

CSPNC | Planning, Land Use & Transportation Committee Meeting MINUTES

Saturday June 8, 2019 2:30 p.m.

**Angels Gate Cultural Center, Building G
 3601 S. Gaffey Street, San Pedro, CA 90731**

Participation is open to all Stakeholders of the Coastal San Pedro Neighborhood Council.

- 1) The meeting was called to Order at approximately 2:30 pm.
- 2) In attendance: Robin Rudisill, Noel Gould, Greg Ellis, Adele Healy, John Kopczynski, Allen Franz
- 3) The May Minutes were approved unanimously.
- 4) Announcements
- 5) Public Comment on Non-Agenda Items
- 6) Chair Update
- 7) **Proposal re. ADU projects in the San Pedro Coastal Zone** – Greg Ellis. The following motion was approved unanimously:

Whereas, California's Accessory Dwelling Unit (ADU) statute allows municipalities to enact ordinances to designate areas in which ADU's may be permitted, taking into account factors including the impact of ADU's on traffic flow and public safety;

Whereas, the ADU statute states that it shall not supersede or alter the effect or application of the California Coastal Act;

Whereas, the Coastal Act notes that new development in the Coastal Zone should maintain and enhance public access to the coast by providing for adequate traffic flow and parking;

Whereas, the Land Use Plan in the San Pedro Coastal Zone includes parking standards requiring two spaces for a single-family residence and two spaces for each dwelling unit for a multiple dwelling;

Whereas, the City of Los Angeles' proposed ADU ordinance (Council File No. 16-1468) allows only "non-conversion" ADU's (meaning limited to existing footprint) in Hillside areas, based on findings by the City Planning Department that new construction can adversely affect traffic flow, road quality and parking availability;

Whereas, the San Pedro Coastal Zone is marked by narrow, congested streets, comparable to those in Hillside areas, and coastal access would be inhibited by large scale construction of new ADU's and related traffic impacts and parking needs;

Therefore be it resolved that:

1. The CSPNC strongly supports amending Council File No. 16-1648/the City's pending proposed ADU Ordinance to expand the Hillside exemption (to allow only non-conversion ADU's) to the entire Coastal Zone and to require at least one parking space per ADU in the Coastal Zone;
2. The CSPNC requests that the Department of City Planning prepare the findings to support such changes by reviewing the effects of new ADU construction on traffic flow, street quality, and parking availability in the Coastal Zone;
3. The CSPNC supports concurrently amending the San Pedro Specific Plan and the San Pedro Land Use Plan, including obtaining Coastal Commission approval, for these changes, which are consistent with the purposes and protections of the Coastal Act.

COMMUNITY IMPACT STATEMENT TO BE SUBMITTED – Council File No. 16-1648.

- 8) **Home Sharing Ordinance** – implementation, reporting of violations, Board presentation. The following motion was approved unanimously:

Whereas, the City of Los Angeles has still not provided procedures for the new Home Sharing Ordinance (effective date July 1, 2019), which has a significant effect on the quality of life in our residential neighborhoods;

Whereas, it is not clear whether there will be a required notice at the front of all premises engaging in home sharing that contains identifying information, including information for an owner's contact that will be available 24/7 for complaints, as

well as contact information for the new City Planning home sharing enforcement department, as well as instructions on when it is required or suggested to also report issues to the LAPD;

Whereas, residents are informed that the City of Los Angeles, including the Department of Building and Safety, the Department of City Planning, and the Los Angeles Police Department, are not prepared to begin their new responsibilities and related enforcement for the Home Sharing Ordinance on the start date of July 1, 2019;

Whereas, the new Home Sharing Ordinance has not yet received Coastal Commission approval for implementation in the Coastal Zone areas of Los Angeles, which is required according to State officials.

Therefore be it resolved, that the CSPNC strongly recommends that the Home Sharing Ordinance effective date be delayed, by no more than 90 days, in order to obtain required Coastal Commission approvals on an expedited basis, in order to timely and adequately inform and train all impacted City departments, and in order that impacted residents are timely and adequately informed of the procedures for reporting of violations; and that in the meantime all current City zoning regulations shall be strictly enforced by the City.

COMMUNITY IMPACT STATEMENT TO BE SUBMITTED – Council File No. 14-1635-S2.

- 9) **Charter-Co Location**–letter for NWSP NC. The following motion was approved unanimously:
The CSPNC supports Northwest San Pedro Neighborhood Council's request, with respect to any potential charter school co-locations in San Pedro, that such decisions be made transparently and including the community, and that specific information be provided as to how adding a charter school to an existing campus will benefit the existing campus and not detract from the existing classroom space, play yard space and existing programs.
- 10) **South Shores Elementary School proposed construction** – A motion will be submitted to AdCom by the individual stakeholder.
- 11) **State Housing Legislation (SB 50 etc)** – The following Motion was approved with one abstention:
The CSPNC supports the Los Angeles City Council's Resolution in opposition to proposed Senate Bill 50 (attached) and opposes any other proposed Senate or Assembly bills with similar effects, including but not limited to proposed Senate Bill 330.
COMMUNITY IMPACT STATEMENT TO BE SUBMITTED – Council File No. 19-0002-S38.
- 12) **U.S. Navy's Plans for Renewed Fueling Operations at Defense Fuel Support Point, North Gaffey Street** – this matter was addressed by the SP Coastline & Parks Committee.
- 13) **Port/waterfront PAIP project suggestions** – The following motion was approved unanimously:
Be it resolved that the CSPNC recommends the attached projects for the Port's Public Access Investment Plan (PAIP), which fall into the categories of: linkages of downtown to the waterfront, performance space, consistent signage, pedestrian bridges and other entertainment. In addition, CSPNC recommends an integrated landscaping plan that complies with the Urban Greening Plan (endorsed by the San Pedro neighborhood councils).
- 14) Update on Board motion on need for traffic calming measures in the vicinity of the Paseo Del Mar landslide and speed hump applications submitted.
- 15) Follow up on CDP-MEL-DB-CLQ project IN PROGRESS for 22-lot small lot subdivision at 1803 Mesa Street
- 16) Future Board presentations: Coastal Commission Environmental Justice & Home Sharing Ordinance
- 17) Review/discussion of San Pedro Specific Plan (including definition of "Project" and parking requirements), LUP and Coastal Zone requirements (follow up)
- 18) Update--Joint Northwest, Central, & Coastal San Pedro NC's Planning & Land Use Committee
- 19) Public Comment on Non-Agenda Items, continued
- 20) The meeting was adjourned at approximately 4:30 pm.