

August 15, 2006

Subject: Application for Non-Conforming Use of the Landmark Structure at 3030 T Street.

The NBNA is in agreement with the appellant, Mr. Jack Evans, in opposing the application for a non-conforming use gas station on this site. A survey conducted by the neighborhood association in 2005 indicates strong opposition. We request that Council deny the application for a non-conforming use, and adhere to the provisions of Alhambra Corridor Special Planning District design guidelines that encourage pedestrian friendly and neighborhood serving land use.

- **Site issues** include traffic circulation and T Street clientele. The owner says he will not sell alcohol. We have no assurance that he or subsequent operators will not return to council in future years requesting a permit to sell. We fear a repeat of the Washington Market. Currently, six liquor stores exist within a mile radius. The odd configuration of the corner of Alhambra & T creates an automobile bottleneck that will be made worse.
- **Site use** -no neighborhood need: There are several larger stations within a mile radius.

The market conditions and traffic analysis conducted by the appellant, Mr. Evans, is compelling. In addition to auto and pedestrian safety issues, and clientele problems, the business plan seems flawed. The viability of this site for any auto related uses ended decades ago. How does the owner believe he can create a profitable venture when there are several larger stations close by?

**If the application is approved, this location will be transformed from a passive nuisance to an attractive (attracting) nuisance.** A gas station is a wasted opportunity on this high visibility corner. We have already lost several opportunities in the Alhambra Triangle to create friendly streetscapes and livable neighborhoods in which pedestrians, cyclists and cars coexist. This site and others along Alhambra Blvd., have great potential to redefine and improve our neighborhood. This can only happen if land uses are appropriate to the site and surrounding neighborhood.

Neighbors would likely support reasonable building modifications for adaptive reuse for neighborhood serving businesses. Neighbors have said they would like food service or other professional and business services at this site. Several examples exist in California of successful reuse of obsolete filling stations. Thank you for your consideration.

Thank you

William Burg – Chair  
Newton Booth Neighborhoods Association