, the Principle Grounds Maintenance Supervisor. C&M is located at the foot of Fries and Pier A Street at Berth 161. They have a worker force of about 280 Journeymen with various skills, electricians, plumbers, carpenters and garden caretakers. They work to maintain all the terminals, the public grounds, wharfs, infrastructure and buildings at the Port. Upon the completion of the Buffer, they will take on the responsibility for maintaining and caring for the new park areas. In doing so, they will take on issues that include maintenance of the turf, landscape and its usage, upkeep/repairs to the sprinkler systems, the pick-

up/collection of refuse, restroom upkeep, infrastructure maintenance, service schedules, and responsive services. They will institute seven (7) day service which will require additional responsibilities as well as staff training.

Mr. Morgan encouraged community participation in the maintenance of the Buffer and proposed the implementation of an Ad Hoc/Buffer Park Maintenance Steering Committee; a bona fide community group to work with POLA/C&M on maintenance standards for preserving the novel conditions of the Buffer and the Wilmington Waterfront. He requested input from the Subcommittee on their ideas for establishing such a committee. The Subcommittee will address this issue at their February meeting.

Jesse Marquez complimented C&M on the expansion and maintenance of the landscape/greenscape along the waterfront.

Comments to consider from the community/committee:

- Incorporate California Native Species, Plants and Ground Cover
- Do Not Plant Trees in the Middle of Sidewalks/Concrete
- Incorporate the Use of Recycled Water
- Service for Restrooms / Preferably in the AM
- Designate Areas Within the Project Area for School Children to Adorn Ground Tiles in the Walkways
- Provide Recycling Bins and Large Trash Bins/ and Empty Them Often to Avoid Overflow
- Establish Custodial and Maintenance Schedules
- Provide Educational Outreach to Public so they Understand the Need for Cording Off Various Areas when Necessary
- Formalize and Publicize Security Measures

E. Staff Status Report:

- Avalon Triangle Park:
Funds for the Triangle Park project have been allocated through the POLA 2011-2012 fiscal year budget. POLA is moving ahead to get construction started by this summer. Plans are being completed and permits are being pulled. Anticipate completion by spring 2012.
- Buffer Area:
The Buffer is moving right along. The hardscape is done; most of the railing on the upper level promenade is in, as well as, trees and drinking fountains. The glass for the buildings should be installed in the next couple of weeks. Grass should be coming in within the next month or two. The Grand Opening is scheduled for the weekend of June 4th/5th 2011.
- Wilmington Waterfront Project (Avalon Corridor portion down to Banning's Landing):
The implementation schedule for this portion of the project is pending the acquisition of funds. The Sasaki designs are about 60% complete. A comprehensive design report is being drafted which will provide the details

of the original project, in the event that there is a different contractor. Sections of the project will be implemented as funds become available.

Mr. Marquez asked for clarification on plans for paving the sidewalk on the north side of "C" Street? Chris Brown stated that the plan was to repave the street. This would not include the sidewalk.

Mr. Whearty asked if there would be any guest slips at the end of Banning's Landing? Mr. Brown confirmed that there would be visitor slips for short term use only, not overnight use.

Ms. Cueva Fernandez requested an update on plans for the Red Car, the School of Oceanography, the Matson Towers, and the Mormon Monument. She was concerned on how these elements would be integrated into the project area. Mr. Melendez directed Committee members to the online presentation for Treasures in Wilmington that had been given by Dr. Geraldine Knatz (portoflosangeles.org).

F. Valero Request for Extension to Vacate the Tank Farm, in Wilmington, Between Fries and Avalon Blvd:

Mr. Melendez informed the Subcommittee that he met with Valero consultants, EK & EK, who requested an extension on the agreement made with the Council office, to vacate the tank farm by the end of June 2011. They were asking for an additional year. Mr. Melendez suggested that they submit their request in writing. The Committee will address this issue in February.

