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NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
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October 16, 2017

Cally Hardy
Los Angeles City Planning Department
Cally.hardy@lacity.org

Re: PROPOSED INTERIM MOTEL CONVERSION ORDINANCE CPC – 2017-3409-CA

Thank you for the opportunity to comment on the proposed Interim Motel Conversion Ordinance. We have reviewed the proposed ordinance and have the following comments:

- The ordinance need to include language and measures to prevent people from coming from out of the Los Angeles area to take advantage of this housing which is being subsidized for the residents of Los Angeles.
- The ordinance should require motels to be at least 1000 feet from any marijuana dispensary or liquor store.
- Residents should be required to participate in case management at least for a minimum length of time.
- The ordinance should designate the Housing and Community Investment Department, or its successor, to monitor both the housing itself and the provision of services
- The ordinance should encourage contractor to provide a van or ride sharing vehicles.
- The ordinance should include a mechanism for releasing the covenant if the City determines that it is in their best interest to do so.
- The ordinance should include standards for the exterior to make sure it is not an eyesore

NORTHWEST SAN PEDRO

NEIGHBORHOOD COUNCIL

- The ordinance should require that the building be retrofitted for earthquake safety
- If residents are not working and are physically able, they should be required to do a certain level of community service. This model has worked very well with recovering alcoholics at Beacon House in San Pedro.
- The proposed ordinance does not seem to adequately protect existing motel residents. The motel owner should be forbidden from evicting residents for the purpose of qualifying for this program, thus creating additional homeless. Furthermore, the ordinance should require the contractor to provide existing residents with the same services as new residents with the same goal of facilitating movement to permanent housing.

Thank you for your consideration of these comments. We look forward to submitting additional comments as the process moves forward.

Sincerely,

A handwritten signature in black ink that reads "Ray Regalado". The signature is written in a cursive, flowing style.

Ray Regalado, NWSPNC President
On behalf of the NW San Pedro Neighborhood Council
cc: Alison Becker, Nathan Holmes