



# CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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June 24, 2014

Los Angeles Department of City Planning  
Office of Zoning Administrator, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, CA 90012

**Linda Alexander**  
President

**James P. Allen**  
Vice President

**Pat Carroll**  
Secretary

**Kali Meredith**  
Treasurer

**Subject: Small-Lot Subdivision for 24 Single-Family Residences at 255 W. Eighth Street, San Pedro**

On October 10, 2013, and again on April 22, 2014, this Council's Land Use Committee reviewed the proposed townhouse development proposed for the seven vacant lots South East of the intersection of Eighth and Centre Streets, zoned RD1.5 – 1 XL. All community members attending were enthusiastic about this project, and agreed that we should be very happy to see the blighted, vacant parcel adjacent to our downtown properly developed.

We understand that this project will adhere strictly to the City of Los Angeles regulations for small lot subdivisions, without the need for any variances, and that the City's Urban Design Studio will optimize the design pursuant to their Small Lot Design Guidelines.

At the Land Use & Public Works Committee, we recommended that the full width of the alley adjacent to this project be repaved at the developer's expense. We also recommended that the developer offer to collaborate with the owners of adjacent property east of the project for the purpose of achieving a more extensive repaving of the alley in this block, on cost-shared, voluntary basis. We see this is an especially cost-effective opportunity to improve this common alley property without City expense.

At its full board and stakeholder meeting on June 10, 2014, this neighborhood council voted to support the subject development plans, and the recommendations regarding alley repaving. If you have any questions on this matter, please contact our Land Use Committee Chair, Sue Castillo, at (310) 489-3026, or [planning@centralsanpedro.org](mailto:planning@centralsanpedro.org).

Sincerely,

Linda Alexander, President  
Central San Pedro Neighborhood Council

cc: Councilman Joe Busciano, Harbor District Office; Charles Tourtellotte, La Terra Development LLC, 1880 Century Park East, Suite 714, Los Angeles, CA 90067