



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

Doug Epperhart
President

Dean Pentcheff
Vice President

Sheryl Akerblom
Treasurer

1840 S Gaffey St., Box 34 • San Pedro, CA 90731 • (310) 918-8650
cspnclive@gmail.com

October 23, 2023

To:

Cally.Hardy@lacity.org

Blair.Smith@lacity.org

Erika.Cui@lacity.org

housingelement@lacity.org

Re: **Council File 21-1230**

The following resolution was approved by the Coastal San Pedro Neighborhood Council Board at the October 16, 2023 Monthly Board Meeting:

Motion opposing Housing Element's proposed rezoning of residential neighborhoods

Whereas, the City of Los Angeles, like every California city, is required to update its General Plan Housing Element every 8 years; however, the City's new draft Housing Element identifies zoning for 1.4 million new housing units, when compliance only requires the City to add 255,000 newly zoned housing units;

Whereas, the City proposes to find room for all of these extra housing units in our single and multi-family residential neighborhoods;

Whereas, the Housing Element has plenty of zoning opportunities in commercial corridors, public lands and through Adaptive Reuse to meet state housing density mandates; thus, there is no need to rezone, through overlays or other zoning devices, single- or multi-family residential zones, many with sensitive rent-stabilized ("RSO") housing;

Whereas, San Pedro, sitting as it does at the end of a peninsula, is in a unique position as we have virtually no public transit and it is even worse in the area identified as a high opportunity zone;

Whereas, San Pedro's infrastructure is already stretched and a plan for upgrading/replacing and/or maintaining it must be in place before density is increased;

Whereas, the 2021 American Community survey found that only 0.7% of the people in zip code 90732 use public transit to get to work and 86% of them commute more than 15 minutes; Whereas, to increase density an upgraded transit plan must be in place, and Metro has no plans to improve the public transit system in San Pedro;

Whereas, Gaffey St. and Pacific Ave. are main routes for emergency egress, such as during a Tsunami;

Whereas, according to City Planning the jobs to housing ratio for San Pedro is significantly lower than that for the city as a whole (in 2010 the City was 1.34 while the ratio for San Pedro was only 0.44);

Whereas, adding housing without additional jobs and improved public transit would have adverse environmental impacts; and

Whereas, Western Avenue would seem like a logical place for higher density but traffic there is already impacted and will only get worse as the nearly 800 new units at Ponte Vista get developed and occupied; and furthermore, the City of Rancho Palos Verdes is proposing to locate virtually all of their planned for density along Western avenue abutting San Pedro, adding to the traffic congestion.

Resolved, the Coastal San Pedro Neighborhood Council opposes the Housing Element's proposed rezoning and densification of single- and multi-family residential neighborhoods beyond what existing laws allow.

Sincerely,

A handwritten signature in black ink that reads "Douglas Epperhart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

cc:

Amanda Enriquez amanda.enriquez@lacity.org
Christian Guzman-CD15 christian.l.guzman@lacity.org
Diana Nave diananave@gmail.com
Jason Herring jaherring@usa.net
Raymond Regalado rreg55@hotmail.com
Javier Gonzalez-Camarillo-Land-Use-Chair <javier@studiogarchitecture.net>,
pamela.thornton@lacity.org