



agenda

**COASTAL
SAN PEDRO**
NEIGHBORHOOD COUNCIL

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CSPNC | Planning, Land Use & Transportation Committee Meeting MINUTES

Saturday April 8, 2023 2:30 p.m.

Location in person at 638 S. Beacon Street, Room 452, San Pedro, CA 90731

- 1) The meeting was called to Order at 2:43 pm.
- 2) **In attendance:** Robin Rudisill, Chair, Allen Franz, Noel Gould, Adele Healy, Ziggy Mrkich, June Smith, Elise Swanson
- 3) **Approval of Minutes** – the March 11th meeting minutes were approved unanimously
- 4) **Announcements**
- 5) **Public Comment on Non-Agenda Items**
- 6) **Planning, Land Use & Transportation committee Chair Update**--new & current projects and land use policy issues were discussed. The Chair noted that our job in land use has shifted to focus more on new legislation than compliance with existing regulations as there are so many new laws and so much pending legislation at the state level in particular.
- 7) **Location of future meetings was discussed.**
- 8) **3330-3330½ Peck Ave & 668 34th St & 660 34th St** – the following motion was approved:
Conditional Support of project at 3330 Peck Ave (DIR-2023-68-CDP-MEL-HCA)
Resolved, Coastal San Pedro Neighborhood Council recommends approval of the project at 3330 Peck Ave, City Case No. DIR-2023-68-CDP-MEL-HCA, for a conversion from an existing 436 square foot portion of a 2-car garage and an existing 351 square foot storage space to two new Accessory Dwelling Units (ADUs) within a 13-unit apartment building, only if the one parking space in the garage that is being removed can be replaced by removing the curb cut, to increase street parking.
- 9) **3337 Denison Ave** – the following motion was approved:
Support of project at 3337 Denison Ave (DIR-2023-147-CDP-MEL-HCA)
*Resolved, Coastal San Pedro Neighborhood Council recommends approval of the project at 3337 Denison Ave, City Case No. **DIR-2023-147-CDP-MEL-HCA**, for new construction on a vacant 3,300 square foot lot, for a 2,250 square foot, 23 foot high single family dwelling and ADU, with 2 parking spaces in an attached garage.*
- 10) **2646 Dolphin St** – continued
- 11) **AB 2097 (passed in 2022)-- prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop, including in the Coastal Zone. Applicability for a particular project indicated on ZIMAS, planning & zoning section** – discussion only
- 12) **AB 1308 (2023/Quirk-Silva) – prohibits increasing the parking requirement for a SFD remodel, renovation or addition, including in the Coastal Zone** – discussion only, coastal act savings clause issue covered in motion for agenda item 13.
- 13) **AB 1287 (2023/Alvarez) Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976 – this bill would repeal long-standing language in the Density Bonus law that specifies nothing in that section shall supersede or lessen the effect or**

application of the Coastal Act. While not a Coastal Act amendment, it has the effect of creating a Coastal Act exemption for the incorporation of density bonus credits in multifamily housing projects – the following motion was approved:

Coastal Savings Clause to be included in all State Housing and Land Use Bills

Whereas, the "Coastal Savings Clause" is typically included in state housing and land use legislation, which states:

"This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20, commencing with Section 30000, of the Public Resources Code)", and Whereas, without a Coastal Savings Clause proposed Assembly Bill 1287 (Density Bonus) and Assembly Bill 2097 (parking) would essentially result in no protections of community character or minimum requirements for parking in the Coastal Zone.

Resolved, Coastal San Pedro Neighborhood Council strongly recommends [alternate: insists] that the City include a request in its 2023 State Legislative Program for the Coastal Savings Clause to be included in all state bills involving housing or land use in the Coastal Zone, including but not limited to currently proposed Assembly Bill 1287 (Density Bonus) and Assembly Bill 1308 (parking).

- 14) **City Council Motion for Parking Study for San Pedro (CIS)** – no action
- 15) **STAP audit request** – no action
- 16) **Protections for open space, green space, habitat** – continued
- 17) **West Harbor project** – discussion ensued.
- 18) **New cell tower at 4034 Pacific** – continued
- 19) **Walker's Cafe** – continued
- 20) **Draft Mello Act Ordinance** – continued
- 21) **Joint Northwest, Central, & Coastal San Pedro NC's Planning & Land Use Committee--Update**
- 22) **Public Comment on Non-Agenda Items**
- 23) **The meeting was adjourned at 4:41 pm**