

**From:** [Nicholas Davies](#)  
**To:** [Urban Design Comments](#)  
**Subject:** Yes to 999 S Park (90917)  
**Date:** Sunday, February 1, 2026 12:34:38 PM

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Dear UDC,

I'm glad to see that the long-vacant lot / long-shuttered mechanic site will be redeveloped to bring more neighbors to a great area, and more active destinations to the Park St corridor. In conjunction with BRT, this will mean more people living near a station, and more amenities near a station, which are both key to a successful system.

I also appreciate how the residential floors are stepped back from the busy and often loud street, and how the roofs give the design a Streamline Moderne 1930's look.

Regarding sight lines, the property at 848 Lakeside is already quite exposed to the street because of the mostly-empty lot at 999 S Park. According to aerial imagery, the other adjacent properties have quite a bit of vegetation in the back screening the house. Not that it's the applicant's responsibility to control sight lines to anyone else's property anyhow.

One piece of constructive feedback for the applicant team: designs for the garage show some bike parking quite close to the garage door. So close that actually parking a bike there might limit the use of that garage door. That, plus an increased theft risk, may dissuade people from using those bike stalls.

Thank you,

Nick Davies  
3717 Richard St