



November 25, 2019

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

Re: Proposed Development at 1309-1331 S Pacific Avenue, San Pedro CA

The Central San Pedro Neighborhood Council has reviewed the plans for the proposed project at 1309-1331 S Pacific Avenue; A 102-unit project which includes 12 (very low income) affordable units, and a mix of studios, and 1 and 2-bedroom units. We are encouraged that this project provides more than the minimum required parking. And we feel this is a good addition to the Pacific Avenue Corridor Redevelopment Area, and as such, we support the project with the following recommendations:

- Create a children's play area in the open space provided at the rear of the property
- Provide attractive project signage to reflect the commercial nature of the neighborhood, and to enhance the visual streetscape.
- Visible exhaust vents should be directed away from the front of the building as much as possible.
- We support the request for a reduce setback of 5 ft. at the North of the property, instead of the required 15 ft. setback.
- Salvage the decorative frieze on the existing 1309 Building and use it on one of the garden walls at the rear of the building.

Javier Gonzalez-Camarillo

Chair, Land Use, Planning and Public Works Committee
Central San Pedro Neighborhood Council