



## Northwest, Central, and Coastal San Pedro JOINT PLANNING AND LAND USE COMMITTEES MEETING NOTES

Meeting held July 18, 2018 at San Pedro City Hall

### **Central San Pedro Committee Members:**

- Maria Couch - Present
- Frank Anderson - Present
- Meg McCarty-Marple – Present
- Javier Gonzalez-Camarillo - Present

Quorum: yes

### **Coastal San Pedro Committee Members:**

- Mike Riso - Present
- Adele Healy – Present
- Noel Gould - Present

Quorum: yes

### **NWSPNC 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: Stakeholders: Rick Bender, Michael Gatanz, MattDiMeglio, Matt DiMeglio, Toni O'Donnell, Daylin Couch, Bill Roberson, James Campeau. Black Swan Equity/Domus International: Johnson Teh, Jimmy Chan, Jonathan Sagherian, Mario Brambiur

### Presentation of Plans for 335 Nelson

Johnson Teh, Black Swan Equity, Mario Brambiur the architect and Jonathan Sagherian, the engineer presented their plans for the proposed development at 335 Nelson.

They have not yet submitted the plans to the City and are still finalizing the details so information presented is tentative. Their current plan is for a 200 foot (approximately 20 story) tall mixed use tower with ground floor commercial, 7 floors of parking (approximately 100 cars), 10 stories of residential, a top floor with recreation facilities and a possible restaurant, and roof top open space and possible swimming pool. The lot is 12,000 square feet and the proposed building would be 6,000 square feet per floor. They are required to have a 9-foot dedication in the front of the property along Nelson. Currently they are planning 74 units that would be a combination of single, studio, and one-bedroom units ranging from 450 square feet to 900 square feet (the difference between single and studio being size). All units would have balconies. By providing a mix of market rate and affordable housing they plan to increase the number of units from the 58 by right units to a total of 74. The inclusion of affordable units also decreases the parking requirements. They noted that the project did not qualify for a Transit Oriented District bonus. Although they plan to build to condo specifications, the plan is to rent the units at least initially. The only discretionary approval they are seeking is the density bonus that comes with the inclusion of affordable housing.

Comments ranges from enthusiastically endorsing the project to strong dislike of the proposed project. In response to questions it was unclear what LEED Standard they would build to but they are considering solar film on at least some of the windows. The house on the property dates back to 1901 and is the oldest house in the downtown area. Johnson stated that every piece of it has been replaced over the years leaving none of the original house in tact. It is riddled with termites and structurally in very bad condition. They anticipate receiving final permission to tear it down in the next few days. They have completed a traffic study and will give us a copy. They are no longer pursuing the concept of automated parking as they feel it would not be realistic for this property, not cost effective, and takes too long to retrieve your car.

Specific comments included the following:

- Build to highest LEED Standard possible
- Architecture should blend with historic nature of downtown
- Architecture should be iconic and transitional
- Architecture should reflect our coastal community
- Located in Arts District – find ways to incorporate art
- Bold colors, while currently popular, may not retain that appeal in future years
- Consider planting on roof
- Roof gardens are impractical
- Structure is too big
- Find ways to reduce scale and massing; look at the plans for 335 N. Gaffey
- Structure does not reflect nature of San Pedro community; San Pedro is not Hong Kong or Singapore
- Offer historic house to anyone who wants to relocate it
- Just the thing downtown San Pedro needs
- San Pedro has only 1 job for every 4 workers; most residents will need to commute to work
- Consider using the newer synthetic materials
- Rooftop restaurant would be a good feature

#### Consider comments and possible CIS re SB 831 re Accessory Dwelling Units (ADUs)

Diana discussed SB 831 which if passed would remove the few discretionary actions the local jurisdiction (eg City) currently has regarding ADU's. Among other things it would delete the authority to include lot coverage standards and prohibit considering the square footage of a proposed ADU when calculating the allowable floor-to-area ration or lot coverage ration. It would also prohibit requiring that off street parking spaces be replaced with a garage, carport, or covered parking structure is demolished or converted into an ADU. It would not allow the local entity to require that the permit applicant occupy one of the units. Finally, it would reduce the time for the local entity to act on an application from the current 120 days to 60 days and if not acted on within that timeframe, the application would be deemed approved.

