

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

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#### Contact Information

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

Date of NC Board Action: 04/19/2021

Type of NC Board Action: For if Amended

#### Impact Information

Date: 10/18/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 15-0129-S1

Agenda Date: 10/19/2021

Item Number: 11

Summary: Mello Act ordinance must not allow demolitions/conversion of 100% residential structures for purposes of mixed-use projects Whereas, the Mello Act was enacted by the State Legislature in 1982 in order to set forth requirements concerning the demolition, conversion and construction of housing within California's Coastal Zone Whereas, the Mello Act requires each Coastal Zone area to enforce three basic rules, including that existing residential structures shall be maintained as residential uses unless the local jurisdiction finds that residential uses are no longer feasible; the Act specifically states: "The conversion or demolition of any residential structure for purposes of a nonresidential use which is not 'coastal dependent...' shall not be authorized..." Whereas, a mixed-use building is a non-residential use and that is clear throughout the Los Angeles Municipal Code (LAMC) and all coastal regulations Whereas, the City intends to exceed its jurisdiction by changing both the letter and the intent of the Mello Act law in order to allow conversion or demolition of 100% residential structures for the purpose of commercial mixed uses if the same number of units are maintained Whereas, there are 29 100% residential structures in Neighborhood Commercial zones in the San Pedro Coastal Zone, which contain 231 units, 164 of them protected by the City's Rent Stabilization Ordinance. See attached listing. Whereas, changing 100% residential structures to mixed use projects would change the character of those buildings and the surrounding neighborhood to commercial in nature Whereas, there is a housing shortage and not a mixed use or commercial use shortage Resolved, the Coastal San Pedro NC insists the City Planning Department and the City Planning Commission assure the proposed Mello Act Ordinance does not allow conversions or demolitions of 100% residential structures in the Los Angeles Coastal Zones, whether commercial or residential zoning, for purposes of mixed-use projects.