

**21-1269\_pc\_07-11-22**

1 message

clerk.plumcommittee@lacity.org <clerk.plumcommittee@lacity.org>  
To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Jul 12, 2022 at 7:17 AM

----- Forwarded message -----

From: Barbara Strasen &lt;bstrasen@earthlink.net&gt;

To: clerk.plumcommittee@lacity.org

Cc:

Bcc:

Date: Mon, 11 Jul 2022 13:23:32 -0700

Subject: Public Comments Not Uploaded Please add to Council File: 21-1269. Case No. CPC-2019-4884-CU-DB-SPR-1A, ENV-2019-4885-CE

Hello Congresswoman Berrigan and Committee,

As a nearby property owner (1724 South Pacific Avenue, San Pedro) I strongly oppose this apartment complex for the following reasons:

- The project fails to comply with the California Environmental Quality Act [CEQA], and the City has failed to conduct environmental review.
- The project fails to comply with Planning and Zoning Law, the Pacific Corridor Redevelopment Plan, and the San Pedro Community Plan.
- The project provides an inadequate amount of affordable units and the 90% 'luxury' market rate units will drive displacement and bring a rush of speculative investment that further inflates rental costs.
- The project violates LA Municipal Code parking requirements and will aggravate our parking shortage and exacerbate traffic congestion in a critical thoroughfare and emergency services route.
- There has been no cumulative impact study. The combination of this project with the developer's 'sister' project at 14th + Pacific will double the significant negative environmental impacts. For example, the project will increase vehicle trips by many hundreds daily, increasing risk of cancer and respiratory illness for port-adjacent residents already hit by high levels of diesel and particulates in the air.

----- Forwarded message -----

From: Andrea Kowalski &lt;andrea01380823@gmail.com&gt;

To: clerk.plumcommittee@lacity.org

Cc:

Bcc:

Date: Mon, 11 Jul 2022 11:59:17 -0700

Subject: Public Comments Not Uploaded Please add to Council File: 21-1269. Case No. CPC-2019-4884-CU-DB-SPR-1A, ENV-2019-4885-CE

Dear PLUM Committee,

I am writing to register my opposition the proposed apartment complex at 22nd and Pacific Avenue in its present form. As a homeowner in the immediate neighborhood and local business owner, I am interested to see new residential development on the decades-blighted lot/s, but the project must be responsible to the community and the law!

As currently proposed, this project would put several onerous burdens on the community because it

1. Fails to comply with Planning and Zoning Law, the Pacific Corridor Redevelopment Plan, and the San Pedro Community Plan.

Fails to provide for adequate parking and violates LA Municipal Code parking requirements. As such, it would certainly exacerbate an existing

2. neighborhood parking shortage and increase traffic congestion in a critical thoroughfare and emergency services route.

3. Fails to comply with the California Environmental Quality Act [CEQA], and the City has failed to conduct environmental review.

Fails to provide an adequate amount of affordable units. The 90% 'luxury' market rate units would pose a very threat of displacement and invite a

4. rush of speculative investment further inflating rental costs to our neighbors.

**Finally, the lack of a cumulative impact study is very concerning.** Such should address all of the items mentioned and one wonders why this has not been done and presented to the public.

I urge your office to suspend approval of this project until such time as these important community concerns have been addressed by the developer.

Thank you for your time.

Respectfully yours,


Andrea Kowalski

547 W 10th St.,

San Pedro, CA 90731

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**2 attachments**

 **Public Comments Not Uploaded Please add to Council File: 21-1269. Case No. CPC-2019-4884-CU-DB-SPR-1A, ENV-2019-4885-CE.eml**  
16K

 **Public Comments Not Uploaded Please add to Council File: 21-1269. Case No. CPC-2019-4884-CU-DB-SPR-1A, ENV-2019-4885-CE.eml**  
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