

85-0515

MAR 4 2014

PUBLIC WORKS & GANG REDUCTION

## MOTION

The Los Angeles County Metropolitan Transportation Authority (Metro), McCormack Baron Salazar (Developer), a nationally acclaimed leader in affordable urban housing development, and its partners are moving forward on the second phase of a mixed-income, mixed-use transit-oriented joint development at the Wilshire/Alvarado Red Line Subway Station in Council District 1. The project is part of Metro's Joint Development Program which seeks to secure the appropriate private and/or public sector development on Metro-owned property at and adjacent to transit stations and corridors. Phase 1 involving the construction of 90 units of affordable rental housing above approximately 15,000 square feet of ground floor retail space and residential, retail and commuter parking was completed in 2013. Phase 2 includes the development of 81 low-income rental units and 1 non-restricted managers unit and up to approximately 17,310 square feet of retail/commercial space on the ground floor.

The site located at 660-686 S. Alvarado, known as 678 S. Alvarado Street, has secured entitlement approvals for Phase 2 under Case Nos. ZA 2008-962-ZAA-SPR-DB and Tentative Tract Map No. 69367-CN. The approved development necessitates that a certain portion of the 15 foot wide alley easterly of Alvarado Street, westerly of Westlake Avenue, northerly of 7<sup>th</sup> Street, and southerly of Wilshire Boulevard as described in the attached legal description, be vacated in accordance with Ordinance No. 92,678 so that the area can be incorporated into the building site as approved under VTT 69367.

The City Council originally initiated the alley vacation under Council File No. 85-0515. The Council action initiated the vacation of two public alleys (one east of Alvarado Street and west of Westlake Avenue, north of 7<sup>th</sup> Street, and the other east of Westlake Avenue, north of 7<sup>th</sup> Street) and issuance of revocable permits to Metro to construct the Red Line and related station improvements. The alley east of Westlake Avenue, north of 7<sup>th</sup> Street was vacated under Ordinance 178,790 and Resolution to Vacate No. 10-1400585. While Metro has completed all Red Line station improvements occupying the alley area west of Westlake Avenue, the alley vacation process technically was not finalized and completed. In 2001, Council File No. 85-0515 was terminated.

As approved by the City of Los Angeles, Phase 2 is ready to begin construction and must commence by March 24, 2014, in order to comply with affordable housing financing requirements. Issuance of a revocable permit and approval of the alley vacation will allow the start of construction by March 24, 2014, prior to the approved tract map recording.

In order to commence excavation work and related activities within the current dedicated alley public right-of-way in advance of recordation of the final map, the Developer will need to obtain approvals of a revocable permit and alley vacation from the Bureau of Engineering.

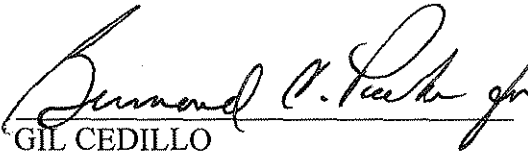
**I THEREFORE MOVE** that the City Council:

1. Instruct the City Clerk to reactivate Council File No. 85-0515 to active status;
2. Instruct the Bureau of Engineering with the assistance of the City Attorney to prepare the necessary resolution to complete the vacation initiated under Council File No. 85-0515;



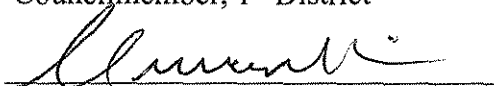
3. Waive Conditions No. 1, 2 and 14 imposed under the vacation approved under Council File No. 85-0515; and
4. Authorize the Bureau of Engineering to issue a revocable permit, subject to the applicant satisfying the conditions for issuing such permit to close, gate, occupy, demolish, excavate and start construction over the existing alley prior to the recordation of the final map 69367-CN.

PRESENTED BY:



GIL CEDILLO  
Councilmember, 1<sup>st</sup> District

SECONDED BY:



ORIGINAL

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