December 16, 2019

City of Los Angeles Department of City Planning  
201 N. Figueroa St. 4th Floor  
Los Angeles, CA 90012  
Attention: Connie Chauv

Via email: connie.chauv@lacity.org

Re: CPC-2019-4908-c0-db-spr

The Northwest San Pedro Neighborhood Council has reviewed the plans for the proposed project at 1309-1331 S Pacific Avenue. This is a 102-unit project that includes 12 units for very low income households and a mix of studio, one, and 2-bedroom units. The proposed project will transform this portion of the Pacific Avenue Corridor.

We are encouraged that the project will provide more than the minimum number of required parking spaces. We support the project, including the request for a reduced setback at the north end of the property in exchange for greater setback where the property abuts homes, with the following recommendations:

- Include a children’s play area in the open space provided at the rear of the property with perhaps a sandbox, climbing equipment, and tricycle path.
- Provide attractive project signage to reflect the commercial nature of the neighborhood and to enhance the visual streetscape.
- Install solar, not just be solar ready
- Install flashing lights on the crosswalks at 13th and Pacific

Thank you for the opportunity to comment on this proposal. Please keep us posted as it progresses through the planning and development process.

Sincerely,

Ray Regalado, President  
On behalf of the Northwest San Pedro Neighborhood Council Board

cc: Jguyer@burnsbouchard.com; K.lonner@burnsbouchard.com; Alison Becker; Aksel Palacios