



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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Sent via email

To:

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At the December 20, 2021 meeting of the Coastal San Pedro Neighborhood Council, the Board approved the following resolution:

Resolution to oppose Buscaino amendment to proposed Mello Act ordinance. (CF 15-0129-S1)

Whereas, on November 30, 2021, Councilmember Buscaino introduced an amendment to the draft Mello Ordinance during the Planning & Land Use Management (PLUM) hearing to change the existing options for inclusionary on-site residential units from three choices of a minimum of 8% for Extremely Low Income Households, or 11% for Very Low Income Households, or 20% for Low Income Households, to add a fourth option: 40% for Moderate Income Persons or Households;

Whereas, while the text of this amendment states that it is a “minor adjustment,” it is a very significant and consequential change, requiring analysis of the impact and findings;

Whereas, the required findings for approval of such a change were not presented during the hearing and are not in the council file and therefore the potential impacts and possible unintended consequences or loopholes related to this amendment are unknown;

Whereas, introducing this amendment at the meeting did not provide the public any time to provide informed testimony and as such constitutes a systematic lack of transparency apparently intended to undermine public input;

Whereas, to participate, the public and neighborhood councils need to have access to such amendments with sufficient time to review them;

Whereas, the City Planning Commission specifically considered this change and decided not to add the moderate income category in order to keep the inclusionary options focused on the lower income categories;

Whereas, limiting access to affordable housing mainly impacts the multigenerational Black, Brown, and Indigenous communities, further exacerbating systemic racism, and further removing social, cultural, ethnic and economically diverse populations from the Coastal Zone.

Therefore, be it resolved, the Coastal San Pedro Neighborhood Council opposes the substance of the amendment to add a fourth option for moderate income persons or households to the menu of inclusionary on-site residential unit options and objects to the process by which the amendment was presented;

Be it further resolved, the Coastal San Pedro Neighborhood Council requests that analysis and findings for this amendment be provided and that PLUM rehear this item with proper notice of this amendment.

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:

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