



# CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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August 15, 2014

Councilman Joe Buscaino  
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Attn: Heather Anderson

**James P. Allen**  
President

**Debbie Rouser**  
Vice President

**Khixaan Obioma-Sakhu**  
Secretary

**Danielle Sandoval**  
Treasurer

**Donald Galaz**  
Communications/Outreach

## **Subject: Proposed Gas Station at 311 N. Gaffey Street, San Pedro**

On August 5, 2014, this neighborhood council's Land Use Committee reviewed the latest plan for a gas station at the southwest corner of Gaffey and Sepulveda Streets. This was a follow-up review for a proposal previously reviewed and commented upon by us on May 15, 2013. At its full board and stakeholder meeting on August 12, 2014, we agreed upon the following comments on this proposal:

1. The landscaping palette is not sufficiently developed: The variety of plant types is too wide, and many of these are not drought tolerant. The palette should include New Zealand Flax, Blue Sticks and Kangaroo Paws to match the nearby Welcome Park.
2. The monument sign at the northeast corner of the site should be placed on a base of stonework matching the Welcome Park stonework, and should be orientated at a 45-degree angle to the corner.
3. The proposed concrete block wall along the south side of the site should be eliminated in favor of a lighter treatment that is more "neighbor friendly" and less of a graffiti magnet. Low post and rail fencing should serve this purpose, especially east of the refuse enclosure.
4. Elevation views and/or renderings of the market building, main canopy, and trash enclosure were not presented, and we would like to review and approve this prior to permit issuance.

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5. We want to receive a copy of the final conditions of approval for the project for our records.

We hope that your office will work with us to address our concerns. 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](mailto:planning@centralsanpedro.org).



James Preston Allen  
President