

Ray Regalado, President
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Certified Neighborhood Council
Certification Date 02-12-02
NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
San Pedro, CA 90731

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October 11, 2018

Connie Chauv, Planning Associate
200 N. Spring Street Room 763
Los Angeles 90012

Via E-Mail to connie.chauv@lacity.org

Re: ZA-2018-CDP-ZAD-WDI-MEL: SUPPORT FOR PROPOSED PROJECT AT THE HARBOR VIEW HOUSE, 907-945 S Beacon Street, San Pedro

The Northwest San Pedro Neighborhood Council has reviewed the plans for the proposed adaptive reuse of the Harbor View House, a City designated Historic-Cultural Monument, and offers our support for the proposed mixed-use building which will have 100 residential units and approximately 14,717 square feet of commercial space. The project will create new housing opportunities and restore many of the building's historical uses while maintaining and enhancing its architectural character defining features. We understand that the applicant is seeking a waiver of street dedication, a waiver to operate two 25 seat restaurants, and approval for a full line of liquor.

The Project proposes 63 studio units, 26 one-bedroom units, and 11 two-bedroom units, ranging from approximately 315 to 1,390 square feet, with 8 units set aside for Extremely Low-Income Households. The Project also proposes the continuation and restoration of many of the building's historic uses. These include a ground-floor cafe that maintains and refurbishes a classic 1950's-style diner counter, the continuation and refurbishment of the existing gymnasium, and the addition of a 2-lane bowling alley and "Speak Easy" Lounge in the basement. It will also provide significant internal open space.

PARKING: We understand that City code does not require any additional parking spaces for the change in use of any structure designated as a historical or cultural monument. We are nevertheless concerned that the limited parking will be a problem for the neighboring community. **The applicant proposes to maintain the existing 24 on-site parking spaces and add 26 bicycle parking spaces. It is our understanding that the applicant has purchased an adjacent lot that will enable them to provide an additional 23 parking spots for a total capacity of 47 cars and they are also committed to providing valet services.** We applaud the owners for their efforts to identify additional off-site parking and encourage them to keep working to identify such opportunities.

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RELOCATION OF CURRENT RESIDENTS: The previous owner (HealthView Inc.) holds the license to provide assisted living services. It is our understanding that the relocation of the existing residents is the responsibility of HealthView Inc. and should be completed by July 2019 using state and local requirements to reduce the amount of disruption on the residents themselves.

Thank you for consideration of our input.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Regalado". The signature is written in a cursive style with a large, looping "R" at the beginning.

Ray Regalado, President
On behalf of the Northwest San Pedro Neighborhood Council
CC: Lisa Paster