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TO: Supervisor Janice Hahn
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Orlando Ward, Volunteers of America
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At the July 18, 2022 Board Meeting, the Coastal San Pedro Neighborhood Council Board approved the following resolution:

Motion regarding Best Western, 111 Gaffey, conversion to homeless housing

Resolved, the Coastal San Pedro Neighborhood Council supports the project at 111 S. Gaffey, the Best Western Motel, which converts the current hotel use to housing for homeless male veterans, and requests that the following items be incorporated as part of the project:

1. Staff to resident ratio to be a minimum of 1 to 20.
2. 24-hour security to be provided for the perimeter of the building, including video surveillance at street level.
3. Any missing street trees along Gaffey Street to be replaced.
4. More landscaping on the upper terraces and along 1st Street to be provided.
5. As maintenance of the property is required, building to be painted in a consistent color.
6. Exterior lighting that is softer and that has illumination throughout the exterior to be re-considered.
7. The covenant for use as homeless housing to be increased to 55 years.

Sincerely,

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

cc: Councilmember Joe Buscaino; Ryan Ferguson, Diana Nave; Javier Gonzalez-Camarillo