



agenda

**COASTAL  
SAN PEDRO  
NEIGHBORHOOD COUNCIL**

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## CSPNC | Planning, Land Use & Transportation Committee Meeting MINUTES

**Saturday September 11, 2021 2:30 p.m.**

- 1) The meeting was called to order at 2:34 pm.
- 2) In attendance:
  - Robin Rudisill, Chair
  - Greg Ellis
  - Noel Gould
  - Adele Healy
  - Rick Perkins
  - June Smith
- 3) The minutes for the August 7th meeting were approved unanimously.
- 4) Announcements
- 5) Public Comment on Non-Agenda Items
- 6) Chair Update--new & current projects and land use policy issues
- 7) State Housing Legislation General – the status SB 9, SB10, SB 433 and AB 500 was discussed.
- 8) Draft Housing Element – the following motion was approved 5-0-1:

Whereas to goal of protection and preservation of existing residents in existing housing is of elevated importance in the draft Housing Element;

Whereas protection of the Community Character of our neighborhoods has always been a core element of our General Plan Community Plans;

Whereas the current draft Housing Element mentions only “preserving existing architectural context” of our neighborhoods and does not address neighborhood character;

Whereas increased density increases the need for Open Space in order to serve the recreational, environmental, health and safety needs of the community;

Whereas locating development in residential areas that are located near transit may not result in transit use as the residents’ jobs may not be located near transit;

Whereas the City has an increasingly diminishing level of tree canopy;

Whereas the City intends to expand density bonus and other affordable housing incentive program opportunities for greater incentives and streamlining;

Whereas the City wants the majority of rezoning to be in the Higher Opportunity Areas; and

Whereas the protection of sea level rise areas is of utmost importance.

Therefore Be It Resolved that the Coastal San Pedro Neighborhood Council requests that the draft Housing Element be modified as follows:

1. Zone changes from residential to commercial shall not be allowed.
2. Demolition of 100% residential structures for purposes of commercial projects of any kind, including mixed use, shall not be allowed, and the draft Mello Act Ordinance must be modified accordingly.
3. The Coastal Zone areas subject to sea level rise within the next 50 years, or the average lifetime of a development, whichever is longer, shall not be targeted for increased density.
4. The language regarding protection of neighborhood character should be changed from “preserving existing architectural context” to “preserving existing neighborhood character,” particularly in the Coastal Zone areas where this is required by the Coastal Act state law, and particularly in “special

coastal communities,” such as Coastal San Pedro, which have additional protection under Coastal Act Section 30253.

5. Rezoning should begin with a focus on repurposing underutilized commercial areas, strip malls, and shopping centers.

6. The focus on new development should be on areas where there are already existing jobs.

7. The focus on protection and preservation of low-income housing should be for all low-income housing and not just for that in RSO buildings.

8. The existing tree canopy in our communities must not be allowed to decrease from its current level.

9. Development using Density Bonus and other affordable housing programs must require conformance with Community Plan policies regarding community character and with Coastal Act policies regarding community character for the Coastal Zone areas of the City.

9) TOC motion – the following motion was approved 6-0-0

City incentives for Transit-Oriented Communities (TOC) development must include guarantees of qualifying transit

Whereas, the City of Los Angeles has instituted a Transit-Oriented Communities (TOC) Incentive program to provide convenient options for low-income residents, add to the City’s housing stock, and promote alternatives to car travel;

Whereas, the City requires developers to qualify for an incentive tier and obtain verification via the Metro Development Services Center to construct projects that would otherwise not be allowed for density or parking reasons;

Whereas, in numerous cases City Planning has granted incentives and subsequently prior to development completion Metro has reduced or eliminated transit services which would demote or disqualify the parcel from those very incentives;

Whereas, such cases result in a situation in which Metro provides insufficient transit infrastructure while the developers construct insufficient parking to service the property being developed causing undo burden on the surrounding community;

Whereas, without a critical mass of transit there exist little to no possibilities of alternatives to car travel or for a reduction in congestion or pollution which lead to a reduction in quality of life for those in and around the development

Therefore it be Resolved, the Coastal San Pedro Neighborhood Council insists that the City Planning Department coordinates with Metro to ensure all Transit-Oriented Communities remain serviced by designated transit under which the incentives were granted through and after the completion of the project for at least five years.

10) 3517 Mulldae (September 23 hearing) – the committee declined to act

11) 760 28<sup>th</sup> St – the case is still on hold with Planning

12) 557 Shepard – the case was continued

13) 973 26<sup>th</sup> St – the case is still on hold with Planning

14) 379 19<sup>th</sup> St – discussed and continued to October (Noel Gould)

15) Lots along Peck public access stairs between Peck & Carolina – – the following motion was approved 6-0-0:

The Coastal San Pedro Neighborhood Council requests that the Council Office work with LAFD, the Bureau of Street Trees, L.A. County Health Department, L.A. Conservation Corps, LADWP, and/or the

**Department of Urban Forestry, to immediately address the public hazards at the two lots adjacent to the Peck Public Access Stairs between Peck and Carolina Streets, including large bee hive (by relocation not killing) of bees, risk of fire, and the overgrown trees and landscape that attracts nuisance activities and trash.**

- 16) Port/Waterfront Access Plan – no update**
- 17) Draft Mello Act Ordinance – pending PLUM hearing**
- 18) Gaffey Overlook – Chair is following up with Deanne Dedmon, Rec & Parks**
- 19) LOTS E + F 22<sup>nd</sup> St, POLA – no update**
- 20) Joint Northwest, Central, & Coastal San Pedro NC's Planning & Land Use Committee--Update**
- 21) Public Comment on Non-Agenda Items**
- 22) The meeting was adjourned at 4:05 pm.**