

CPC February 25, 2021, Agenda Item 9. draft Mello Act Ordinance  
 Noel Gould, Coastal San Pedro Neighborhood Council  
 100% Residential Structures in Commercial Zones in the San Pedro Coastal Zone

ADDRESS	USE CODE	GPLU	CPIO -SUB AREA	RSO	#UNIT
3413 S PACIFIC AVE	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		1
3407 PACIFIC AVE	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		1
3337 PACIFIC AVE	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		1
3333 PACIFIC AVE	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		1
3329 PACIFIC AVE	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		1
2733 PACIFIC AVE	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		1
2729 PACIFIC AVE	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		1
2316 PACIFIC AVE	0400 RESIDENTIAL 4 UNITS ANY COMBO 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B	RSO	4
2300 PACIFIC AVE AND NORTH AND SOUTH ADJACENT PROPERTY	7500 INSTUTIONAL HOMES FOR AGED AND OTHERS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B	RSO	32
2226 1-3 PACIFIC AVE	0300 RESIDENTIAL 3 UNITS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B	RSO	3
2220 PACIFIC AVE	0400 RESIDENTIAL 4 UNITS ANY COMBO 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B	RSO	4
2110 PACIFIC AVE	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B	RSO	15
497 W 21ST STREET	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B	RSO	15
2040 PACIFIC AVE	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B	RSO	21
1704 PACIFIC AVE	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		15
485 W 17TH STREET	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	COASTAL COMMERCIAL B		15
302 W 16TH STREET	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	NONE		1
312 W 16TH STREET	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	NONE		1

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316 W 16TH STREET	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	NONE		1
1529 CENTRE STREET	0300 RESIDENTIAL 3 UNITS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	NONE	RSO	2
1523 CENTRE STREET	0100 RESIDENTIAL SINGLE FAMILY	NEIGHBORHOOD COMMERCIAL	NONE		1
287 W 15TH STREET	0200 RESIDENTIAL DOUBLE DUPLEX OR 2 UNIT 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	NONE	RSO	1
1312 PACIFIC AVE	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	COMMUNITY COMMERCIAL	COASTAL COMMERCIAL A	RSO	24
1226 PACIFIC AVE	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	CENTRAL COMMERCIAL B		30
124 W 11TH STREET	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	MILTI FAMILY RESIDENTIAL	RSO	15
1012 S PALOS VERDES STREET	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	NONE	RSO	12
125 W 10TH STREET	0500 RESIDENTIAL 5 OR MORE UNITS OR APARTMENTS 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	NONE	RSO	16
134 W 10TH STREET	0200 RESIDENTIAL DOUBLE DUPLEX OR 2 UNIT 4 STORIES OR LESS	NEIGHBORHOOD COMMERCIAL	NONE	RSO	1
939-915 S BEACON STREET	7500 INSTUTIONAL HOMES FOR STAGED AND OTHERS	NEIGHBORHOOD COMMERCIAL	NONE	RSO	0

231 UNITS TOTAL  
 164 RSO UNITS

The draft Mello Act Ordinance proposes to allow for conversions of residential structures to mixed use. Please do not allow the conversion of these 29 residential properties in San Pedro's Coastal Zone to mixed use. Not only is this not allowed by the Mello Act, but a change to mixed use would not conform with the Coastal Act, which requires the existing mix of uses to be maintained. It would lead to intensified commercial development in the area and chip away at the existing housing, which would change the character of the neighborhood.