



# SOUTH SHORES CROSSING

CASE NUMBER: ZA-2023-2107-CU-1A

ENV-2023-2108-CE

Approved on 9/18/2024

Prepared For:

**STARBUCKS ADVISORY  
COMMITTEE**



Prepared By:

**ERWIN BUCY**  
Paragon Commercial Group  
133 Penn St  
El Segundo, CA 90245

# SOUTH SHORES CROSSING PROJECT UPDATES

## ① WESTERN AVENUE TREES

PCG BP LLC trimmed the trees on Western Avenue after receiving permits from the City of Los Angeles. The trees will be trimmed again immediately prior to opening.



Pictures from March 11<sup>th</sup>, 2025.

# SOUTH SHORES CROSSING PROJECT UPDATES

## 2 BANK OF AMERICA

All asbestos and lead base paint were abated after receiving all permits. Given the age of the existing bank building, the abatement was significant.

## 3 SIGNAGE

The sign located on W 25<sup>th</sup> Street and Moray Avenue is currently being retrofitted. The South Shores Crossing sign will identify South Shores Crossing as well as provide signage for Smart & Final, Starbucks, and the Auto Repair tenant.

**PROPOSED ELEV.**

SURVEY TAKEN

**EXISTING ELEV.**

**National Sign**  
a national corporation  
1000 WEST 116TH STREET, SUITE 100  
LOS ANGELES, CA 90024  
TEL: 310-521-0199  
WWW.NATIONALSIGN.COM  
LAD: 1000-000-0000

**Project Name:**  
San Pedro Crossing Shopping Center

**Address:**  
West 25th St / S. Western Ave  
Los Angeles, CA 90032

**Account Mgr.:**  
Steve Rosenbloom

**Approved by:**

**Date:**

**Drawing Number:**  
30353R3

**Revision:**

**Designer:** M. KOOT  
**Date:** 03/05/2025

**DF ILLUMINATED PYLON SIGN**

**Page 2**

**Scale:**  
1/4" = 1'-0"

THIS IS AN ORIGINAL UNREPRODUCED SIGNING. CREATED FOR YOUR PROJECT. NOT TO BE REPRODUCED WITHOUT THE PROJECT PLANNING AUTHORITY. IT IS NOT TO BE REPRODUCED FOR ANY OTHER PROJECT. ANY REPRODUCTION, COPY OR SIMILARITY SHALL BE AT THE USER'S RISK.

The sign materials to be submitted for the requirements of Article 60B of the Municipal Code shall be submitted in a separate submittal to the City of Los Angeles. This submittal shall include proper printing and proofing of the sign.

**Colors:**

- 1 DUNN EDWARDS DEE22 "WEATHER BOARD"
- 2 DUNN EDWARDS 104 "ALUMIN BARK"
- 3 COUNTRY LEDGE STONE - CAMEL COLOR
- 4 COLOR OFF OF STARBUCKS DARK PANELS
- 5 BLACK VINYL

**Sign Specs:**

|               |  |
|---------------|--|
| CABINET:      | EXISTING, PAINTED BY NSMC  |
| FACES:        | WHITE POLY CARBONATE WITH TRANSLUCENT VINYL OVERLAY                    |
| RETAINER:     | EXISTING, PAINTED BY NSMC  |
| DIVIDER BAR:  | NEW 2 1/2" PAINTED ALUMINUM DIVIDER BAR INSTALLED BY NSMC (BOTH SIDES) |
| POLE:         | PAINTED W/ STONE DETAIL AND CORNICE ADDED                              |
| ILLUMINATION: | RETROFIT WITH LED  |

ALL WIRING AND COMPONENTS TO MEET U.L. STANDARDS

## 3 CC&Rs

Per the operating documents of the shopping center, Smart & Final, who supports the Starbucks project, needs to approve the construction plans, staging area for Starbucks, and construction sequencing given the relocation of the driveway on Western. Currently in process and expected to finalize in the next 30 days.

