



February 21, 2026
Department of City Planning
City of Los Angeles
200 N. Spring St., Room 763
Los Angeles, CA 90019

Attention: Esther Ahn, City Planner

Re: 4201 W Pico Boulevard — Case No. CPC-2025-1087-DB-VHCA (“Project”)

Dear Ms. Ahn,

On behalf of the Olympic Park Neighborhood Council (OPNC), we are writing to formally submit for the record our requested conditions and improvements for the project at 4201 W Pico Boulevard (Case No. CPC-2025-1087-DB-VHCA). While we support the development of a mixed-use residential and retail project on this site, we have concerns about the project’s impact on the adjacent residential streets.

The project as proposed, with 220 residential units and primary vehicle access from Victoria Avenue, will more than double the number of residences in the immediate area. While we welcome more residents in the neighborhood, without appropriate and thoughtful project design, this will transform Victoria Avenue into a high-volume access and service corridor for a large-scale development. To prevent this, the building's design must integrate traffic solutions, providing adequate on-site turnaround space and designated off-street areas within the garage for passenger drop-offs, pick-ups, and deliveries. Additionally, we are requesting that the project incorporates a streetscape treatment reflective of the neighborhood's historic context.

To address these concerns and to ensure the project is a positive addition to our community, we request the following conditions and improvements:

- Turning restrictions at the project driveway to minimize neighborhood circulation and discourage cut-through traffic
- Operational controls to prevent queuing, staging, or spillback onto Victoria Avenue
- Routing of all service and trash operations away from Victoria Avenue
- Fully enclosed internal trash and recycling rooms
- No curbside trash bin staging or pickup on Victoria Avenue
- Daytime service hours only
- Location of ride-hailing, guest pickup, and deliveries on Crenshaw Boulevard
- Designated pickup/drop-off and courier delivery areas on Crenshaw Boulevard, consistent with the project’s main entrance frontage
- Prohibition of ride-hailing, food delivery, and package delivery stopping on Victoria Avenue
- Clear signage and building management policies directing short-term stopping

- activity away from the residential street
- In addition to adding traffic mitigation within the design of the building, add adequate turn around, drop off, delivery, and off street drop off and pick up within the garage
 - Streetscape treatment surrounding the building to reflect the neighborhood's historic context, with landscaping and tree-canopy requirements met or exceeded to support neighborhood character and environmental quality

These requests are intended to direct operational impacts to arterial streets and ensure the project's streetscape enhances the neighborhood's historic character.

Thank you for considering these neighborhood-level improvements as part of the project review.

Sincerely,
Olympic Park Neighborhood Council

Kate Kunzman Chan

Kate Kunzman Chan
Outreach Committee Chair and Board Member, Olympic Park Neighborhood Council

Cc: Council District 10, Olympic Park Neighborhood Council Board

