



# COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

**Doug Epperhart**  
President

**Dean Pentcheff**  
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July 24, 2024

To: HousingElement@lacity.org

SENT VIA EMAIL

The following comments were approved by the Coastal San Pedro Neighborhood Council at the July 15, 2024 Board Meeting:

### **Housing Element Comments for Coastal San Pedro**

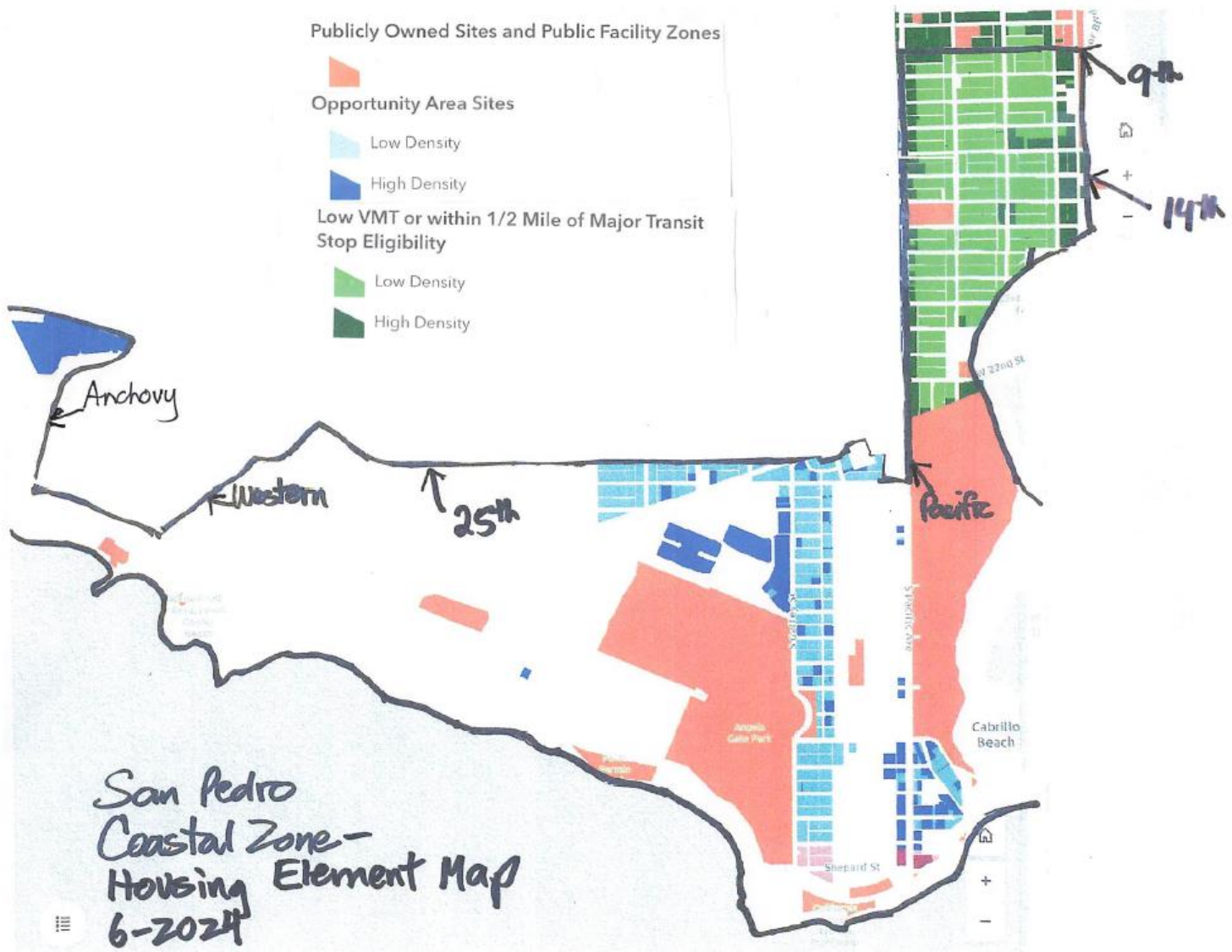
**Whereas**, the Coastal Act and the certified Coastal San Pedro Land Use Plan (LUP) are state law/policy guidance, which takes precedence over local regulations;

**Whereas**, in the LUP (and the San Pedro Specific Plan), new development is limited to two stories and 26 feet in height above the average existing natural grade in most areas. When new development is proposed in or near special features, the height limit is only 24 feet with particular attention that views to the ocean are not blocked. In commercial areas zoned 1VL, such as between 9<sup>th</sup> and 13<sup>th</sup> Street along Pacific Ave, additional height is allowed to three stories and 45 feet, and in other commercial areas it's limited to two stories and 30 feet in height;

**Whereas**, Appendix D of the LUP addresses parking requirements in detail; and

**Whereas**, the LUP has an extensive section dedicated to the preservation of open space, parks, and other recreational areas as well as the maintenance of the existing character and scale of new development in all zones.

**Therefore Be It Resolved**, the Coastal San Pedro Neighborhood Council recommends the following regarding the Housing Element maps: The light blue and dark blue opportunity areas, the light and dark green TOC areas and the orange public facilities/parks areas and the parking areas that are in the San Pedro Coastal Zone be removed from consideration for added density in the Housing Element.



Sincerely,

*Douglas Epperhart*

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

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