



Northwest San Pedro Neighborhood Council

"Your Community Voice"

February 15, 2016

Councilman Joe Buscaino
Harbor District Office
638 S. Beacon Street, Suite 552
San Pedro, CA 90731

David Roberts
Director of Economic Development
638 S. Beacon Street, Suite 552
San Pedro, CA 90731



Ray Regalado
President

Laurie Jacobs
Vice President

Sarah Valdez
Treasurer

Cynthia Gonyea
Secretary

Re: Motion regarding Small Lot Subdivision; and
Motion of support and comments on draft Unapproved Dwellings Ordinance

Dear Councilman Buscaino and Director David Roberts,

At the February 8, 2016 Board and Stakeholder Meeting, the Northwest San Pedro Neighborhood Council passed the following two (2) motions brought forth from the Planning and Land Use Committee:

1. Proposed Amendment to Small Lot Ordinance and Proposed Design Standards

Whereas the proposed amendments to the small lot ordinance (CPC-2015-4499-CA; ENV-2015-4500-CE) would improve the fit of this housing type into the surrounding neighborhood, the Northwest San Pedro Neighborhood Council supports the Planning Department's proposed Amendment to the Small Lot Ordinance and the Design Standards with the following change: The required guest parking should be increased from ¼ spaces per unit to 1 space per unit unless the property is within a ¼ mile of a major transit corridor.

Furthermore the NWSPNC wishes to express its disappointment that the Planning Department did not conduct a public hearing on the proposed amendment in the Harbor/South Los Angeles area.

Motion from committee, passed with 12 yes, 0 no, 0 abstention.

2. Resolution Regarding Unapproved Dwelling Units (Council File 14-0092-S1)

Whereas the proposed Unapproved Dwelling Units Ordinance would apply only to Dwelling units occupied prior to December 10, 2015, and not to any new unapproved units; and

Whereas the proposed Ordinance would apply only to multi-family property zoned R2 or higher, and not to property zoned for single family use; and

Whereas the Dwelling Units that would be covered by this ordinance are already occupied and their impacts on the community are already existing; and

Whereas legalization of Unapproved Dwelling Units will have the beneficial effect of bringing them up to health and safety standards; and

Whereas failure to create a program to approve such units could result in the eviction of thousands of individuals and families; and

Whereas the City currently has a significant lack of housing for low income individuals/families; and

Whereas the ordinance would require that the approval results in at least one additional Restricted Affordable unit be provided on site for at least 55 years with a covenant recorded with the Los Angeles County Recorder; and

Whereas the LA Housing and Community Investment Department report back on SB 1818 implementation (Council File 14-0092-S1) contained several recommendations that should also be included in this ordinance;

Now therefore, the Northwest San Pedro Neighborhood Council supports the proposed ordinance and requests that the following changes:

1. Property owners must be required to obtain income information from the tenants at least once a year.
2. Remedies for non-compliance with income certification requirements similar to those for SB 1818 must be included in the Covenant.
3. An application fee and annual payment must be established that is sufficient to cover the cost of building and safety inspection and monitoring of tenant income requirements.
4. An electronic database be established.
5. The City budget sufficient funds for monitoring.
6. The performance standard related to signage be changed from "Any illegal signage should be removed" to "MUST" be removed.

Motion from committee, passed with 10 yes, 1 no, 1 abstention.

Respectfully submitted,



Ray Regalado
NWSPNC President
on behalf of the Board of Directors of the
Northwest San Pedro Neighborhood Council

cc: jane.choi@lacity.org and may.sirinopwongsagon@lacity.org