

Central San Pedro Neighborhood Council
Land Use Committee Report/ February 8, 2016

Subject: Proposed Starbucks Store at Gaffey and Ninth Streets, NE corner

Recommendation: In support of the proposed development, with comments

Comments:

1. The building's west façade (Gaffey Street) needs enhancement. We recommend additional windows, decorative lighting, and colorful landscaping on this façade.
2. This project has the potential to impact the intersection of Gaffey and Ninth Streets with left-turn movements into the parking lot from Gaffey Street. The City should incorporate requirements that could mitigate this, including prohibiting said left-turn movements. Building signage should encourage entry from the alley.
3. The outdoor tables shown on the plan should be retained in support of street vitality.
4. Developer to provide landscape plans for our review and comment when they become available.
5. The loss of two old San Pedro businesses and their vintage architectural styles is regrettable - TC's Bar and Bonello's New York Pizza.

2/8/6/sc