



## NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

### Planning and Land Use COMMITTEE REPORT

Meeting Held at 638 S. Beacon on Tue. Sept 2, 6:30 pm

#### Committee Members:

- Diana Nave, Present
- Carolyn Grayson, Present
  
- Dan Dixon, Absent
- David Rivera, Absent
- Chuck Hart, Absent
- Pete Burmeister, Absent
- Pat Nave, Present

Quorum? No

**Non-Committee Member Attendees:** Bob Bryant, Babak Bardi Charamahali, Tom Lao.

#### I. Proposed 30 unit Development at 335 N. Gaffey

Proposed project by Peninsula Inc. is on Northwest Corner of Gaffey and Sepulveda immediately adjacent to the Welcome Park in a C2 zone. It consists of a three story (45' tall) building with 4 street level retail spaces facing Gaffey and 30 apartments with two levels of parking, semi-subterranean parking for the retail space and subterranean parking for residents. Entrance to both parking lots is off of Sepulveda. Parking exceeds city standard for apartments and commercial space. There is a center atrium and roof top lounge area. All apartments have balconies. On the West side of the property there is a 20-foot high retaining wall. The adjoining property is zoned for multifamily which the owner's representative indicates is currently a single-family rental.

Requested variances include increase in height from 25 feet to 45 feet (in rear of property), and inclusion of residential on first floor behind retail spaces.

Central San Pedro Neighborhood Council has indicated their support for the project.

Motion to submit letter to the zoning hearing officer with the following requested conditions:

1. Rear wall (west) be treated in such a manner as to reduce massiveness and increase aesthetics such as covering in a trellis.

2. Require standardized window coverage for all residential units to increase aesthetics.
3. Place restrictions on what can be on the balcony including forbidding use as a storage or laundry drying area
4. Lushly landscape the 2-foot dedication strip along Gaffey and Sepulveda with an 8-foot wide sidewalk
5. Provide good, attractive, external lighting
6. Provide an internal safety monitoring system for open areas
7. Ensure that there is an available space on Sepulveda for the trash container on trash pick up days so that it does not occupy a lane of traffic

NWSPNC reserves the right to submit additional comments.

**Consider letter to City regarding soil testing required under Ponte Vista EIR**

Committee recommended approval of letter to Planning Department requesting information on the results of the soil testing. Committee furthermore recommended that the committee be authorized to monitor the EIR and other conditions of approval and send similar letters in the future as appropriate

**Next Meeting:** Wed. Sept 17, 6 pm, 638 S. Beacon Street, San Pedro.

**Tentative Agenda:** Presentation on the Gaffey Street Vision; representative from Ponte Vista to give a status report including some of the EIR requirements; Report on Plan Check LA Meetings on Citywide Planning Issues; Development of Work plan and priorities