



October 25, 2019

City of Los Angeles Department of City Planning  
201 N. Figueroa St. 4<sup>th</sup> Floor  
Los Angeles, CA 90012

Re: Proposed Development at 420-424 W 9th Street, San Pedro CA

The Central San Pedro Neighborhood Council reviewed the plans for the proposed project at 420-424 W 9th Street; A 56-unit project which includes 6 (very low income) affordable units, and a mix of studios and 1-bedroom units. Being in a transitional area between commercial and residential uses, we feel the developer has done a sensitive approach to the design, by reducing the massing along the street and blending into the neighborhood.

As such, we support the project with the following recommendations:

- As a TOC project, it incorporates several transportation incentives for tenants such as: Pre-loaded Tap cards, E-scooter and bike docking stations on site, ride sharing credits and discounts, E-cargo bikes, partnership with area employers.
- We support the request for a reduce setback of 5 ft. at the front of the property, instead of the required 15 ft. setback, it will allow the creation of additional parking and eliminate unneeded space at the street.
- We recommend the use of translucent glass at the balconies rather than clear.