September 5, 2019

Office of Councilman Joe Buscaino
Attn: Aksel Palacios
638 S. Beacon Street, San Pedro, CA 90731

RE: 23-Unit Apartments on 335 N. Gaffey Street, San Pedro, CA

Dear Representatives:

On August 12, 2019, the Northwest San Pedro Neighborhood Council voted to support the Charles Company’s revised plans for a 23-unit apartment building at 335 N. Gaffey Street, San Pedro, CA 90731. It is our understanding that this is a by-right project that complies with the recently approved CPIO. The proposed project will enhance the entrance to our community by turning a weed filled vacant lot into an attractive structure while providing much needed housing. We further understand that the Charles Company intends to manage the building once it is completed.

Our support is conditioned on the following agreements:

1. Standardized white backed window covers will be required in the lease for a uniform appearance
2. The glass balconies will be frosted so the items on the balcony are not visible
3. Charles Company will work with the trash collection service to locate the pickup area west of the driveway along Sepulveda. This should give drivers at least 100’ from turning onto the street to maneuver around the truck.
4. They will provide good, attractive, external lighting as follows:
   a. One wall light per balcony
   b. Wall lighting at front entrance
   c. Minimal landscape lighting, tree up-lighting only.
5. There will be no visible exterior gutters; all roof drainage will be directed to roof drains and internal plumbing.
6. The lease will include a restriction against unsightly items on the balcony.

Additionally, we strongly recommend the installation of solar panels on the roof.

We look forward to the completion of this project and welcoming its residents to San Pedro.

Sincerely,

Ray Regalado, President
On behalf of the Northwest San Pedro Neighborhood Council
cc: City Planning Department; George Klett, Charles Co. (George@charles-company.com)