

# NORTHWEST SAN PEDRO

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NW San Pedro Neighborhood Council  
638 S. Beacon Street, Box 688  
San Pedro, CA 90731

July 11, 2017

Councilman Joe Buscaino  
638 S. Beacon Street  
San Pedro, CA 90731

Re: Proposed development at 335 N. Gaffey Street, San Pedro

Dear Councilman Joe:

The Northwest San Pedro Neighborhood Council is in support in concept of the proposed construction of a 28-unit residential development at 335 N. Gaffey. It is presented as a market rate apartment building with 12 One Bedroom units, 8 Two Bedroom units and 8 Studio apartments.

Due to the size of the lot, the slope, and the proximity to single-family homes, the developer has made changes to an earlier design to make it more suitable for this space. The new design eliminated the ground floor commercial. While we generally support mixed use, it would be difficult for a retail space or restaurant to be viable in this location right at the freeway off-ramp.

The height of the building on Gaffey is expected to be less than the recommended 45 feet maximum. The extremely steep slope of the lot will, however, make the rear elevation closer to 60 feet. The developer has increased the rear setback and used a tiered design to make the building less overwhelming for neighboring single-family residences. We feel this is an acceptable solution.

We understand that as proposed the project will be slightly above the FAR for this site. The shortage of available housing in San Pedro and the fact that this property will be

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similar in density to existing nearby properties makes this less of a concern for the neighborhood council.

In conclusion, the NWSPNC has reviewed the proposed project and stands in **SUPPORT** in concept. We look forward to reviewing the plans once they are submitted to the City.

Sincerely,

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

Ray Regalado, President  
**Northwest San Pedro Neighborhood Council**