



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held July 18, 2018 at San Pedro City Hall.

Committee Members:

Diana Nave - Present
Lee Williams - Present
Chuck Hart – Present
Peter Burmeister - Present
Jason Herring - Present
Linda Alexander – Excused
Pat Nave - Present

Quorum? Yes

Non-Committee Member Attendees: Matt DiMeglio

Consider support for San Pedro Skate Park

Postponed to next meeting because the applicant was out of town

Consider Comments and possible CIS re SB 831 re Accessory Dwelling Units

The proposed letter was amended to add the following at the end of the fourth paragraph “and the time should not start until the application is deemed complete.”

A question was raised about how the City enforced the provision that one of the units must be owner occupied. Currently the applicant is required to file a covenant to that effect which runs with the property, however, we do not know how, or if, that is enforced.

It was moved/seconded and carried to support as amended with 4 yes votes (Nave, Nave, Hart, and Burmeister) and 2 abstentions (Williams and Herring)

Consider letter to property owner regarding abandoned vehicles at 1330 N. Gaffey

The attached letter to the property owner was unanimously approved along with a recommendation that a similar letter be sent from the Neighborhood Council to Building and Safety and the Council Office.

Consider recommending funds be set aside for community beautification projects such as Elberon Bridge and Peck Park Canyon bridge

It was moved/seconded/ and unanimously approved that the Committee request the NWSPNC to set aside \$3,000 for community beautification projects such as the Elberon Bridge and Peck Park Canyon Bridges.

The thinking is to submit one or both of these projects to ShareFest requesting additional funds.

Consider committee mission statement:

The existing committee mission statement was unanimously reconfirmed:

“The Planning and Land Use Committee seeks to improve the quality of life in Northwest San Pedro by studying, influencing, and monitoring planning, land use, and proposed developments to best meet the needs and character of our community.”

Public Comment on Items Not on the Agenda

- The bridge at the end of the 110 Freeway has been damaged for over a year. Chuck agreed to draft a letter for future consideration asking that it be repaired.
- Pete spoke about the problem with the homeless on the railroad right of way along North Gaffey. While he was taking photos, he had a knife pulled on him. He called the Port Police. He would like NWSPNC to write a letter to the Port requesting that the Port Police patrol that area regularly. It was also suggested that he speak about his experience at the Board of Harbor Commissioners.

Adjourn – Next Meeting Wed. August 15, 2018 immediately following the joint meeting

Myrna Browning
2524 W. 223rd Street
Torrance, CA 90505

RE: Property at 1303 and 1330 N. Gaffey

Dear Ms Browning,

It is our understanding that you are the owner of the property at 1303 and 1330 N. Gaffey in San Pedro. We are writing to call your attention to the current use of this property that may or may not be with your permission.

For quite some time now, there have been two vehicles parked on this lot that are covered with graffiti and appear to be inoperable. In addition, it appears that someone, possibly Lloyd's Ironworks, may have erected a structure on your land possibly without your knowledge. See attached photos.

We would appreciate your assistance in removing these eyesores from our community.

Sincerely,

Proposed CIS re SB 831

The Northwest San Pedro Neighborhood Council opposes SB 831, legislation that seeks to remove local government zoning and land use regulations regarding accessory dwelling units (ADUs) and urges the City to include opposition to this measure in their legislative program. State legislation already removes much of the local autonomy by requiring the city to allow second units on any existing R1 (single family) property. The proposed SB 831 would further restrict the City's ability to regulate such units by removing the City's ability to include lot coverage standards and prohibiting the consideration of square footage of a proposed accessory dwelling unit when calculating an allowable floor-to-area ratio or lot coverage ratio for the lot. It would require that an application for an ADU be approved or disapproved within 60 days and if the City does not act within 60 days, then the application shall be deemed approved. It would prohibit requiring that off-street parking spaces be replaced when a garage, carport, or covered parking structure is demolished or converted into an ADU and would not allow the City to require owner occupancy by the permit applicant.

Proposed Letter re SB 831 to State Senator (as amended)

The Northwest San Pedro Neighborhood Council opposes SB 831, legislation that seeks to remove local government zoning and land use regulations regarding accessory dwelling units (ADUs) and urges you to vote against it

State legislation already removes much of the local autonomy by requiring the city to allow second units on any existing R1 (single family) property. The proposed SB 831 would further restrict local communities abilities to regulate such units and plan for liveable neighborhoods.

Among other things, the legislation would remove the ability to include lot coverage standards and prohibit the consideration of square footage of a proposed accessory dwelling unit when calculating an allowable floor-to-area ratio or lot coverage ratio. The result could be wildly out of scale and character developments.

The proposed reduction of time for an application to be acted on from 120 days to 60 days is unrealistic for a City the size of Los Angeles and appears designed to require automatic approval of every application and the time should not start until the application is deemed complete.

Of particular concern to us is the proposed prohibition on requiring that off-street parking spaces be replaced when a garage, carport, or covered parking structure is demolished or converted into an ADU. Existing legislation already does not allow for a requirement of parking for that new unit. This would be a double wammy. In San Pedro, we have many old neighborhoods where the parking is already insufficient.

Finally, we are concerned about the provision that would not allow the City to require owner occupancy by the permit applicant.

SB 831 is an overreach of the State's authority. We urge you to vote against it.

Thank you for your consideration of this request.