



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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February 3, 2021

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Dear Representatives:

At a recent public meeting of the Coastal San Pedro Neighborhood Council, the following resolution was passed by the Board of Directors:

Draft Mello Act Ordinance should be modified to reflect affordable housing protections in January 2020 initial draft.

Whereas the Coastal San Pedro Neighborhood Council submitted its recommendations to the City Planning Department on the initial draft Mello Act Ordinance, which stated that we generally supported the draft Mello Act Ordinance except that we strongly recommended:

1) against any provisions that would allow for the demolition of 100% residential structures for purposes of a nonresidential/commercial mixed use project; and 2) against all feasibility analyses except for when the City may be required to determine whether a residential use is still feasible;

Whereas the updated draft Mello Act Ordinance does not reflect our recommendations;

Whereas the updated draft Mello Act Ordinance removed many of the provisions that we had previously stated we generally support for our community and that many other affordable housing organizations supported;

Whereas we do not understand why City Planning removed numerous provisions that the community supported that offered protections for affordable housing in the Coastal Zone and that were supported by both the intent and the letter of the Mello Act law;

Therefore Be It Resolved that the Coastal San Pedro Neighborhood Council calls on the City Planning Department to withdraw the current draft Mello Act Ordinance being submitted to the City Planning Commission and replace it with the initial January 2020 draft that was presented to community members at community meetings in 2019-2020, incorporating community comments reflecting the call to ensure the permanent Mello Act Ordinance provides clarity and stronger provisions to create and preserve affordable housing within the Coastal Zone.

Please contact Robin Rudisill, Chair of the CSPNC Planning Committee; at 310-721-2343 should you have any questions related to this letter and resolution.

Sincerely,



Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

CC:
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