



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

WWW.CENTRALSANPEDRO.ORG

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To:

nathan.holmes@lacity.org
david.a.roberts@lacity.org
ebucy@paragoncommercialgroup.com

Mona Sutton
President

Donald Galaz
Vice President

John Stammreich
Secretary

Danielle Sandoval
Treasurer

Joanne Rallo
Communications/Outreach

Re: Proposed Del Taco – San Pedro

The Central San Pedro Neighborhood Council (CeSPNC) welcomes Del Taco to the community and wishes to address some of the community concerns that have been voiced over the proposed design plans.

Plans submitted by Del Taco have been reviewed and we find that the Del Taco preferred design A9 is unacceptable to the community and is not keeping with the LA City Great Streets Initiative.

Upon our review during the presentation to the San Pedro Chamber of Commerce, members of the Central San Pedro Land Use Committee found that the proposed site plan A4 is the preferred layout and is specifically congruent with Mayor Garcetti's Great Streets Initiative. It affords an attractive façade with accommodations for outdoor seating with a green buffer zone at street side (Gaffey) and has the most logical traffic pattern to eliminate congestion on Gaffey from traffic entering into the drive-thru.

Reasons for the Del Taco rejection of plan A4 were noted by design staff as:

- 1. Plan A4 potentially would not meet the minimum parking requirement and might require a variance.*
- 2. Zoning code restrictions of usage over the back 25% to parking and driveway use only and cannot be utilized for a drive-through.*
- 3. This design cuts off re-circulating traffic through the site and relies on the alley for exiting from the drive-through.*

In rebuttal to these concerns we find:

1. Del Taco's design staff approved drawing A9 indicates that there are in fact 24 spaces for parking yet design A4 has 23. We do not see this as a substantial obstacle.

2. Plan A9 is reliant upon entrance into the Drive-thru via the very same alley that is claimed would not be approved in drawing A4 as an exit. We find this statement questionable. Using A9's entrance plan also involves an extremely sharp right hand turn into the drive-thru that will be difficult to navigate by larger vehicles.

3. There is specific precedence on the Gaffey St. Corridor that the city will likely approve parking variances to enable drive thru traffic the ability to exit or enter into the alley. IE: please reference the two Taco Bell sites located at 1031 S. Gaffey St. and 204 N. Gaffey St; and the Starbuck's at 678 W. 5th St.

4. We also find that Drawing A4's exit makes greater sense in returning traffic into the Gaffey Street traffic flow. Further, entrance into the property is facilitated by a city street (4th) and not an alleyway.

We respectfully request that Del Taco reconsider the proposed A9 plan and accept drawing A4 as the plan of preference to the community. CeSPNC will support and endorse any variance requests with the city planning department as well as Councilman Joe Busciano's office in order to facilitate plan A4's approval.

Respectfully submitted,

Leslie Jones,
Chair
Central San Pedro Neighborhood Council Land Use Committee

Mona Sutton
President
On behalf of the Central San Pedro Neighborhood Council