



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

Doug Epperhart
President
Dean Pentcheff
Vice President
Kathleen Martin
Secretary
Louis Dominguez
Treasurer

July 16, 2019

To: City Planning
Kyle.Winston@lacity.org
Kevin.Keller@lacity.org
matthew.glesne@lacity.org

Re: **ADU Regulation in the Coastal Zone**

Dear City Planning Staff:

Please be advised that at a regularly held public meeting of the Coastal San Pedro Neighborhood Council Board on June 17, 2019, the Board approved and adopted the following Resolution:

MOTION REGARDING ACCESSORY DWELLING UNIT REGULATION IN THE COASTAL ZONE

Whereas, California's Accessory Dwelling Unit (ADU) statute allows municipalities to enact ordinances to designate areas in which ADUs may be permitted, taking into account factors including the impact of ADUs on traffic flow and public safety;

Whereas, the ADU statute states that it shall not supersede or alter the effect or application of the California Coastal Act;

Whereas, the Coastal Act notes that new development in the Coastal Zone should maintain and enhance *public* access to the coast by providing for adequate traffic flow and parking;

Whereas, the Land Use Plan in the San Pedro Coastal Zone includes parking standards requiring two spaces for a single-family residence and two spaces for each dwelling unit for a multiple dwelling;

Whereas, the City of Los Angeles' proposed ADU ordinance (Council File No. 16-1468) allows only "non-conversion" ADUs (meaning limited to existing footprint) in Hillside areas, based on findings by the City Planning Department that new construction can adversely affect traffic flow, road quality and parking availability;

Whereas, the San Pedro Coastal Zone is marked by narrow, congested streets, comparable to those in Hillside areas, and coastal access would be inhibited by large scale construction of new ADUs and related traffic impacts and parking needs;

Therefore be it resolved that:

- a. **The Coastal San Pedro Neighborhood Council (CSPNC) strongly supports amending Council File No. 16-1648 (the City's pending proposed ADU Ordinance) to expand the Hillside exemption (to allow only non-conversion ADUs) to the entire Coastal Zone and to require at least one parking space per ADU in the Coastal Zone;**

b. The CSPNC requests that the Department of City Planning prepare the findings to support such changes by reviewing the effects of new ADU construction on traffic flow, street quality, and parking availability in the Coastal Zone;

c. The CSPNC supports concurrently amending the San Pedro Specific Plan and the San Pedro Land Use Plan, including obtaining Coastal Commission approval, for these changes, which are consistent with the purposes and protections of the Coastal Act.

NOTE: COMMUNITY IMPACT STATEMENT TO BE SUBMITTED—Council File No. 16-1648.

Thank you for your attention to our request. Please don't hesitate to contact Board Member Robin Rudisill at (310) 721-2343 if you have any questions in this regard.

Sincerely,



Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

cc:

gregellis2@gmail.com

councilmember.buscaino@lacity.org

Steve.Hudson@coastal.ca.gov

Shannon.Vaughn@coastal.ca.gov

eric.stevens@coastal.ca.gov