



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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July 28, 2015

Los Angeles Department of City Planning
Office of Zoning Administrator, 7th Floor
200 N. Spring Street
Los Angeles, CA 90012

Attn of Esther Amaya, Project Planner

James P. Allen
President

Debbie Rouser
vacant

Khixaan Obioma-Sakhu
Secretary

Danielle Sandoval
Treasurer

Donald Galaz
Communications/Outreach

Subject: Redevelopment at 600 S. Gaffey Street, San Pedro

Over the past few years, this neighborhood council has commented on many land development projects in our district. We have generally been very supportive of redevelopment, including increased residential density and new commercial land uses. We believe that our comments, in many cases, have resulted in positive outcomes and better projects.

In May of this year we met with the land owner and his designer for the redevelopment of an existing fast food restaurant at 600 S. Gaffey Street. Please reference the enclosed letter dated May 12, 2015, wherein we discussed what we felt were deficiencies in the redevelopment proposal. We asked that this project be redesigned to better meet the standards created by our Community Design Guidelines.

We are in receipt of the Master Land Use Permit Application for this project (Case No. 2015-2165) which is substantially unchanged from what was shared with this neighborhood council. With this application, the applicant submitted the Checklist for Project Submittal where they indicate their perspective on how well the project meets City objectives for redevelopment. For numerous items, we do not agree with the developer's perspective. In particular, we would check "No" where the developer checked "Yes" to the items listed below:

1.1 Site Planning

"Place public use areas such as restaurant seating, reception and waiting areas, lobbies and retail, along street-facing walls where they are visible to passersby. "

2.1 Pedestrian Scale

“At entrances and windows, include overhead architectural features such as awnings, canopies, trellises, or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing facades.”

2.2 Building Façade and Form

“Incorporate and alternate different textures, colors, materials and distinctive architectural treatments that add visual interest while avoiding dull and repetitive facades.”

“Treat all facades of the building with an equal level of detail, articulation, and architectural rigor.”

2.4 Storefront character

“Provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street. Extend overhead cover across driveways or provide architecturally integrated awnings, arcades, and canopies.”

“Ensure that store entrances are recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting.”

We would like to emphasize that this corner site at Gaffey and Sixth Streets is an important one for our community, as it is located at an intersection that leads to our downtown and our waterfront. Please do everything possible to fashion a redevelopment that properly addresses this intersection, creates attractive and open street frontages on Gaffey and Sixth Streets, and maximizes this opportunity for distinctive site and architectural design.

If you have any questions on this matter, please contact our Land Use Committee Chair, Sue Castillo, at (310) 489-3026.

Sincerely,



James Preston Allen
President



Sue Castillo
Land Use Committee Chair

Attachment: Letter dated May 12, 2015 to Mr. Joseph Rich (c/o David Lundy, PM Design Group)



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May 12, 2015

Mr. Joseph Rich, c/o
David Lundy
Project Manager
PM Design Group, Inc
6930 Destiny Drive Ste #100
Rocklin, CA 95677

James P. Allen
President

Debbie Rouser
Vice President

Khixaan Obioma-Sakhu
Secretary

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We appreciate the effort you have made to present your plans for redevelopment of the Southeast corner of Gaffey and Sixth Street, and are in support of the redevelopment of this site for the purpose of building a new and improved fast food restaurant. However, we have several concerns regarding the proposed site plan presented to the Land Use Committee on April 30th.

The proposed plan shows:

- a windowless wall facing 6th Street
- the front entrance facing the south parking lot rather than Gaffey Street
- a drive-through lane adjacent to the intersection of Gaffey and Sixth Street
- retention of a free-standing pole sign
- a small outdoor dining patio with western exposure but no sun shade, no architectural enhancement, and not within view of the glass façade of the building.

We believe that City of LA and local design guidelines identify features such as these as ***not recommended***. This is a significant intersection that ties the Gaffey business community to our downtown. We ask for your additional review of our community guidelines, a fresh look at providing a guideline-compliant site plan, and the opportunity to review these again. We thank you for your efforts in working with us.

May 12, 2015

If you have any questions on this matter, please contact our Land Use Committee Chair, Sue Castillo, at (310) 489-3026.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Allen".

James Preston Allen
President

A handwritten signature in blue ink, appearing to read "Sue Castillo".

Sue Castillo
Land Use Committee Chair

cc: Councilman Joe Buscaino, Harbor District Office, 638 S. Beacon Street, Suite 552, San Pedro, CA 90731
Esther Amaya, Department of City Planning, Mail Stop 395, 200 N Spring St; Los Angeles, CA 9012