



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held January 26, 2016 at the San Pedro Municipal Building.

Committee Members:

- Diana Nave, Present
- Carolyn Grayson, Absent
- Chuck Hart - Present
- David Rivera, Present
- Jason Herring, Present
- Bob Garcia - Present
- Lee Williams, Present

Quorum? Yes

Non-Committee Member Attendees: John DiMeglio (Stakeholder), Glenn Cornell (Rolling Hills Riviera HOA)

Unapproved Dwelling Units Draft Ordinance Update

Lee reported that the Board asked that this item be sent back to committee so that interested Board Members could learn more about it.

Diana provided an update based on information from the PlanCheck LA Meeting.

- Only applies to Multi-Family Units in existence as of Dec 15
- LA is one of the few cities that inspect every multi-family building every 3-4 yrs
- Inspection is done by the Housing Dept, not Building & Safety
- About 600 illegal units/yr identified and given 30 day notice to correct- currently there is no viable option for legalizing them; often in very old buildings that there is no way to legalize; we loose 400-500 units/yr – more displacement than condo conversions and removal of rent controlled units
- The proposed policy is the result of a landlord/tenant working group
- Legalized units would need to be for low/very low income for 55 years (covenanted)
- Would need to pull building permits and comply with all building & safety requirements
- SB 1818 type incentives would require providing additional covenanted unit/s
- Estimate this would saving at least 500 units – would cost the city \$50 million to create that many
- Too late now to comment to staff; need to address our comments to the City Planning Commission; public hearing was held Jan 13; goes to Plan Commission Feb 11
- While this ordinance only applies to multi-family units, there are an estimated 50,000 illegal units in single family zones

John DiMeglio shared that he owns a 4 unit building here in San Pedro. When it was inspected several years ago one of the units was determined to be illegal – it was a conversion from a prior recreational unit for the building. He was forced to evict the tenant who was very low income and had few options.

Small Lot Ordinance

Diana discussed the proposed amendments to the Small Lot Ordinance and Design Guidelines:

- The ordinance passed 10 years ago to enable a hybrid type of housing – small lot fee simple home (highest level of home ownership);
- Only allowed in multi-family zones – apts, condos, commercial zones RD 1.5 and higher.
- Has been less than 2% of all new housing - +/- 200 projects over the last 10 years; spread evenly across the City
- Less yard than other multi-family types – 5 front and 5’ back
- Amendment being developed in response to community concerns would change to prevailing zoning which is usually 15’ front and 15’ in back where property touches a lot that is not part of the small lot development (except in commercial zones where it is 0’ setback). To provide an incentive for small lots would allow 10” in back UNLESS it touches an R1 lot in which case it would need to be 15’.
- Result would be minor decrease in density now a standard RD 1.5 lot can have 3 units – that continues but an R 3 lot would decrease from 5 to 4 units.
- Would also add
 - guest parking requirement if 8 or more units of ¼ space/unit
 - open space if 20 or more units – 600 sq’ for every 20 units
- Also creating design standards with enforceable rules (currently only guidelines)
 - Would prevent top heavy designs;
 - No gates;
 - require bicycle parking
- Feb 26 comment deadline to staff
- To Planning Commission March 24 – CPC recommendations will be ready about March 17

After much discussion the attached motion was passed with 5 yes, and 1 abstention (Chuck). It should be noted that a motion was made to oppose the design standard that would not allow for a gated community failed on a 3-3 vote.

Community Beautification

- **Corner of Gaffey & 47-on-ramp.** Waiting for the Conservation Corps to review the feasibility and for the clothing to dry out.
- **Rose Garden at Averill Park** - no update
- **Peck Park Canyon Clean Up and Trail Maintenance**– Jason, Diana, and Lee walked the canyon with Recreation and Parks staff. They have just hired a new maintenance person and have started to do some clean up, including removing some of the residue of homeless encampments. In the spring they will remove weeds and trim the trees. They indicated that they would need to take some of our issues up with their supervisors and we will probably need to do an additional walk with them. Jason said he hopes that they will take the lead on removing the large items (shopping carts, mattresses, etc.) and that we can provide support in litter removal. Jason will follow up with a letter to them outlining the issues we discussed on our walk.

- **North Gaffey Clean Up – Channel to Anaheim** – Lee reported that the Volunteer Center is the place to obtain volunteers who are working off their community service hours but he had not been able to obtain information about how that program works – he will continue to pursue. Diana reported that she had contacted the Council Office. Evidently they have a contract with the LA Conservation Corps and will ask them to do the clean up.
- **Capitol Drive from Gaffey to Amelia** – Diana reported that Laurie indicated that there was a need for tree trimming.
- **Tree Trimming (4 trees at the corner of Westmont & Amelia & 1 tree at the corner of 15th & Leland)**- Chuck reported that the permit for tree trimming is free and can be obtained on-line. Bob will contact G & S to see if they are willing to donate their services to trim the trees.
- **Western Avenue** – Bob reported that the trees along Western Avenue have dropped fruit that is very dangerous when you are walking on the sidewalk. He will call the Council Office to see if they can have the Conservation Corps clean it up.

Ponte Vista Update

Diana reported that they still do not have their grading permit but are hopeful it will come soon. In response to her questions they indicated:

- We have entered into a Streambed Alternation Agreement to mitigate for 1.18 acres of vegetation at an offsite mitigation bank in conformance with the regulatory agencies requirements.
- A Paleontological Resources Monitoring and Mitigation Plan has been prepared for the project and will be implemented during earth-disturbing activities.

Committee members raised a lot of questions about the mitigation bank. Diana will try to get more info.

Neighborhood Integrity Initiative

Diana reported that the Neighborhood Integrity Initiative has been cleared to gather signatures. They have 120 days to gather signatures. This is a ballot initiative that would limit the City's ability to change planning and zoning rules for major real estate projects if it qualifies for ballot. Well funded. Designed to end spot zoning. Prompted by Hollywood where 11,000 new residential units, 5,000 new hotel units, and millions of square ' of office & retail space have been approved outside of the existing plan. The initiative would require the City to update community plans over the next 24 months and in the meantime impose a moratorium on up-zoning. It would also require that the EIRs be contracted by the City, not the developer, although the developer would pay the costs. Diana suggested committee members put this on their radar and she forwarded additional info to committee members. She also suggested that if it qualifies for the ballot, NWSPNC may want to consider some type of public forum on the issue, perhaps in conjunction with other NCs.

Major change in planning, probably in reaction to this initiative there is a new City Planner, Vince Bertoni.

Park Needs Assessment

The County is conducting a Park Needs Assessment that will shape funding County-wide for the next 20-30 years. Unfortunately the community meeting in San Pedro was very poorly attended. City staff had prepared a list of possible projects. The 7 community members present added a number of other projects including

- The Peck Park Leland Park Connection we have been discussing
- Having Leland Park to acquire the “no man/s land” at Gaffey and the 47 on-ramp, between Leland Park East and the Cal Trans Property
- Installing Solar Lights
- Lots of specific suggestions for Anderson Memorial
- Some other specific suggestions for Leland Park

Each participant had ten stickers to vote with. Most of the votes were for the added projects not those suggested by Park Staff.

They expect to complete all community input meetings by the end of Feb

Diana encouraged everyone to go online and add their ideas (can be the same ones already submitted)
<http://lacountyparkneeds.org/survey/>

Final Report will go to the Board of Supervisors in May

Next Regular Meeting

The next regular meeting is scheduled for Wed. February 17 at 6:00 pm

DRAFT RESOLUTION REGARDING UNAPPROVED DWELLING UNITS

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.

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 NWSPNC 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 ½ 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.