



Northwest San Pedro Neighborhood Council

"Your Community Voice"

September 14, 2016

Joe Buscaino
638 S. Beacon Street, #552
San Pedro, CA 90731

Erwin Bucy, Principal
Paragon Commercial Program
133 Penn Street
El Segundo, CA 90245

Paul J.B. Murphy III, CEO
Del Taco, Inc.
25521 Commerce Centre Drive
Lake Forest, CA 92630

Ray Regalado
President

Lee Williams
Vice President

Melanie Labrecque
Treasurer

Cynthia Gonyea
Secretary

RE: San Pedro Del Taco Restaurant at 4th and Gaffey Streets

Dear Representative and Gentlemen,

Thank you for sharing the plans for the proposed Del Taco for 4th and Gaffey Streets with us. We support the proposal in concept and welcome it as a nice addition to our community. It will enhance the Gaffey Street commercial corridor by removing a blighted property and replacing it with a viable business, a new structure, and enhanced landscaping.

We do, however, have some concerns, as expressed at the Joint Planning and Land Use Committee Meeting, that we would like to discuss further, and we would like an opportunity to review the landscaping plan that was not available at the time of our meeting.

The biggest concern is the positioning of the building that would have the drive thru between the building and Gaffey Street. We are working to develop Gaffey Street as a great walkable street. Placing an entrance to the restaurant facing Gaffey Street with windows that allow patrons to have a view of the street and not the parking lot would assist in furthering walkability. Perhaps the building can be rotated to place the drive thru on the alley side of the property thus preventing the unattractive option of cars idling and being stacked next to the sidewalk on the Gaffey Street side.

Other concerns include:

- Outdoor seating was depicted as being next to idling cars in the drive thru and should be relocated to provide a more positive outdoor dining experience irrespective of the final drive thru placement.

- The rear Sound Wall should contain some creative elements beyond just a wall of plants to hide the block construction. Perhaps some inset planters and some form of design elements that could mitigate a long wall of uniformity with variable wall heights not to exceed 8 feet could be explored.
- Placement of mature Canopy Trees that allow shade and help to mitigate the Co2 from the idling cars should occur prior to the time of opening.
- Public Greening and specific decorative spaces should be incorporated to prevent a barren and sterile environment.
- The turn from the alley into the drive-thru line appears to be very close to the corner and we are worried about the potential for a rear-end collision as someone is negotiating that turn.

These suggestions could and should make a design statement that will both enhance the beatification of our community and create a pleasant dining environment.

We respectfully request that you return to the Neighborhood Councils once the details are further developed and a landscaping plan has been prepared.

We look forward to continuing to work with you to create a project that sets a high standard for future development along Gaffey.

Sincerely,



Ray Regalado, NWSPNC President
On behalf of NW San Pedro Neighborhood

