

Communication from Public

Name: Kristina Newhouse

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Comments for Public Posting: I support the Appeal of the proposed project at 1309-1331 Pacific Avenue in San Pedro put forward by Citizens Protecting San Pedro As a resident who will be impacted by traffic patterns produced by a 102 unit apartment project at 1309-1331 South Pacific Avenue. I am against the project in its present form. It must be revised to abide by the law and meet the needs of our community. This project should be limited to three stories not exceeding 30 feet. It does very little to provide housing assistance to lower income residents of our community, because nearly all units will be rented at "market." The allotment of affordable housing for the project should be increased to 24 units at a minimum, to help mitigate the damage caused by citizens being priced out of the rental market. The design for the project is also jarring--it is incompatible with the character of the neighborhood. It will be yet another slick modernist "fortress" that discourages civic engagement, which is important to the fabric of community. The proposed project's design is out of scale, form, and character with community history and surrounding architecture, as required by the mandatory Standards set forth in the Pacific Corridor Redevelopment Plan and the guidelines in the San Pedro Community Plan/CPIO. The project's parking scheme includes 28 undersized 'tandem' parking spaces (one car in back of another in a single space), meaning 56 cars will have to shuffle around to get in and out. The parking is 'unbundled,' meaning that it is for rent separately from the apartments. Hundreds of residents are likely to be driving around looking for free street parking rather than paying monthly fees. As the intersection of Pacific and 22nd is a major thoroughfare for residents accessing the Pt Fermin neighborhood and South Shores, this will have a sizeable impact on the flow of traffic. The project does not maintain and compliment San Pedro's unique maritime heritage and will set a precedent for other developers' future projects to erase local history. This development should incorporate native plants into the landscape per the San Pedro Urban Greening Plan, and in ground trees rather than boxed trees that clutter the sidewalk, end up as trash receptacles, and have limited growth and shade potential. A Categorical Exemption from the California Environmental Quality Act (CEQA) must be denied because (as per state regulations) the project is not "consistent with the

applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations." A Categorical Exemption from CEQA must also be denied because the same developer is "piecemealing" the cumulative impacts analyses: their two Pacific Corridor projects are being processed simultaneously, encompassing a whole action, and they must be reviewed as a package. The project does not provide for any infrastructure upgrades for water, sewer, power or cable in addition to the aforementioned impact on streets and traffic. The public infrastructure on Pacific, including utilities, is outdated and insufficient, and the project will increase stress on fragile systems. In addition, the project plan does not address the additional infrastructure strain due to the cumulative impacts of the developers' other proposed 100-unit "sister project" at 2111-2139 Pacific Avenue. This should not be ramrodded through by a council member who has publicly announced his intent to run for Mayor of Los Angeles. Our community is not a chip for Mr. Buscaino to cash in.