

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

1 message

J Campeau <campeau.jw@gmail.com>
Reply-To: clerk.plumcommittee@lacity.org
To: clerk.plumcommittee@lacity.org

Wed, Jul 13, 2022 at 2:49 PM

Dear PLUM Committee,

Hope you're doing well. I'm writing you today in opposition to the proposed development project at 2111-2139 Pacific Avenue in San Pedro. Of course we all want a great project done there in accordance to the San Pedro Community plan, but this is way out of proportion in scale to what should be there. Sure, we need housing and good vibe community retails space on the ground floor. Somehow, the same developer got around Planning and Zoning laws, the Pacific Corridor Redevelopment Plan, and the San Pedro Community Plan on his other project at 14th and Pacific Avenue. So, this is accumulative effect and will set the new standard of ignoring the community's well-being, and will create a domino effect going down along Pacific Avenue, as well as throughout San Pedro with this type of development.

The proposed project plan has hugely insufficient parking for commercial retail and housing. The proposed building is too high, too massive for the area and out of scale.. There are no plans for street widening of 22nd Street. The corner of 22nd Street and Pacific is already substandard and doesn't allow for south bound bus to make turns properly going west bound to Gaffey Street. The proposed project needs more set back on 22nd street for modern busses of public transportation and trucks to make the turn. There are many trailered boats being hauled along 22nd street and Pacific Avenue being so close to the Marina and beach. Pacific Avenue is a major transportation corridor, and tsunami escape route for many people. The increased traffic congestion from this proposed new project will bottle neck this intersection to a standstill.

The investment flippers will eliminate any affordable housing in the building.

The developer has stated his arborist has determined that the 23 existing fully mature trees cannot be relocated. This is a flat out lie. Let's have the LA City Department Bureau of Street Trees do a determination for relocating these trees.

I hope you will consider the overall changes that will happen if this project is approved, and that it will really do nothing for any state mandated housing needs. The flippers know how to get around the rules and care less about any San Pedro Community plan.

Thank you,

James Campeau