# SOUTH SHORES CROSSING PERSPECTIVE

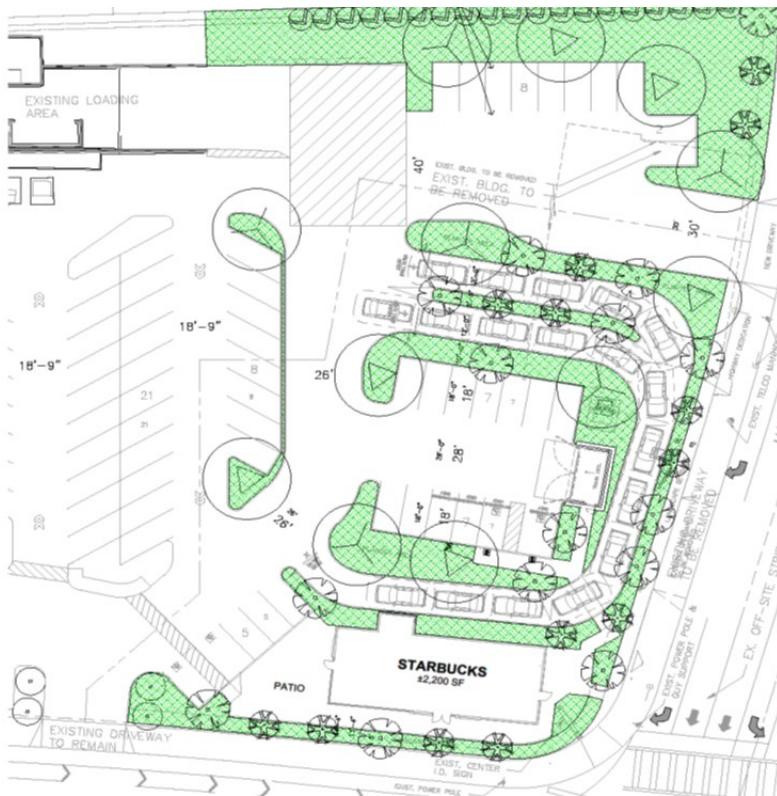
NADEL



25TH ST. & WESTERN AVE. (PROPOSED)

NADEL ARCHITECT STUDIO ONE

# SOUTH SHORES CROSSING LANDSCAPE PLAN



| PLANTING LEGEND              |   |                            |                |           |          |
|------------------------------|---|----------------------------|----------------|-----------|----------|
| SYMBOL                       | BOTANICAL NAME                                | COMMON NAME                | SIZE           | WATER USE | SPACING  |
| <b>TREES</b>                 |   |                            |                |           |          |
|                              | <i>Cercia occidentalis</i>                    | Western Redbud             | 15 GAL/24" BOX | V Low     | Per Plan |
|                              | <i>Lyonothamnus floribundus asplenifolius</i> | Fernleaf Catalina Ironwood | 15 GAL/24" BOX | Low       | Per Plan |
|                              | <i>Podocarpus gracilior</i>                   | African Fern Pine          | 15 GAL/24" BOX | Low       | Per Plan |
|                              | <i>Platanus x hispanica</i>                   | London Plane Tree          | 15 GAL/24" BOX | Low       | Per Plan |
|                              | <b>EXISTING TREE</b>                          |                            |                |           |          |
| <b>SHRUBS AND SUCCULENTS</b> |   |                            |                |           |          |
|                              | <i>Achillea millefolium</i>                   | Common Yarrow              | 5 Gal          | V Low     |          |
|                              | <i>Arctostaphylos 'Sunset'</i>                | Sunset Bush Manzanita      | 5 Gal          | V Low     |          |
|                              | <i>Artemisia californica 'Coastal Grey'</i>   | Coastal Sagebrush          | 5 Gal          | V Low     |          |
|                              | <i>Cleome isomeris</i>                        | Bladderpod                 | 5 Gal          | V Low     |          |
|                              | <i>Dudleya spp.</i>                           | Dudley Species             | 5 Gal          | V Low     |          |
|                              | <i>Eriogonum fasciculatum</i>                 | California Buckwheat       | 5 Gal          | Low       |          |
|                              | <i>Muhlenbergia rigens</i>                    | Deer Grass                 | 5 Gal          | Low       |          |
|                              | <i>Salvia leucophylla</i>                     | Purple Sage                | 5 Gal          | V Low     |          |
|                              | <b>HEDGE</b>                                  |                            |                |           |          |
|                              | <i>Dodonaea viscosa</i>                       | Green Hopseed Bush         | 15 Gal         | Low       |          |