G. Review Wilmington Priorities:

Mr. Melendez reviewed the priorities that were identified by the Subcommittee in November:

- The Completion of Triangle Park
- Relocation of Catalina Freight: Update:
Mr. Melendez will encourage the Board to move forward on the relocation, and has already requested that the Council office help to make this happen.
- Removal of DWP/Valero Tanks
- Obtain the Property Across from Banning's Landing

H. Action/Amendment to Wilmington Neighborhood Council Recommendation for the Anchorage Road Soil Storage Site (ARSSS), Wilmington Parkway Project, Alternative #1:

Donna Ethington presented a recommendation that had originated with the Wilmington Neighborhood Council, supporting the ARSSS, Wilmington Parkway project.

Jesse Marquez, on behalf of the Coalition for a Safe Environment, stated for the record that they were opposing Alternative #1. In 2001 the Coalition, the

Sierra Club and various other groups requested from the Ports that this land be designated for wetlands restoration. The State Lands Commission and the State Coastal Commission, as well as other governmental agencies, have shown support for implementing a potential wetlands project here.

The Coalition for a Safe Environment supports the Wilmington Marinas Planning Study, Anchorage Road Soil Storage Site Alternative #4 with the following amendments; 20+ acres of wetlands, two island bird nesting areas, California coastal native plants, reduction of commercial space to 1000sf, a 10,000sf Native American Tongva Tribe Historical Museum & Nature Center, and the allocation of a minimum of \$100 Million for this project.

Mr. Melendez stated that he was concerned that funds for the Wilmington Waterfront would be diverted to this project. For this reason he opposed Alternative #1.

After extensive discussion the Subcommittee adopted an amended version of the Wilmington Neighborhood Council recommendation with 5 Ayes, 0 Nays, and 1 Abstention.

RECOMMENDATION:

The Wilmington Waterfront Development Subcommittee supports the Anchorage Road Soil Storage Site (ARSSS), Marina Parkway Project Preferred Concept (Alternative 1 with 1.5-2 acres of wetlands) and recommends to the Council office and to the POLA Board of Harbor Commissioners that the Commissioners approve the preferred concept and request Port staff to continue to work with the Wilmington Marinas Planning Steering Committee to:

- Define the design elements;
- Identify potential funding sources and allocate funding to the project without jeopardizing any existing or already defined Wilmington Waterfront projects;
- Establish construction goals and timelines that will complete the project within a reasonable length of time;
- Conduct a feasibility study on the proposed access road, as defined in PCAC motion 101 that would begin at Broad Ave., run parallel with and along the south side of the rail lines, bypass the Henry Ford rail junction via a new vehicular bridge across the Consolidated Slip, and end at Henry Ford & Topko Road. The purpose of this road is to create a safe public access road from Banning's Landing to the Wilmington marinas redevelopment area that is not blocked by five rail lines and to reconnect the Wilmington marinas to the rest of the community.

Gary Kern encouraged Mr. Marquez, and the Coalition for a Safe Environment to work collaboratively with the Port and the PCAC on potential amendments to Alternative #1 rather than hindering or impeding the project as a whole.

I. Public Comment:

Jesse Marquez reported that the Institute for World Health was conducting an air quality study in which Wilmington and the Port of Los Angeles were chosen to participate. He was looking for additional volunteers in the Wilmington area.

Mr. Melendez reported to the Committee that he had distributed various letters to the Board of Harbor Commission and the City Council (Dist.15) regarding:

- ✓ Subcommittee Priorities
- ✓ Subcommittee Recommendation for Buffer Park Name
- ✓ Subcommittee support for Keith Ball's Proposal to Rehab the Front of his Building at 200 Broad Avenue, Wilmington, CA
- ✓ Relocation of Catalina Freight
- ✓ Paving of "C" Street before the Park is Opened
- ✓ PCAC Support for Berthing USS Iowa at Berth 87

J. Non-Agenda Items: None

K. Next Subcommittee Meeting: February 8, 2011

L. Adjournment: 7:55PM

Signature on File

Ken Melendez, Chair

Wilmington Waterfront Development Subcommittee

Signature on File

Debra Babcock-Doherty, PCAC Executive Assistant