



agenda

COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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CSPNC | Joint Coastline and Parks, Sunken City & Planning, Land Use, and Transportation Committees

Wigwam Sequoia Tribe Hall, 543 Shepard St. San Pedro, CA 90731

October 4, 2023 6:30 pm

MINUTES

1) **The meeting was called to order at 6:41 pm.**

2) **In attendance (Coastline & Parks, Sunken City Committees):**

Noel Gould, Chair	Mary Lou Fentis	Allen Franz	Adele Healy	Richard Watson	Linda Brumfield
Bonnie Keilbach	Ziggy Mrkich*	Dean Pentcheff	Rick Perkins	June Smith	Mona Sutton

3) **In attendance (Planning, Land Use, and Transportation Committee):**

Robin Rudisill, Chair	Greg Ellis	Allen Franz	Noel Gould	Adele Healy	Elise Swanson
John Kopczynski	Ziggy Mrkich*	Rick Perkins	June Smith	Mona Sutton	Amanda Tran

- Voted for the 1602 25th Street & Western/Starbucks item only

4) **Approval of Minutes** – The minutes for the September 6th Joint Coastline & Parks, Sunken City & Planning, Land Use & Transportation Committees meeting were approved unanimously.

5) **Announcements**

6) **700 Paseo del Mar-Walker’s Café located in the Dual Coastal Zone**

The following motion was approved 8-2, June Smith recused:

The Walkers agenda item will be taken first, out of order.

June Smith and Mona Sutton recused themselves and sat in the audience for this item.

The concept for proposed development at 700 Paseo del Mar was presented by the applicant’s lawyer, and public comment was taken.

The following motion was denied 3-6 (2 recused):

The Coastal San Pedro Neighborhood Council requests the Prospect Group to provide the community with monthly transparent updates regarding the reopening of Walkers.

7) **Public Comment on Non-Agenda Items**

8) **LAPD Report**

9) **Planning, Land Use & Transportation committee Chair Update** – including follow up on Barlow Saxton Bunker

10) **Coastline and Parks and Sunken City committees Chair Update**

11) **Vote on whether to recommend a Reconsideration of 1602 25th Street & Western--demo of existing bank for construction of a new 2,200 SF Starbucks with a drive-thru window and operating hours of 4 am to 11 pm daily.** The motion for a reconsideration of 1602 25th Street & Western failed, 4-8.

12) **717 W 33rd St--conversion of a recreation room into a new ADU (no change in parking)** – the following motion was approved 11-0:

Coastal San Pedro Neighborhood Council supports the project at 717 W. 33rd St. for a conversion of a recreation room into a new ADU with the condition that one of the existing visitor parking spaces becomes a designated parking space for the new ADU.

13) **Housing Element’s Proposed Rezoning** – the following motion was approved 6-5:

Whereas, the City of Los Angeles, like every California city, is required to update its General Plan Housing Element every 8 years; however, the City’s new draft Housing Element identifies zoning for 1.4 million new housing units, when compliance only requires the City to add 255,000 newly

zoned housing units;

Whereas, the City proposes to find room for all of these extra housing units in our single and multi-family residential neighborhoods;

Whereas, the Housing Element has plenty of zoning opportunities in commercial corridors, public lands and through Adaptive Reuse to meet state housing density mandates; thus, there is no need to rezone, through overlays or other zoning devices, single- or multi-family residential zones, many with sensitive rent-stabilized (“RSO”) housing;

Whereas, San Pedro, sitting as it does at the end of a peninsula, is in a unique position as we have virtually no public transit and it is even worse in the area identified as a high opportunity zone;

Whereas, San Pedro’s infrastructure is already stretched and a plan for upgrading/replacing and/or maintaining it must be in place before density is increased;

Whereas, the 2021 American Community survey found that only 0.7% of the people in zip code 90732 use public transit to get to work and 86% of them commute more than 15 minutes;

Whereas, to increase density an upgraded transit plan must be in place, and Metro has no plans to improve the public transit system in San Pedro;

Whereas, Gaffey St. and Pacific Ave. are main routes for emergency egress, such as during a Tsunami;

Whereas, according to City Planning the jobs to housing ratio for San Pedro is significantly lower than that for the city as a whole (in 2010 the City was 1.34 while the ratio for San Pedro was only 0.44);

Whereas, adding housing without additional jobs and improved public transit would have adverse environmental impacts; and

Whereas, Western Avenue would seem like a logical place for higher density but traffic there is already impacted and will only get worse as the nearly 800 new units at Ponte Vista get developed and occupied; and furthermore, the City of Rancho Palos Verdes is proposing to locate virtually all of their planned for density along Western avenue abutting San Pedro, adding to the traffic congestion.

Resolved, the Coastal San Pedro Neighborhood Council opposes the Housing Element’s proposed rezoning and densification of single- and multi-family residential neighborhoods beyond what existing laws allow. Council File 21-1230

- 14) **Parking Study re. Transportation Demand Management Strategies** – the following Motion was approved 11-0:

Whereas, Councilmember Tim McOsker has introduced a motion requesting a parking study for downtown San Pedro;

Whereas, when the City created its current Transportation Demand Management (TDM) policy, the community was concerned about the impact of the Parking TDM Strategies 1. “Pricing and Unbundling Parking” and 5. “Reduced Parking Supply” (see attached letter);

Whereas, we have not yet seen the true impact of these strategies in San Pedro as most of the new developments that have opened were built prior to the adoption of the TDM policy; and

Whereas, we are very concerned about how implementation of the TDM policy for the newer developments will impact the already critical parking situation in San Pedro.

Resolved, that Coastal San Pedro Neighborhood Council respectfully requests that as part of the parking study Councilmember McOsker asks the Department of Transportation (DOT) to study the impact of TDM strategies 1. and 5. in locations where they have been implemented, particularly in communities similar to ours that lack good public transit.

- 15) Final public comment on non-agenda items
16) The meeting was adjourned at 9:46 pm.