

**NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE
MEETING NOTES**

Meeting held December 8, 2021 via Zoom

NWSPNC Committee Members:

- Diana Nave – Present
- Chuck Hart – Present
- Jason Herring – Present
- Linda Alexander – Present
- Pat Nave – Present
- Charlotte Bell- Absent
- Rock Ashfield – Excused
- Alek Norman – Present
- Jan Kain – Excused
- Dan Dixon – Present
- Craig Goldfarb – Absent

Quorum: Yes

Non-Committee Member Attendees: James Campeau

Letter re Equipment Rental Yard

Diana Nave discussed the equipment rental yard, Vipers, that sprang up on N. Gaffey with no prior notice. This did not go through the Planning Department, only Building and Safety. Chuck and Diana met Aksel Palacios from CD 15 at the site several months ago and discussed possible violations of the CPIO. Aksel contacted Building and Safety. They have been reviewing the project since then. Recently Aksel suggested it would be helpful if we would send a letter to Building and Safety with our concerns. The Committee reviewed the draft letter.

It was moved by Linda Alexander, Seconded by Jason Herring, and passed unanimously to send the letter to Building and Safety and the Planning Department.

Letter Regarding the PAIP

At our last meeting we approved a letter with regard to the PAIP, Public Access Investment Projects. This has not yet gone to the Board. It will be on their agenda for this coming Monday. In the meantime, Pat Nave proposed some language to strengthen it. After reviewing the letter it was moved by Pat, seconded by Jason, and passed unanimously to amend the letter as proposed prior to forwarding it to the Board.

Updates on Items of Interest to the Committee

Diana reported that Aksel is leaving the Council Office to take a regular civil service job with the city – he will be going to the new Youth Development Department. With only a year left on Joe's term, Aksel did not know if the position will be filled, and even if it is, there would probably be a steep learning learning curve for the new person. The plan seems to be that Allison Becker will handle the big projects and Ryan Ferguson the smaller projects.

Diana also discussed the implementation of SB 9. Local jurisdictions are able to impose some limited regulations regarding the allowed lot splits. A motion CF 21-1414 was introduced into City Council on December 1 that would put in place most of the allowable restrictions on such lot splits. If the City does not act on the motion by Jan. 1, SB 9 will take affect without those restrictions. To date, Council President Nury Martinez has not scheduled this motion for consideration. Diana learned of this too late to add it to today's agenda but has requested that it be added to Monday's Board agenda with a recommendation to submit a CIS in support of the Council Motion.

Briefly the Council motion would

- allow the City to impose objective zoning standards,
- not allow any additional units such as ADUs or further lot splits after the initial split
- require off-street parking on one space per unit unless within ½ mile of high quality transit
- require 4' setbacks
- require an affidavit confirming that the applicant intends to reside in one of the units for at least 3 years

Because there is not time to adopt an ordinance before January 1, this would be done by a memorandum to all relevant departments and agencies as an interim measure until such time as an ordinance can be developed and passed. We will have an opportunity to provide comment on any such ordinance when it is drafted.

Individual Committee Members may want to contact Nury Martinez's office and request that the motion be scheduled before the PLUM committee and also submit a statement to the council file. Information about how to do this was included in the Action Alert that was sent to Committee Members and placed in the Agenda Packet for tonight's meeting. Note, if you want to file public comment in the council file, go to the file and click on the icon at the top that says "New" it will take you to a form for submitting public comment. After you submit it you will get an email from the City Clerk. You then need to click on the link in the email to verify that the comment is really from you.

Public Comments on Non-Agenda items

Chuck reported that speed bumps had recently been installed on Barrywood N. of Westmont as it leads into Mary Star High School.

Next Meetings – Next Joint Committee Wednesday Dec 15
Next NW Committee Wed January 12 (if needed)

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