



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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September 19, 2014

Councilman Joe Buscaino
Harbor District Office
638 S. Beacon Street, Suite 552
San Pedro, CA 90731

Subject: Proposed Gas Station at 311 N. Gaffey Street

Dear Councilman Buscaino,

The Central San Pedro Neighborhood Council has been working with the developer of this site since 2013, and is happy to report that most of our concerns have been addressed in a positive fashion. The landscaping and monument sign base are now planned to coordinate with the Entrance Park, and the Building Bureau-required concrete block wall which was felt to be an unattractive graffiti magnet has been eliminated, for the most part. We have generally supported the plan for a gas station on this corner, as there are no other fueling stations along the southbound side of Gaffey Street.

However, no elevations or renderings of the building or fueling canopy have been produced or shared, and it is our understanding that none will be produced until the developer receives their entitlement to build on this lot and a long-term tenant is secured (in that order). We are sure you will agree that, at this critical time, we still have an obligation to work together to ensure that whatever is built here maximizes the opportunity to beautify Gaffey Street.

Our final request to you is to ensure that the community does have an opportunity to review and comment upon the final building design (including color scheme), and that we receive a copy of the final conditions of approval for our records.

Sincerely, etc.

James Preston Allen
President

Copy: Heather Anderson, Economic Development & Planning Director; Ryan Ferguson, Field Deputy

James P. Allen
President

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