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May 15, 2013

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

Subject: Proposal for the construction of a fueling station at 311 N. Gaffey

The Central San Pedro Neighborhood Council met on May 14, 2013, and generally recommends approval of the developer's plan for a fuel station and small market at 311 N. Gaffey Street subject to compliance with our community design guidelines. However, we are concerned that the new Community Design Guidelines Overlay are not official policy prior to the final adoption of our Community Plan Update. In addition, it is important that a method be created to insure satisfactory local review of the final design in a manner similar to what was carried out by the now-defunct Pacific Corridor Redevelopment Design Review Advisory Panel.

Prior to the issuance of construction permits, there should be a review as to consistency with community design guidelines by both City Planning staff and the local community. In particular, conditions of approval should require satisfaction with the architectural appearance of the building, the fuel island canopy, station signage and site landscaping. The landscape palette should compliment the adjacent welcome park, and canopy trees should be placed in the planter separating the public sidewalk and the fuel pumping area.

We look forward to working with your office to ensure that this review occurs.

Sincerely,

Linda Alexander

Linda Alexander, President
Central San Pedro Neighborhood Council

cc: Debbie Lawrence, City Planning, AICP, City Planner, Los Angeles Department of City Planning, 200 N. Spring Street, Room 667, Los Angeles, CA 90012; Alison Becker, Office of Joe Busciano