



Northwest San Pedro Neighborhood Council

"Your Community Voice"



Ray Regalado, President
Laurie Jacobs, Vice President
Sarah Valdez, Treasurer
Cynthia Gonyea, Secretary

June 7, 2016

Councilman Joe Buscaino
638 S. Beacon St, Suite 552
San Pedro, CA 90731

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

Nathan Holmes
Deputy Director Planning, Transportation & Economic Development
638 S. Beacon Street, Suite 552
San Pedro, CA 90731

Re: Second Dwelling Unit Ordinance

Dear Councilman Buscaino & Director Roberts:

On May 9, 2016 the Northwest San Pedro Neighborhood Council Board (NWSPNC) passed a motion in opposition of the Second Dwelling Unit Ordinance. The wording of the motion follows:

The NWSPNC opposes the proposed Second Dwelling Unit Ordinance unless amended. We support the need to legitimize the units already constructed or under construction, however, the ordinance should only apply to those units and not to future construction.

The draft Ordinance avoids the environmental considerations and planning steps that the City is entitled to do under the government code 65852.2 which allows the City to designate areas where second units may be permitted based on criteria that may include water and sewage and traffic concerns, among other things.

Rather than thoughtful application of the State Law, the proposed Ordinance blindly permits second dwelling units wherever property owners desire to build them in residential zones, whether the local schools, streets, water supply, sewage systems can accommodate them. This undercuts the community plan process that we have participated in for many years and is not consistent with Goal 3A of General Plan:

Preservation of the City’s stable single-family residential neighborhoods.

While the grandfathering portions of the proposed ordinance may be subject to the “common sense” exemption of CEQA Guidelines, the same cannot be said for future construction.

Therefore the NWSPNC requests that the Ordinance be amended to only apply to those units that are constructed or already under construction. Furthermore, we request that a moratorium be placed on additional construction of second dwelling units until a new ordinance is adopted that would take into consideration impacts on infrastructure and the environment.

We hope that you will support our position and would appreciate hearing back from you on this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Regalado", is written over a light gray rectangular background.

Ray Regalado, NWSPNC President
On behalf of the NWSPNC Board