

PORT OF LOS ANGELES COMMUNITY ADVISORY COMMITTEE
WILMINGTON WATERFRONT DEVELOPMENT SUBCOMMITTEE

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

Minutes
December 8, 2009

ATTENDEES

COMMITTEE MEMBERS/PCAC

Ken Melendez, Chair
Olivia Cueva Fernandez, Voting Member
Arthur Hernandez, Alternate Member
Frank Herrera, Voting Member
Gary Kern, Voting Member
Charlie Rico, Alternate Member
Kathleen Woodfield, Voting Member

PORT STAFF

Chris Brown
David Mathewson
Harry Hunold

PUBLIC PARTICIPANTS

Keith Ball
Leticia Melendez
Richard Pawlowski

EX-OFFICIO MEMBERS

Gordon Teuber

Meeting Location: Banning's Landing, 100 E. Water Street, Wilmington, CA

- A. Call to Order: 5:40 PM
- B. Agenda Approved
- C. The Minutes for the November 10, 2009 Wilmington Waterfront Development Subcommittee meeting were approved.
- D. Staff Update:
 - Avalon Triangle Park:
Chris Brown, from the POLA Engineering Division, reported that they were working to finish the design phase, with plans to finish the Park project by February 2010. Staff is preparing to have the funds for this project incorporated into the new fiscal year's budget.
 - Buffer Area Status:
Construction continues to move forward. All the piles for the land bridges have been driven and the retaining walls are complete. The structures for the bridges are being fabricated. POLA is working on getting the foundations poured for the buildings, where much of the electrical and plumbing work has been completed. POLA continues to work on the

installation of the storm drain piping along Harry Bridges Blvd., King Street and "C" Street.

POLA / Consultants Continues to Work On:

- The installation of the tunnel under the railroad tracks / Harry Bridges Boulevard to connect the storm drain to the outfall
- Mock ups for the buildings and the submittals for the decorative concrete

Other elements that were discussed:

- Red Car Extensions / Creating a Transportation Corridor / Connecting the Red Car to Wilmington
 - The Decorative Concrete, which will be started in a few months
 - Funding for this project
- Wilmington Waterfront Status:
Sasaki is working on the design for the remainder of the Avalon Corridor. They are looking at the phasing of the project, to determine whether there are elements that can be independently constructed, which would help expedite the project build out.

Olivia Cueva Fernandez asked if the plan included the Mormon Monument and the College of Oceaneering, in front of Catalina Freight. Mr. Brown stated that he did not know of any plans to move the monument, nor did he know what was going on with the College of Oceaneering? It had been removed from the project scope. Ms. Cueva Fernandez asked if the building were to be moved, would it be feasible to move it into the project area, and designate it as a historical site. Mr. Brown stated that it was not a part of the current plan, and that presently there wasn't a suitable location for the building in the project area.

Charlie Rico explained that the Maritime Merchant Marine had requested to have a Memorial Incorporated into the Project area towards Avalon. Discussion resulted in the determination that the Memorial would have to be funded through another entity. Members of the Committee felt that, with limited funds, they needed to focus on the priorities listed below

Gordon Teuber, from Councilwoman Janice Hahn's office, asked if there were any parts of the waterfront that had to be developed in conjunction with the extended rail facilities that would have an effect on the priorities being set by the Subcommittee.

Mr. Mathewson stated that Water Street, and the rail would need to be realigned before the land bridge connection to the waterfront could be built. When the Port proceeds with the Berth 200 rail yard they will need to make sure that the ultimate realignment of the rail was considered.

As for the Department of Water and Power (DWP) tanks, Valero has agreed to vacate the premises and to rebuild some tanks over at the Olympic Tank Farm. This however, does not imply that the DWP tanks are coming down. The tanks belong to DWP not Valero. The Port is working on a negotiation for a land swap (DWP tanks for Knoll Hill) that would benefit both the DWP and the Port.

E. Discussion:

- Buffer Area / Recommendation for Sale of Parcels in Buffer Area / Mitigation Measures

The Committee no longer has any land designation issues with the parcels located at 502 – 512 West “C” Street, 1130 -1132 West “C” Street, or 231-239 N. Lagoon Avenue.

The pending issues pertain to lots 24-27, Tract 3083, located at 225-233 King Avenue. The State Fish Company is looking to acquire this property from the Port.

Mr. Mathewson reminded the Subcommittee that the area west, at Figueroa, has been dedicated to the proposed realignment up to the Freeway on-ramp.

Resulting from a lengthy discussion, the Chair of the Committee, Mr. Melendez reminded the committee that as an advisory group, they could make any recommendation they choose. Mr. Teuber recommended that they consider as one of their alternative recommendations the possibility that State Fish would want to acquire the site for expansion.

State Fish presently has a site where they bring in the fish (in the Outer Harbor), an additional site in the Industrial Park, as well as a site at King Street. Ideally the Committee would like to see State Fish move to the Industrial Park.

If State Fish were to acquire the additional property to expand their operation, the Committee raised the following issues, for which, they would like to see some mitigation.

- The Increased Truck Traffic / Truck Routing
- The Increased Air Pollution from the Trucks
- The Fish Odor
- Water Discharge / Water Runoff from the Operation
- Recommendation Letter to Mayor / Council Office / Commission / and the Port on Prioritizing the Build Out of the Wilmington Waterfront Plan: Since the timeline is undefined for the removal of the DWP tanks, the Committee may address this separately in an additional letter.

The Committee ranked their priorities as follows:

1. Avalon Triangle
2. Relocation of Catalina Freight
3. Realignment of Water Street
4. Avalon Corridor South, Start the Implementation of the Waterfront
5. Red Car

Mr. Melendez will draft a recommendation letter for the Mayor, the Council Office, and the Commission. He will also make a public statement at the December 10th Board of Harbor Commission meeting.

- Recommendation for Names for the Buffer Area – Discussion was postponed until January.

F. Public Comment: None

G. Non-Agenda Items: None

H. Next WWD Subcommittee Meeting: Tuesday, January 12, 2010

I. Adjournment: 7:40PM

Signature on File

Ken Melendez, Chair
Wilmington Waterfront Development Subcommittee

Signature on File

Debra Babcock-Doherty, PCAC Executive Assistant