

Matthew Quiocho, President
James Preston Allen, Vice President
Dillon Clark, Secretary
Eugenia Bulanova, Treasurer
Barbara St. John, Communications Officer



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June 26, 2023

Chris Maffris, EVP
Louie Perez, Director Asset Management
Meta Housing
11150 West Olympic Blvd
Suite 620
Los Angeles, CA 90064

SENT VIA EMAIL

Messrs. Chris Maffris and Louie Perez:

The Central San Pedro Neighborhood Council is following up on our letter to you from February 21, 2023 regarding the situation at Pacific Avenue Arts Colony, as we have not had a reply from you as yet. We have enclosed our original letter here for your convenience.

We would like to invite you to attend our next stakeholder council meeting July 18th at 6:30pm in San Pedro at the Anderson Memorial Center, 828 S Mesa Street, San Pedro CA 90731.

We look forward to meeting with you in person.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Preston Allen", is written over a light blue horizontal line.

James Preston Allen, Vice President
On behalf of the Central San Pedro Neighborhood Council

Encl. Letter to META Housing from Central San Pedro Neighborhood Council Feb 21, 2023

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February 21, 2023

Meta Housing
11150 West Olympic Blvd, Suite 620
Los Angeles, CA 90064

ATTN: Chris Maffris
Louie Perez

Sir/Ma'am:

Central San Pedro Neighborhood Council has received numerous complaints from artists currently or formerly living at your Pacific Avenue Arts Colony aka PACARTS Building, 303 South Pacific Ave, San Pedro. Many of the complaints are listed below. The Council asks that you respond to these complaints in a timely matter either in writing or by attending our next Board meeting March 21, 2023

As you may recall, one of the requirements and expectations was memorialized in the bridge loan agreement with the Community Redevelopment Agency (CRA) below.

EXHIBIT D, Scope of Development in the DDLA document attached,

“General Item 4.”Community space will emphasize San Pedro's place in the arts with an open lobby designed to feature local art, an art studio, gallery space, computer room/graphic media center, a classroom, and six (6) one bedroom joint live/work lofts.

META Housing

- “META has been absent and not responding to emails from tenants trying to bring up some of these issues, even though at the beginning they used to come visit, have community meetings, and encouraged us to contact them.”

Pac Arts/ WSH Housing

- “There appears to have been limited outreach to secure tenant artists. If there were more artists living in the building, it would be easier to organize exhibitions rather than relying on the 4-5 people who have work to exhibit.”
- “The Gallery has been closed for 8 months, when asked why, we were told it needed to be painted.”
- “We are not allowed to use the Community Room; it has been out of bounds for a while and then were told there was a rental fee. There were chains on the door handles for months.”

- “We are discouraged and reprimanded from discussing any issues with our neighbors by the property manager.”
- “There is no effort to create a sense of community.”

General:

- “Inspections: some tenants have had 4 inspections in less than 3 months, 2 inspections were “randomly selected by a 3rd party”. This is invasive and a disruption to a private residence. There needs to be a system where not any one unit is selected for that many inspections, in such a short amount of time.”

Engage:

- “Provides little programming for adults and artists. An effort was made to provide programming for children. However, most of the artists don't have children.”
- “Does not try to create sense of community.”
- “Does not provide workshops during evenings and weekends when artists are available.”
- “The current administrator has not introduced himself even though he has been here for months.”
- “Artists are not allowed to be hired to teach in the building they live in.”
- “A “photo studio” was set up in a closet not conducive to such work. “

Conclusion:

Those of us who were present when this META project was before the Community Advisory Committee (CAC) of the Community Redevelopment Agency (CRA) find these complaints to be very disturbing.

Although the space exists, the expectation was to have an active and thriving arts community and cross participation with the local San Pedro arts community, in this effort, you have failed.

We look forward to hearing from you at your earliest opportunity and in any event before or at the time of our March 21, 2023 Central San Pedro Neighborhood Council Board Meeting.

Sincerely,

Matthew J. Quioco

Matthew J. Quioco
CeSPNC Board President

CC: Councilman Tim McOsker, Los Angeles CD15
WSH Management: 18881 Von Karman Ave, Suite 720, CA
EngAGE, Inc., 240 E. Verdugo Avenue, Suite 100. Burbank, CA