

## Communication from Public

**Name:** Dianne Petrich Flowers

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**Council File No:** 20-0680

**Comments for Public Posting:** February 16, 2021 Sent via Email City of Los Angeles City Council Planning and Land Use Management Public Hearing on Appeal Re: Case No. CPC-2019-4908-DB-SPR-1A Item No. 20-0680, Agenda Item No. 2 Project Address: 1309-1331 S. Pacific Avenue, San Pedro Public Comment for Hearing Scheduled February 16, 2021

\*\*\*\*\* My  
name is Dianne Petrich Flowers. I live at 13th and Grand Avenue in San Pedro. I support the appeal of the project at 1309-1331 S. Pacific Avenue, San Pedro. I am against the project in its present form. I live on the 1300 block of Grand Avenue and am immediately impacted by this project. I demand NO WAIVERS OF DEVELOPMENTAL STANDARDS.  
\*\*\*\*\* Good  
Afternoon, My family came to the Pacific Avenue neighborhood 100 years ago. I'm very proud of that. And yet I am humbled by the Tongva who cherished and cared for this land for over 4,000 years. Our City must also cherish this land and our communities. The 1309 S. Pacific Project as planned will not make my neighborhood better; it will make it worse and contribute to the problems that already exist from a lack of planning and a lack of conscientious support of the community. This project is sub-standard sprawl for the sake of investors, not the community. This project violates the San Pedro Community Plan. Multiple-unit housing along public transportation lines and the minimizing of private cars are both urgently needed to improve air quality – for harbor communities and for the planet. But these changes must be based on better planning – with the necessary infrastructure, beautification, and support for the community (for example, more electric cars, many more electric shuttles with small neighborhood routes, pocket parks and other greenery and community gardens). All new developments must be based on the San Pedro Community Plan. SOME OF MY DEMANDS TO IMPROVE THE PROPOSED 1309 S. PACIFIC PROJECT:  
KEY – No Waiver of Development Standards This community deserves the highest standards. It is insult and injury that just because low-income people are being provided units, that therefore lower standards are somehow acceptable. Waivers are an immoral benefit for the financial interests of the developers and should not be an option included in our regulations; the proposed waivers would lower the quality of life in this community. \* To minimize the poverty: The affordable housing for the project should be increased to 24 units minimum. \* To minimize the current problems of density: (1) The project should be limited to three stories not exceeding 30 feet. (2) The FAR must not be increased. (3) The rear set-back must not be reduced from 15 feet. THIS COMMUNITY IS SUFFERING GREATLY FROM UNPLANNED DENSITY ALREADY. \* To beautify the neighborhood: (1) The design for the project should be changed to a building design that would be compatible with the surrounding neighborhood (as opposed to being similar to comparable generic projects downtown); (2) The project should incorporate native plants into the landscape plan as 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. \* To give residents of the project more pleasure: (1) No rear set-back exemptions. A fifteen foot set-back must be honored. This could be used for children playing, for raised gardens on wheels, for tables for coffee, for many pleasant things. (2) No open space exemption. The 20% reduction requested by the developer is an attack on the living standards of the people in this community. Just because this is a low-income neighborhood that needs affordable housing doesn't mean that it deserves sub-standard housing. Perks for developers hurt residents of this community. Sincerely, Dianne Petrich Flowers [twoflowers@verizon.net](mailto:twoflowers@verizon.net) (562) 810-6713