



Northwest San Pedro Neighborhood Council

"Your Community Voice"

October 5, 2014

Babak Bardi Chaharmahali
11040 Santa Monica Blvd. Suite 460
Los Angeles, CA 90025

Ray Regalado
President

Laurie Jacobs
Vice President

Sarah Valdez
Treasurer

Katie Marrie
Secretary

RE: COMMENTS ON PROPOSED DEVELOPMENT AT 335 N. GAFFEY

Thank you for discussing the proposed project at 335 N. Gaffey with our Planning and Land Use Committee. Subsequent to your presentation the full Board adopted the following recommendations:

1. Rear wall (west) should be treated in such a manner as to reduce massiveness and increase aesthetics such as covering in a trellis.
2. Standardized window covers should be required for all residential units to increase aesthetics.
3. Restrictions should be placed on what can be on the balcony and should include forbidding its use as a storage or laundry drying area
4. The 2-foot dedication strip along Gaffey and Sepulveda should be lushly landscaped with an 8- foot wide sidewalk.
5. Good, attractive, external lighting should be provided.
6. An internal safety monitoring system should be provided for the open areas.
7. Ensure that there is an available space on Sepulveda on trash pickup days so that the trash container does not occupy a lane of traffic
8. NWSPNC reserves the right to submit additional comments.

Please keep us updated on your progress and feel free to contact Diana Nave, Chair, NWSPNC Planning and Land Use Committee at 310-831-1975 if you have any questions.

Ray Regalado, President

CC: Councilmember Buscaino, Tom Lao, LA City Planning Dept.