

#### Contact Information

Neighborhood Council: Northwest San Pedro Neighborhood Council

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The Board approved this CIS by a vote of: Yea(12) Nay(0) Abstain(2) Ineligible(2) Recusal(0)

Date of NC Board Action: 08/08/2016

Type of NC Board Action: Against

#### Impact Information

Date: 08/09/2016

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 14-0057-S8

Agenda Date:

Item Number:

Summary: The NWSPNC opposes the proposed Second Dwelling Unit Ordinance. We support the need to legitimize the second dwelling units already constructed or under construction however, it is our understanding that this can be done without repealing the existing standards. As written, the proposed ordinance would unilaterally override existing zoning and double the potential density of every single-family area in the City without regard to potential impacts on the environment, parking, public safety, traffic infrastructure, and possible use as temporary rentals.

Furthermore, 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 second 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 second 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 the 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.

Therefore the NWSPNC requests that the Ordinance be rejected. In the event the City wants to make changes to the 1985 ordinance and 2003 Second Dwelling Unit Standards, significant opportunities for public discussion and input should be scheduled throughout the City. As part of this process a matrix should be prepared that shows the proposed exceptions to zoning and building and safety requirements.