



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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

September 22, 2021

Vince Bertoni, Director of Planning
Vince.Bertoni@lacity.org

Faisal Roble, Principal City Planner
Faisal.Roble@lacity.org

Matt Glesne, Senior City Planner
Matthew.Glesne@lacity.org

Re: Motion recommending that City incentives for Transit-Oriented Communities (TOC) development must include guarantees of qualifying transit

Dear City Planning Representatives:

At the September 20, 2021 meeting of the Coastal San Pedro Neighborhood Council, the Governing Board passed the following resolution:

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 exists little to no possibility 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 be it Resolved, the Coastal San Pedro Neighborhood Council insists that the City Planning Department coordinate 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.

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,

A handwritten signature in black ink that reads "Douglas Epperhart". The signature is written in a cursive style with a long, sweeping tail on the letter 't'.

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

CC:

Councilmember Buscaino
Councilmember.Buscaino@lacity.org

Alison Becker, Senior Advisor Councilmember Buscaino
Alison.Becker@lacity.org

Aksel Palacios, Planning Deputy Councilmember Buscaino
Aksel.Palacios@lacity.org