



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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September 22, 2021

To: HousingElement@lacity.org

The following Resolution recommending modifications to the draft Housing Element was passed by the Coastal San Pedro Neighborhood Council Board on September 20, 2021.

Re: Motion recommending modifications to the draft Housing Element

Whereas the 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 and 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 upmost 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 and accessible open space 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.

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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