



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held December 16, 2015 at the San Pedro Municipal Building.

Committee Members:

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

Quorum? Yes

Non-Committee Member Attendees: None

Unapproved Dwelling Units Draft Ordinance

Committee members reviewed and discussed the draft Unapproved Dwellings Units Ordinance (the new name for Amnesty for Illegal Units) and developed *the attached resolution which was passed unanimously.*

Community Beautification

- **Corner of Gaffey & 47-on-ramp.** Diana reported that as a result of Craig's efforts, Cal Trans cut down much of the dead shrubbery and cleaned up the portion they own. They left the roots and short remnant to help hold back the hillside in case of rain. Craig continues to work with them for long term planting. The sliver of property that is right on the corner is owned by the City but not by the Recreation and Parks Department. Diana met with Debbie and they tentatively scheduled a clean up for January 9. The Conservation Corps will supervise and the NWSPNC allocated funds for the equipment and refreshments. It is a very challenging piece of property to clean up and finalization of the event is subject to feedback from the Corps regarding the safety and maximum number of participants.
- **Rose Garden at Averill Park.** Lee reported that the Garden Club is not willing to take on the maintenance. Carolyn reported that Raul Leon, the new Recreation and Parks staff assigned to the park, is very cooperative. She spoke with him about the possibility of installing a drip watering system and he indicated that such a system would most likely be vandalized. Recreation and Parks does not have a specific budget for the park. She is recommending that, at a minimum, we plant White Meidiland spreading landscape roses in the front area. Village Nurseries is the preferred vendor for Recreation and Parks. She will price the roses. Carolyn will attend a meeting with The Friends of Averill Park and Carl Cooper, the new Regional Manager for Recreation and Parks. The Friends have a long list of items they want to see done. Carolyn will forward it.

- **Peck Park Canyon Clean Up** – Jason will take the lead on planning a clean up event for February. We will need a budget for approval at the Feb Board meeting.
- **North Gaffey Clean Up – Channel to Anaheim** – Lee will contact the Volunteer Center and investigate the use of volunteers who are working off their community service hours; Diana will ask Clean San Pedro what they would charge to Clean it Up and contact DFSP for possible assistance.
- **Capitol Drive from Gaffey to Amelia** – It was unclear what the request was – Diana will follow up with Laurie.
- **Target** - *It was moved and passed unanimously to prepare a letter to Target requesting that they keep the perimeter of their property and the entrance to their store clean.* Diana will draft the letter for consideration by the full Board.
- **Weed Removal** – Park Western – Removed from list
- **Tree Trimming (4 trees at the corner of Westmont & Amelia & 1 tree at the corner of 15th & Leland)**- Chuck will contact the Council office to determine if it is possible for the NC to do it ourselves and also if we were to pay for the City to do it, what it would cost.
- **Peck Park Trail Maintenance** – The new Regional Director for Recreation and Parks will be at the January Meeting of the HANC, after which Diana plans to ask him to walk thru the canyon so we can point out the maintenance needed

Metro Express Lanes Net Toll Revenue Reinvestment Guidelines

Diana reported that she was disappointed to learn that the Guidelines defined the I-110 Corridor as being from Adams Boulevard to the north and the Harbor Gateway Transit Center to the South and limited funding to projects that were within 3 miles of that corridor. *Jason moved and it was unanimously passed that the project area should be expanded to within 3 miles of the ENTIRE 110 corridor.* Jason will draft a letter for Board approval.

Ponte Vista Update

Diana reported that she requested that Ponte Vista send someone to the meeting. They declined, but did send a written report. They are still working to obtain development permits for the project and hope to have the grading permit by the end of this year and begin grading operations in early January. Grading should take 5-6 months, after which the horizontal infrastructure improvements would be installed and finally the vertical home construction. iStar intends on installing the horizontal improvements-like utilities, roads, and sidewalks-and will likely partner with one or more homebuilders on the home construction. At this point they have not selected homebuilders for the project and anticipate those decisions will be made in the first half of 2016. iStar will be implementing Western Avenue beautification improvements for the portions of Western Avenue that fronts the Ponte Vista site. The improvements will also include landscaping along the RPV side of Western fronting Ponte Vista. With regard to the possibility of a road to Gaffey, they stated that they will NOT be making any modifications to the project.

Chuck moved and it was unanimously passed that the NWSPNC request iStar to prioritize the road to Mary Star. He will prepare a letter for consideration by the full Board.

Next Regular Meeting

The next regular meeting is scheduled for Wed. January 20 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.