

NORTHWEST SAN PEDRO

NEIGHBORHOOD COUNCIL



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Certification Date 02-12-2002

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NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
San Pedro, CA 90731

DATE: May 8, 2017

[Council File 16-1468](#)

Honorable City Council
c/o Office of the City Clerk
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, CA 90012

The Northwest San Pedro Neighborhood Council requests that the following Community Impact Statement be attached/added to [Council File 16-1468](#) regarding [Accessory Dwelling Unit Ordinance](#).

COMMUNITY IMPACT STATEMENT

The NWSPNC opposes the proposed Accessory Dwelling Unit Ordinance unless amended.

We support the need to bring the City's Accessory Dwelling Unit (ADU) Ordinance into compliance with the revised State law, however, the ordinance should not include additional non-mandatory changes until a comprehensive and transparent review is undertaken.

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 accessory 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 accessory 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.

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Specific areas of concern include the following:

- Parking: State law allows for 1 parking space per bedroom yet the proposed ordinance would require only 1 parking space per ADU. Given the severe parking shortage that exists already in some of the older portions of our City (e.g. Point Fermin in San Pedro and parts of Venice) the City should give further consideration to this issue and whether ADUs in some neighborhoods should be held to the 1 parking spot per bedroom standard.
- The City should conduct a review of older neighborhoods that have substandard streets and substandard lots and develop a map of locations where ADUs are not permitted.
- Given that the use of ADUs as Air BnB or similar commercial ventures is not what is intended by the State Law, the City should develop regulations regarding such uses in ADUs.
- The maximum floor area should not be increased from the current City requirements without a full public hearing.

Therefore, the NWSPNC requests that the Ordinance be amended to delete all non-mandatory changes until a comprehensive and transparent review is conducted of other proposed changes.

Sincerely,

Ray Regalado

President

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