

Contact Information

Neighborhood Council: Northwest San Pedro Neighborhood Council

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The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/09/2016

Type of NC Board Action: Against unless Amended

Impact Information

Date: 05/10/2016

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 16-0348

Agenda Date:

Item Number:

Summary: The Northwest San Pedro Neighborhood Council requests the Ordinance be amended to only apply to those units that are constructed or already under construction. Furthermore, we request that a moratorium be placed on additional construction of second dwelling units until a new ordinance is adopted that would take into consideration impacts on infrastructure and the environment.

The draft Ordinance avoids the environmental considerations & 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 & sewage & traffic concerns, among other things.

Rather than thoughtful application of the State Law, the proposed Ordinance blindly permits 2nd dwelling units wherever property owners desire to build 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 3 of General Plan: Preservation of the City's stable single-family residential neighborhood.

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.