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A City of Los Angeles
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December 13, 2018

To: Los Angeles City Planning Department

Re: Letter of Support for Harbor View House Adaptive Reuse (907-945 S. Beacon St., 125 W. 9th St., 902 & 928 S. Palos Verdes St., San Pedro, CA 90731);
DIR-2018-1897-CDP-WDI-MEL; ZA-2018-3962-CUB-CUX; ZA-2018-3964-CUB

The Central San Pedro Neighborhood Council Planning Committee has reviewed the proposed adaptive reuse of the Harbor View House, a City-designated Historic-Cultural Monument. We write to express our support for the proposed mixed-use project (the "Project") containing 100 residential units, and 21,243 square feet of commercial space.

The Project will create new housing opportunities and restore many of the building's historical uses, all while maintaining and enhancing the architectural and character defining features. In furtherance of this, the developers have sought a Coastal Development Permit to permit the rehabilitation and change of use in the Coastal Zone, a waiver of dedications and improvements to seek relief from an otherwise required 3-foot dedication, a Mello Determination, a Ministerial Transit Oriented Communities Incentive, and conditional use permits to allow the sale and dispensing of alcohol onsite in two locations and live entertainment. We support the Project's request for each of these entitlements.

The Project proposes 63 studio units, 26 one-bedroom units, and 11 two-bedroom units, ranging from approximately 315 to 1390 square feet, with 8 units set aside for Extremely Low-Income Households. The Project further proposes the continuation and restoration of the Harbor View House's historical uses. Notable elements of the Project include a 25 seat ground-floor café that maintains and refurbishes a classic 1950's style diner counter, a 72 seat restaurant, the refurbishment of the existing gymnasium, and the addition of a 2-lane bowling alley and "speakeasy" lounge in the basement.

Thirteen parking spaces are required by code, though the Project would exceed this by offering 47 spaces on-site, as well as a valet service to help facilitate parking and traffic flow. In order to encourage non-automobile transportation, the Project would offer 14 bike parking spaces as well. Though not required to do so, the Project would provide significant open space to be enjoyed by both residents and visitors. We applaud the developers for these efforts, and encourage them to further identify any other opportunities.

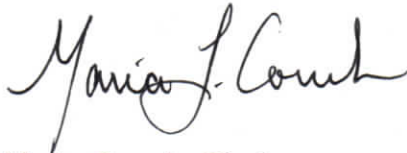
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The previous owner of the building, Healthview Inc., will perform relocation of the existing residents receiving assisted living services. It is our understanding that this relocation is the responsibility of Healthview Inc., who will undertake this effort in compliance with state and local requirements. Healthview Inc. aims to complete the relocation by July 2019, which affords the necessary time to reduce disruption to the current residents.

We support the Project, and we thank you for your engagement and dialogue with the San Pedro community.

Please feel free to contact us should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Maria J. Couch". The signature is written in a cursive style with a large, prominent initial "M".

Maria Couch, Chair

On behalf of the Central San Pedro Neighborhood
Council Planning & Land Use Committee