It was pointed out that ADUs could potentially be used as short-term rentals such as for Air BnB.

The Attached Draft CIS and Letter were Moved, Seconded and unanimously approved by both the Central and Coastal Committees. Northwest chose to take it up in their subsequent meeting.

#### Consider possible CIS on Proposed Policies and Procedures Ordinance

Diana stated that the Proposed Policies and Procedures Ordinance is part of the implementation of RECode LA that is creating a “more user friendly zoning code”. She originally wanted to propose that the notification to neighborhood councils be added to all notification sections and submitted this idea as a comment on the proposed ordinance. Subsequently, the Planning Department added the Department of Neighborhood Empowerment as a required notification. Members of the committee did not feel that notification of DONE was sufficient and therefore it was moved, seconded, and unanimously carried by all three committees that the Neighborhood Council submit a CIS requesting that notification of the affected Neighborhood Council be added – see attached for language.

#### Update on Items of Interest to the Committee

- Plans have been submitted for the vacant lot at 6<sup>th</sup> & Pacific for a mixed use boutique hotel with a rooftop lounge – we will post the plans on the NWSPNC website and invite the owner to present at a future meeting.
- Plans have been submitted to redo the building front at 624 S Pacific. We will post them on the NWSPNC website and invite the owner to present at a future meeting
- The RFQ for the courthouse property was released and bids are due August 25
- Rancho San Pedro is still negotiating with bidders. We do not know when a final selection will be announced.
- The Port is still negotiating with an entity regarding using the outer harbor site for concerts
- City is looking at Electronic Billboards as part of the sign ordinance. The CAO's office has prepared an economic analysis. Noel Gould volunteered to review and prepare comments as appropriate.

#### Preparation for Conversation with Council Office

Diana reviewed a list of questions for the next meeting with a representative from CD 15. A question will be added regarding the property at 501 N. Mesa and the Old Fire Station. A question will also be added regarding short-term rentals (James Campeau will submit).

#### Public Comments on Items Not on the Agenda

- James Campeau would like the committee to consider a motion regarding Air BnB and will submit it for consideration
- The Short-term rental ordinance is nearing final approval and it may be too late to comment
- Toni O'Donnell asked about the NCs supporting a curfew at Cabrillo Beach. The Coastal Neighborhood Council has recently passed a resolution and it was suggested that the other two Neighborhood Councils also support it. Mike will forward it.
- Central San Pedro is conducting a survey regarding Homelessness [www.surveymonkey.com/r/Te6DKLX](http://www.surveymonkey.com/r/Te6DKLX). This is an opportunity to ask questions and to suggest other possible locations. This will be a major item on their Aug 14 agenda.
- Coastal San Pedro is planning to sponsor an event to discuss homelessness and urged the other Neighborhood Councils to co-sponsor. The goal is to have the event before August 31.
- Plans for the Bridge Home program are moving very rapidly and nothing the community says will matter
- There is also a proposal for a Navigation Center at the LAPD Harbor Division.
- Michael Gantz again requested that the Joint Planning Committee agendaize the development of a housing policy.

#### Adjourn – Next Joint Meeting, 6:00 pm Wed August 15, 2018

Key agenda items include: Presentation of Plans for Harbor View House; Conversation with Council Office

Proposed CIS re SB 831

The \_\_\_\_ 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

The \_\_\_\_ 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.

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.

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Draft Processes and Procedures Ordinance CIS

While we generally support the draft Process and Procedures Ordinance, we hereby request that it be amended to include the affected Neighborhood Council in all of the sections regarding required notification.

The Neighborhood Councils are currently notified of all proposed development that requires discretionary action and we receive a copy of the plans as they are filed. Our community stakeholders have come to rely on the Neighborhood Councils as a source of information about any construction they see in the community. Notification of The Department of Neighborhood Empowerment should not be seen as a substitute for notification of the affected Neighborhood Council.