



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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To:

Norali Martinez Maza, City Planner
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Mohammad Hasan, LADOT
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Re: ZA-2023-2107-CU -- Starbucks project at 1602 W 25th Street at Western, San Pedro

The following resolution was approved by the Coastal San Pedro Neighborhood Council Board at the September 18, 2023 Monthly Board Meeting:

Whereas the applicant for the project proposed at South Shores Crossing Shopping Center, 1602 25th Street at Western, for the demolition of an existing bank for construction of a new 2,200 square foot Starbucks with a drive-thru window and operating hours of 4 am to 11 pm daily, has shown a concerted effort to work with the community regarding community concerns,

Therefore, the Coastal San Pedro Neighborhood Council recommends approval and requests that the applicant continue interfacing with Allen Franz regarding specific plants to use in landscaping.

The following resolution was approved by the Coastal San Pedro Neighborhood Council Board at the November 20, 2023 Monthly Board Meeting:

Be it resolved that the Coastal San Pedro Neighborhood Council recommends that the Office of Councilmember Tim McOsker, the Zoning Administrator, and the Los Angeles Department of Transportation (LADOT) request that the following be considered as mitigation measures regarding the Starbucks project in the South Shores Crossing Shopping Center located at 1602 25th Street, San Pedro, California 90732:

Pocket Lane (Turnout Lane): Subject to LADOT approval and the Bureau of Engineering.

The relocated access point on Western Avenue shall provide for a right in, right out, and left out into a proposed protected pocket lane to allow northbound traffic on Western Avenue for customers exiting the shopping center.

U-Turn: Subject to LADOT approval and any other governmental agency, a U- Turn will be allowed for Southbound traffic on Western Avenue at 25th Street.

Hotline: A 24 hour hotline phone number shall be posted to allow for inquiries or complaints.

Hours of Operation: Given the long-term lease and capital investment required by the tenant, the proposed hours will be 4 am to 11 pm. In the event the operator opens before 5 am and remains open after 9 pm, and there are negative impacts to the community, additional conditions may be implemented by the Zoning Administrator to mitigate these impacts.

Trash/Recycling: Pickup shall be limited to 7 am to 8 pm, Monday through Friday and 10 am to 4 pm on Saturdays and Sundays.

Noise: Signage shall be posted at the site asking patrons to be respectful of neighbors and turn down radios, speakers, and keep noise to a minimum in the drive through.

Security Cameras: Request property owner to install security cameras throughout the shopping center parking lot with cameras facing points of ingress and egress.

Traffic Signal at 25th and Moray: Request the Council Office submit a letter to LADOT asking for a study to be conducted to determine if a traffic signal can be installed at 25th Street and Moray to assist with traffic safety in the area.

Sincerely,



Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

CC:

Pamela Thornton, Planning Director, CD-15 (Pamela.Thornton@lacity.org)

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