## TREES



*Cercis occidentalis*  
Western Redbud



*Lyonothamnus floribundus asplenifolius*  
Fernleaf Catalina Ironwood



*Podocarpus gracilior*  
African Fern Pine



*Platanus x hispanica*  
London Plane Tree

## SHRUBS, GRASSES, AND ACCENT PLANTS



*Achillea millefolium*  
Common Yarrow



*Artemisia californica 'Coastal Grey'*  
Coastal Sagebrush



*Eriogonum fasciculatum*  
California Buckwheat



*Salvia leucophylla*  
Purple Sage



*Cleome isomeris*  
Bladderpod



*Arctostaphylos 'Sunset'*  
Sunset Bush Manzanita



*Dudleya spp.*  
Dudley Species



*Muhlenbergia rigens*  
Deer Grass



*Dodonaea viscosa*  
Green Hopseed Bush

# SOUTH SHORES CROSSING SITE PLAN

## Overall Summary

Land ±4.3 AC ±187,480 SF  
 Building 35,727 SF  
 Coverage 19%

Parking Required 156 stalls  
 Parking Provided 187 stalls  
 Parking Ratio 5.2 /1,000

## New Parcel

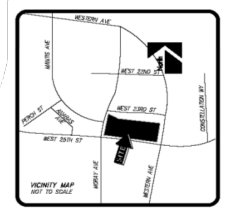
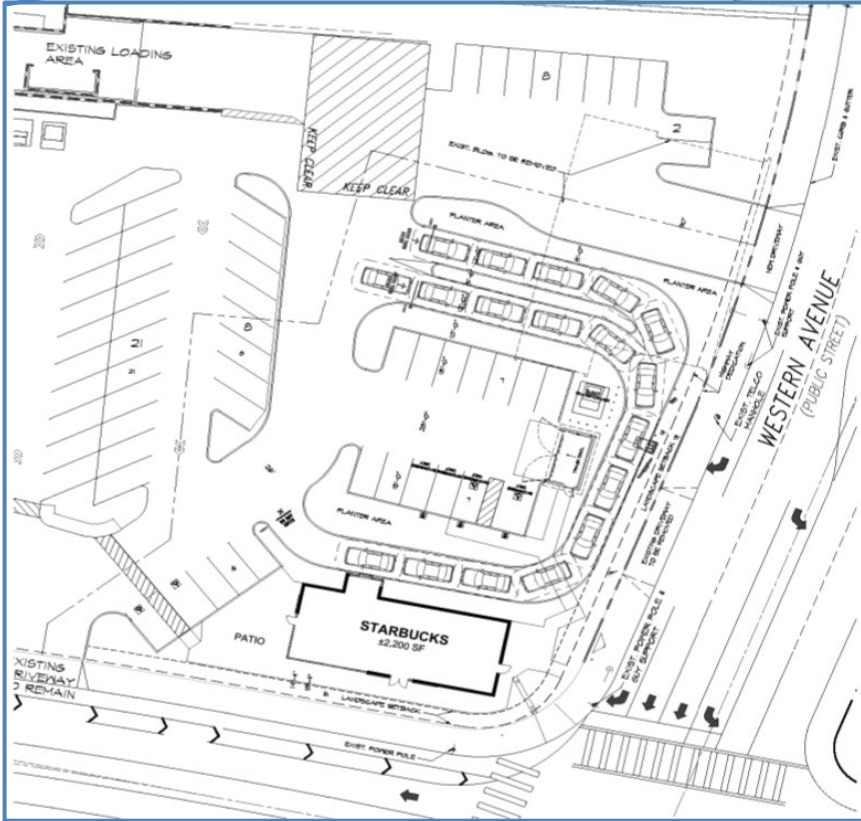
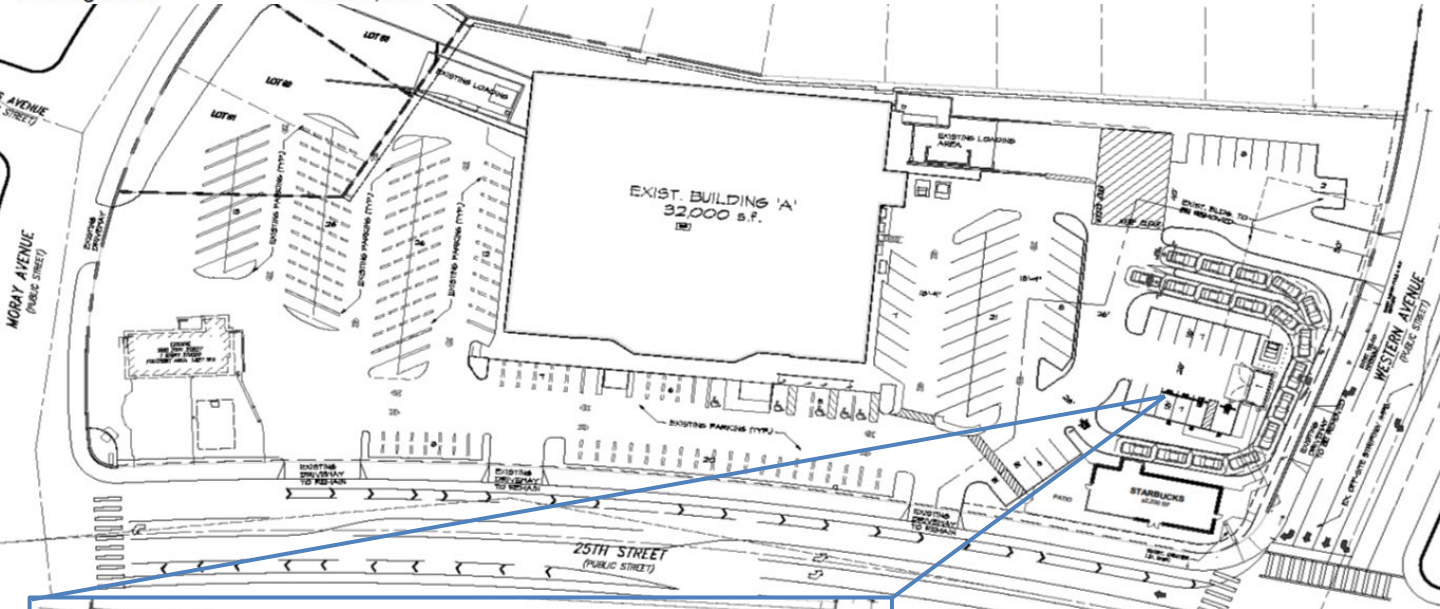
Land ±.72 AC ±31,295 SF  
 Building 2,200 SF

Parking Required 22 stalls  
 Parking Provided 22 stalls  
 Parking Ratio 10 /1,000

ZONING: [Q]C2-1XL

Setback Requirements:  
 Front Yard - Not Required  
 Side & Rear Yard- Not Required

Landscape Setback Requirements:  
 Street Adjacent - 5'-0"



NADEL STUDIO ONE, INC.  
 1990 S. BRANDY DR., SUITE 400  
 LOS ANGELES, CA 90025  
 T: 310.824.3100 F: 310.824.0182  
 WWW.NADLAC.COM  
 DATE: AUGUST 7, 2023  
 NADEL JOB#: 22067

# NADEL