

Call to Order - Vice President Dave Billings called the meeting to order a 7:00 p.m. November 21, 2023

Attendance: David Billings, Jerry Gaines, Vern Hall, Richard Welsh, August Caimi, John Lang, Terri Pierce, Gordon Thomas

Absent: Lori Terzoli, Richard Scandalianto

Guests: Erin Sato

Secretary's Report - Approved Minutes of the October 17, 2023, and the Special Meeting of November 7, 2023.

Treasurer's Report - Checking = \$3,103 No outstanding debts or bills.

Membership Committee - Gordon Thomas reported 27 renewals for the 2024 year. Invoices are to be mailed the week of January 8th of 2024.

Web Report - Gordon discussed the policy of what updates should be followed in adding a post to the web site. The Board discussion led to seeking one or two other board members being asked to review the posting request before posting.

Sociables - Anita Mannila reported that there are currently 22 members. Frank Vusco hosted a very well attended Deck Party on November 5. Nothing is planned for December. Shoutout made to Joyce Hall in her efforts to have weeds cleared near the Western Ave and Paseo del Mar intersection.

Sidewalk Brigade - Gordon Thomas seeking volunteers to pursue work at the Cumbre & Mantis corner.

Annual Business Meeting - Tentative Date is Tuesday, March 19, 2024, at the Elks Club.

Annual Reception 2024 - Tentative Date is Sunday, September 15, 2024, at the Elks Club.

Holiday Decoration Announcement - Richard Welsh suggested that we announce this activity on the web site.

Old Business -

A. Holiday Light Contest - Candidates selected by board member team by December 15. Selection at December 19 meeting, and announcement made on December 22. John, Richard, (Upper South Shores), Jerry and August (Lower South Shores).

B. Cocoa at eh Cul-de-sac - SSCA support Brian Ward & Erin Soto on December 15 neighborhood activity.

C. United Neighbors Organization Update - Discussed activity related to potential up zoning issues in L.A.

D. Welcome Wagon - Commended Ed Storti for bringing in 11 new members this year.

E. Distressed Property - Need to continue strategies with appropriate city officials on unkept properties.

F. Insurance Premium - Richard Welsh stated we will receive an invoice most likely in January, 2024.

G. Recruiting Members - The board had a robust discussion on methods to do outreach to South Shores. In addition to web site activities and the Viewpoint (electronic) we may consider a dedicated letter mailing to the 1,320 homes again early in the year. Vern also suggested placing a sign in a visible location to promote membership.

Open Dialog - Paragon Group Proposal - Starbuck's Drive-Thru Coffee Establishment

Board Member Jerry Gaines gave a comprehensive report on the timeline and activity SSCA has been engaged with the proposal. Contact was first made in August 2022 to Richard Scandaliato, Richard Welsh, and Jerry Gaines by Erwin Bucy representing the Paragon Group to explore the idea of a Drive-Thru Establishment. The concept was shared in September 2022 at the Summer Social. Not until September of 2023 was a specific defined project brought to the attention of SSCA. The Coastal San Pedro

Neighborhood Council and the San Pedro Chamber of Commerce voted to approve the project in September.

Subsequently, Bob Genest and Jerry met with Erwin Bucy along with Chamber and Neighborhood Council Representatives in a meeting with LADOT and Engineers serving the Paragon Group. Following this meeting a special SCCA board meeting has held on November 7. After discussion a motion was made and passed by the board to adopt a resolution that acknowledged efforts by Paragon to do redevelopment but (not supporting or opposing the project) asking them for specific conditions to be included in a Conditional Use Permit if granted related to traffic, noise, hours, and related management matters. The resolution was submitted to the Coastal San Pedro Neighborhood Council. On November 20 they adopted a motion that included SCCA conditions and added others that included seeking a study of 25th and Moray for a traffic signal.

On November 21, 2023, the Paragon group announced that they were scheduling a site visit within the closed Bank of America building on Wednesday, December 6, at 1:00 p.m. for the public to meet with the principal parties preparing the proposal as well as with city officials reviewing it. SSCA is posting to its members this notice encouraging them to attend the meeting.

Adjournment - 8:30 p.m.

Jerry Gaines, Secretary