



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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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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Communications/Outreach

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

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,



James Preston Allen
President



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