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HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

P.O. Box 3723, Gardena, CA 90247 (310) 768-3853 telephone
www.harborgatewaynorth.org HGNNC@sbcglobal.net

July 15, 2021

Connie Chauv, City Planner
City Hall
200 N. Spring Street
Los Angeles, CA 90012

Re: 84-unit, transit-oriented community (TOC) apartment building with 20 low-income units, 11630 S. Main Street (ZA-2020-7786-TOC-ZAI-SPR-HCA; ENV-2020-7787-EAF)

Dear Ms.Chauv:

On July 13, 2021, our Board voted xxx, on the recommendation of our Planning and Land Use Committee, to support the proposed 84-unit, transit-oriented community (TOC) apartment building with 20 low-income units, located at 11630 S. Main Street (ZA-2020-7786-TOC-ZAI-SPR-HCA; ENV-2020-7787-EAF), in District 7. The Board’s approval includes the following recommendations for this project:

- 1) Explore increasing number of parking spaces inside the parking garage (e.g., additional spaces could be accomplished with fewer spaces for bike parking)
- 2) Explore increasing number of parking spaces outside of the building on the Caltrans property to the South.
- 3) Enhance the sound design for the rooftop garden to avoid spillage of noise onto the surrounding properties.

We would like to acknowledge that SoLA Impact attended the June 5, 2021, HGNNC Planning and Land Use Committee meeting and has addressed issues that were raised based on their original application:

- 1. Setback from Main Street sidewalk
- 2. Landscaping
- 3. Façade articulation along Main Street
- 4. Mitigation of noise impact from the building through the rules limiting excess noise from 9:00 pm to 9:00 am.
- 5. Mitigations for closeness of building to 105 Freeway (MERV-13 filters in HVAC system and double paned windows)

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6. Methane buffer zone mitigations (methane vapor barrier)

Sincerely,

David Matthews, Chair
Harbor Gateway North Neighborhood Council

cc: Councilmember Joe Buscaino -Council District 15
Aksel Palacios, Planning Director – Council District 15
Martin Muoto, CEO - SoLa Impact