



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

Doug Epperhart
President

Dean Pentcheff
Vice President

Sheryl Akerblom
Treasurer

1840 S Gaffey St., Box 34 • San Pedro, CA 90731 • (310) 918-8650
cspnclive@gmail.com

August 22, 2023

Connie.Chauv@lacity.org
Daisy.Benicia@lacity.org

Sent Via Email

Re: Motion to give conditional support for the project at 1486 Hamilton Avenue, San Pedro.

The following resolution was approved at the August 21, 2023 meeting of the Coastal San Pedro Neighborhood Council Board.

Resolved, the Coastal San Pedro Neighborhood Council supports the project at 1486 Hamilton Ave if the City approvals include the following CDP and building permit conditions, for purposes of compliance with the San Pedro Specific Plan, Ordinance No. 166,352, Section 5. B. 1, and with the San Pedro Coastal Land Use Plan Housing Standards (a) and (b), related to the height limit calculation:

1) that the applicant changes the plans provided to the City in its application to remove the garage level storage room, gym and bathroom uses such that the lower level is all non-habitable space; and

2) that a City inspector or qualified surveyor independently verify the plans for a) calculation of average existing natural grade, b) calculation showing the building height is no more than 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher, c) calculation showing the ceiling of the lower level is not more than 6 feet above average existing natural grade, and d) compliance with all setback requirements.

Sincerely,

Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

CC:

Councilmember.McOsker@lacity.org | Pamela.Thornton@lacity.org | Christian.L.Guzman@lacity.org
Traci@alamedaconstruction.com | KRamsey@alamedaconstruction.com | Hernan.Arreola@lacity.org |
Adam.Hegazi@lacity.org. | Eric.Stevens@coastal.ca.gov | Vince.Lee@coastal.ca.gov