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July 20, 2022

Planning and Land Use Management Committee
Los Angeles City Council
200 N Spring St
Los Angeles, CA 90012

RE: 2111-2139 Pacific Avenue, San Pedro, CA 90731

Dear Members of the Planning and Land Use Management Committee:

I represent California's 44th Congressional District in the U.S. House of Representatives – part of my district includes San Pedro, CA. Several constituents have reached out to raise concerns about the planned mixed-use development at 2111-2139 Pacific Avenue, San Pedro, CA 90731. San Pedro residents, as well as the Central, Coastal, and Northwest San Pedro Neighborhood Councils, have voiced opposition to the current proposal, but have offered to support the project if it were altered to provide the following:

- A minimum of 24 affordable housing units;
- Leadership in Energy and Environmental Design certification;
- A design in alignment with the San Pedro Community Plan Implementation Overlay guidelines;
- Additional on-site parking spaces for future tenants;
- A maximum building height of thirty feet; and
- Incorporation of native plants into the landscape plan as per the San Pedro Urban Greening Plan.

The City and County of Los Angeles, including San Pedro, have an enormous need for additional housing, especially affordable units, to meet the urgent housing need for the community. 2111-2139 Pacific Avenue in San Pedro is a vacant lot, served by public transit, and located less than a half-mile from park space, thus making it an ideal location to develop multi-family housing. However, the community has several issues with the current proposal and San Pedro residents do not believe their concerns have been adequately heard or addressed.

The Committee needs to consider the concerns of San Pedro residents, and the outreach and responsiveness of the developer|builder to those concerns, in their final determination for this project. There is a great need for new housing units in my district and I support the continued

investment and development of vacant or unused parcels for high-density developments with affordable units – I just ask that developers|builders engage and work in good faith with local communities to ensure new-build projects address local concerns.

Sincerely,



Nanette Diaz Barragán
Member of Congress

Cc: Los Angeles City Council
Cc: Square One Residential