



agenda

**COASTAL  
SAN PEDRO  
NEIGHBORHOOD COUNCIL**

*locally listening & leading ...*



**CSPNC |Joint Coastline and Parks, Sunken City ad hoc, &  
Planning, Land Use, and Transportation Committees  
MINUTES**

**Saturday July 8, 2023 2:30 p.m.**

- 1) The meeting was called to order at 2:37 pm
- 2) The following members of the Planning, Land Use, Transportation Committee were in **attendance**: Robin Rudisill, Greg Ellis, Allen Franz, Noel Gould, Adele Healy, John Kopczynski, June Smith.

- 3) **The following members of the Coastline and Parks and Sunken City Ad hoc Committees were in attendance:** Noel Gould, Allen Franz, Adele Healy, Mary Lou Fentis, June Smith.
- 4) **The Minutes of the June 10<sup>th</sup> Planning, Land Use & Transportation Committee meeting** were approved unanimously
- 5) **Announcements**
- 6) **Public Comment on Non-Agenda Items**
- 7) **Planning, Land Use & Transportation committee Chair Update**--new & current projects, legislation, and land use policy issues were discussed
- 8) **Coastline and Parks and Sunken City ad hoc committees Chair Update**
- 9) **Location of future meetings**
- 10) **1661 S. Crescent Ave demolition of existing single-family dwelling & construction of new 11-unit small lot subdivision, with 22 parking spaces, located in the Dual Coastal Zone** – the following motion was approved:  
 Resolved, the Coastal San Pedro Neighborhood Council supports the proposed project at 1661 Crescent/1627 Beacon, to demolish an existing single-family dwelling and construct a new 11-unit small lot subdivision, with 22 parking spaces, located in the Dual Coastal Zone, with the conditions that the landscaping reflects the requirements of the San Pedro Urban Greening Plan, locally sourced Southern California native plants are incorporated, and the roof deck railings are 75% transparent to light.
- 11) **425-427-429-431 W. 40<sup>th</sup> St – 1,200 SF ADU over a 4-car garage, located in the Dual Coastal Zone** – the project was discussed. Noel Gould to work with owner re. parking and height issues
- 12) **Housing Element** – no action
- 13) **22<sup>nd</sup> Street park/Crescent bike path area** – follow up
- 14) **Barlow Saxton Bunker & status of January 2023 letter** – follow up
- 15) **Protections for open space, green space, habitat** – continued
- 16) **West Harbor project** – to request an update for the Board
- 17) **New cell tower at 4034 Pacific** – continued
- 18) **Walker's Café** – no update
- 19) **Draft Mello Act Ordinance** – on hold
- 20) **Joint Northwest, Central, & Coastal San Pedro NC's Planning & Land Use Committee – Update**
- 21) **Public Comment on Non-Agenda Items**
- 22) **The meeting was adjourned at 4:52 pm.**