

Ray Regalado, President
Laurie Jacobs, Vice President
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Cynthia Gonyea, Secretary



Certified Neighborhood Council
Certification Date 02-12-02
NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
San Pedro, CA 90731

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September 18, 2018

Joe Buscaino
Councilmember, 15th District
638 S. Beacon Street, Rm 552
San Pedro, CA 90731

Dear Councilman Buscaino,

The Northwest San Pedro Neighborhood Council opposes SB 831, legislation that seeks to remove local government zoning and land use regulations regarding accessory dwelling units (ADUs) and urges the City to include opposition to this measure in their legislative program.

State legislation already removes much of the local autonomy by requiring the city to allow second units on any existing R1 (single family) property. The proposed SB 831 would further restrict the City's ability to regulate such units by removing the City's ability to include lot coverage standards and prohibiting the consideration of square footage of a proposed accessory dwelling unit when calculating an allowable floor-to-area ratio or lot coverage ratio for the lot. It would require that an application for an ADU be approved or disapproved within 60 days and if the City does not act within 60 days, then the application shall be deemed approved. It would prohibit requiring that off-street parking spaces be replaced when a garage, carport, or covered parking structure is demolished or converted into an ADU and would not allow the City to require owner occupancy by the permit applicant.

Although the City previously opposed a similar bill, to our knowledge, the City has not yet taken a position on this proposed legislation. We are requesting that you initiate a motion to oppose SB 831. If such a motion already exists, please let us know the council file number.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "R. Regalado".

Ray Regalado, President
On behalf of the Northwest San Pedro Neighborhood Council
cc: Jenny Chavez, Nathan Holmes, Alison Becker