



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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August 18, 2014

Councilman Joe Busciano
Harbor District Office
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San Pedro, CA 90731
Attn: Heather Anderson

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President

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Subject: Support for proposed mixed-use development at 335 N. Gaffey Street, San Pedro, with comments.

On July 30, 2014, this neighborhood council's Land Use Committee reviewed a mixed-use development proposal for the northwest corner of Gaffey and Sepulveda Streets. All of the community members attending were enthusiastic about this project, and agreed that a well-designed retail and residential building adjacent to our Welcome Park would be a fine addition to downtown San Pedro.

In particular, the Land Use Committee's comments include the following:

1. This proposal to construct an architecturally significant building at the gateway to San Pedro was looked at as a very positive development, creating an interesting synchronicity with the Gaffey Street Conceptual Plan/Great Streets Initiative.
2. The adjacency of the Welcome Park adds strong value to the project, and the proximity of this project should have a positive effect on the Welcome Park, providing "eyes on the park". The Bandini Canyon Park would also be within easy walking distance of the new residents.
3. Landscaping is needed (none was proposed by the developer at this early stage). Two feet of additional right-of-way must be dedicated on each street frontage (Gaffey and Sepulveda), and it may be possible to use these strips for narrow building-adjacent plantings. Street trees and other landscaping consistent with the developing Gaffey Street conceptual plan should be incorporated.

4. There was concern that the residential balconies facing Gaffey Street could become an eyesore if allowed to become cluttered with excessive unmatched furnishings and utilitarian storage. Visible satellite dishes should be banned. A closed-type balcony railing may be helpful with this concern.
5. Façade materials should be carefully chosen for quality, permanence, and maintainability.
6. There was concern that the impact of the tall retaining wall on the west side of the project adjacent to a one-story single-family residence should be mitigated in some fashion (this lot is zoned to allow up to a 2-story apartment building).
7. The use of San Pedro labor to construct the building was put forward. The developer responded that the project would be competitively bid, but that the contractor selected would likely be a regionally-local builder.
8. Mural artwork was suggested, with the Sepulveda Street frontage and the Welcome Park frontage being the opportunities.
9. There was concern about finding appropriate tenants for the Gaffey-facing storefronts. Conditions should preclude unattractive temporary uses and signage being installed prior to securing appropriate retail/commercial tenants.
10. It may be possible to enrich both the retail/commercial portion of the project and the adjacent Welcome Park by allowing/encouraging café-type usage and patio seating on a portion of the park (which should not preclude public use).

At its full board and stakeholder meeting on August 12, 2014, this neighborhood council voted unanimously to support this concept proposal with the committee recommendations. We would like to see the City's Urban Design Studio will work with the developer to optimize the design pursuant to the San Pedro Community Plan Design Guidelines (draft status). If you have any questions for us on this matter, please contact our Land Use Committee Chair, Sue Castillo, at (310) 489-3026, or planning@centralsanpedro.org.

Sincerely,



James P. Allen, President
Central San Pedro Neighborhood Council