



agenda

**COASTAL  
SAN PEDRO  
NEIGHBORHOOD COUNCIL**

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## CSPNC | Planning, Land Use & Transportation Committee Meeting MINUTES

**Saturday March 7, 2020 2:30 p.m.**

**Angels Gate Cultural Center, Building G  
3601 S. Gaffey Street, San Pedro, CA 90731**

Participation is open to all Stakeholders of the Coastal San Pedro Neighborhood Council.

- 1) The meeting was called to order at 2:35 pm.
- 2) In attendance:  
Robin Rudisill, Chair  
Allen Franz  
Greg Ellis  
Noel Gould  
Kathleen Martin
- 3) The minutes for the February meeting were approved unanimously.
- 4) Announcements
- 5) Public Comment on Non-Agenda Items
- 6) Chair Update – The Chair reviewed new & current projects.
- 7) 2111 Pacific – The City will be holding another local Public Hearing.
- 8) Stop sign at Pacific & 32<sup>nd</sup> -- status
- 9) South Shores LAUSD CSPNC – update/follow up and possible motion (Chair)
- 10) 1482 Hamilton – continued
- 11) 1486 Hamilton – continued
- 12) 914 Paseo del Mar – continued
- 13) Urban Waterfront Manifesto – The following motion was approved:  
*The Coastal San Pedro Neighborhood Council adopts the attached San Pedro-Wilmington Urban Waterfront Vision and forward it to the Wilmington, Harbor City and other San Pedro Neighborhood Councils for their consideration and input.*
- 14) Amendment of Baseline Mansionization Ordinance to include the Coastal Zones of L.A.  
The following motion was approved:  
*Whereas, Coastal Zone single-family neighborhoods should have at least equal protection from mansionization as the non-Coastal Zone areas of the City.*

*Whereas, the exclusion of the Coastal Zone areas from the original BMO has meant that the San Pedro, Venice, Playa del Rey and Pacific Palisades Coastal Zone areas have been the only single-family neighborhoods in the entire City in which developers can build over sized homes under City law. It is nonsensical that the protected Coastal Zone areas have been the least protected areas of Los Angeles from over development.*

*Whereas, it is particularly important that San Pedro and Venice—both designated as Special Coastal Communities--be protected by the BMO because out of scale and size development*

*shall not be allowed in designated special coastal communities, as per the California Coastal Plan.*

*Therefore be it Resolved, the Coastal San Pedro Neighborhood Council supports the City Council's motion to amend the BMO to include the Coastal Zone single-family neighborhoods within the City of Los Angeles under the same standards as the City's current BMO.*

CIS 10-1058-S4

15) ADU Issues – The following motion was approved:

**Accessory Dwelling Units (ADU's) must only be approved when they increase density/housing units**

*Whereas, the main motivation of the ADU law was to provide for additional housing stock by supporting the creation of NEW units that add to the overall rental housing supply; and the goal was to provide a more affordable housing option with the potential to provide significant amounts of new rental units.*

*Whereas, what we're seeing in the last year or so is that ADU's are playing a role in projects that are being submitted where applicants want to decrease density and essentially downzone by replacing multi-family structures, with large single-family homes with tiny ADU's.*

*Whereas, these projects are actually changing multi-family neighborhoods to single-family neighborhoods as they're gradually increasing the number of single-family dwellings in multi-family zones.*

*Whereas, for these projects, they don't intend to actually use the ADU as a rental unit, nor is the use as a rental unit enforced. They're being put in so as to supposedly maintain density, in order to get the permit, but much more likely than not, they will use the ADU as a part of their single-family dwelling and not as a rental unit.*

*Whereas, the evidence does not show that the accessory unit mitigates the loss of the existing normal rental unit, particularly with these tiny ADU's, which are usually a fraction of the size of the existing units they're supposedly replacing, as they're not livable for the same sized family.*

*Whereas, State Senator Skinner said during the SB 50 hearings, that most ADU units are too small and are not creating real, livable housing for our families.*

*Whereas, SB 330 requires maintenance of density and thus replacement of existing units.*

*Whereas, ADU's are meant to increase the supply of the state's housing and should not be used to purport to maintain the housing stock.*

*Whereas, we need to maintain our housing stock with real housing AND we need to increase our housing stock with real housing.*

**Whereas, this loophole and abuse of the ADU law must be stopped.**

***Therefore be it Resolved, the Coastal San Pedro Neighborhood Council requests that the L.A. City Council, the Coastal Commission, and the State Legislature take action to stop the abuse of the ADU law and require that ADU's be approved only when they increase density/housing units (or when they are replacing an existing ADU), and that ADU's not count as replacement units under SB 330.***

- 16) **Fire Safety** – continued
- 17) **Blight on Shepard and Paseo del Mar** – move to Coastline & Parks Committee
- 18) **Proposed Mello Act Ordinance** – continued
- 19) **Electric vehicles** – continued
- 20) **Home Sharing Ordinance Enforcement** – continued
- 21) **State Housing Legislation** – update (Chair)
- 22) **Repair of Slurry Coating Roadwork** – Kathleen will follow up with the Council Office in writing
- 23) **Developer Town Hall re. Coastal Development Issues** – The City Council office has not responded
- 24) **SB 330** – continued
- 25) **Proposed Billboards Ordinance** – no update
- 26) **Joint Northwest, Central, & Coastal San Pedro NC's Planning & Land Use Committee--**  
Update
- 27) **Public Comment on Non-Agenda Items**
- 28) **The meeting was adjourned at 4:35 pm.**