

12-1378-S1
C05

PLANNING & LAND USE MANAGEMENT
TRANSPORTATION

MOTION

NOV 16 2012

Hollywood Theater Company, the property owner, is in the process of obtaining certain permits for the grading and construction of a project with 34 residential apartment units, ground floor retail and a two level subterranean parking garage, located at 10925-10927 West Lindbrook Drive and 1130-1140 S. Gayley Avenue. These permits include, but are not limited to, a revocable permit into the public right of way for subsurface construction (No. 2012000231), a subsurface vacation (No. VACE1401209), a grading permit (No. 12030-10000-05459), and a building permit (No. 12010-10000-01903). The purpose of the revocable permit is to allow for the earliest possible issuance of the grading and building permit prior to the approval of the subsurface vacation.

On October 4, 2012, the West Los Angeles Area Planning Commission (the "Commission") approved various land use entitlements for the project, as set forth in APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP, and adopted the Mitigated Negative Declaration (ENV-2010-447-MND-REC). The Commission did not require any street widening as a condition of approval. The Commission found that because the project will not create any trips on a daily basis, it is exempt from the requirements of the West Los Angeles Transportation Improvement and Mitigation Specific Plan (Ord. No. 171,492), which may entail highway dedications and improvements for projects over a minimum trip threshold.

The Commission also found that the Transportation Element of the General Plan will not be affected by the approval. Both Gayley Avenue and Lindbrook Drive are Secondary Highways, which require a 90 foot right-of-way width, including a 10 foot sidewalk width on both sides of the street, in LADOT's Standard Street Dimensions. Gayley Avenue is developed to its full right-of-way width of 90 feet, which includes a 10 foot sidewalk along the project frontage. Lindbrook Drive is developed to a right-of-way width of 85 feet, including a 10 foot sidewalk along the project frontage.

The revocable permit and subsurface vacation applications request (i) a 2.5 foot subsurface extrusion, at least 10 feet below the street level, under the existing public right of way along Lindbrook Drive, and (ii) a 10 foot subsurface extrusion, at least 10 feet below the street level, under the existing public right of way on Gayley Avenue. The proposed revocable permit and subsurface vacation area are not within the four foot section of the right of way to a depth of five feet reserved for the Department of Public Works in Los Angeles Municipal Code Section 62.03.

On September 5, 2012, the City Council adopted a motion to initiate street vacation proceedings, and to direct the Bureau of Engineering to investigate the feasibility of the vacation request and to present its report to the Public Works Committee. (Council File No. 12-1371)

The property owner desires to commence grading and construction of the project as soon as possible, which will provide construction jobs to City residents and will improve a current vacant lot in Westwood Village.

I THEREFORE MOVE that the City waive all highway dedication and improvement requirements for the project, as set forth in Los Angeles Municipal Code Section 12.37, and determine that additional dedication and street widening is not necessary to meet the mobility needs for the next twenty years.

I FURTHER MOVE that the City waive all subsurface dimension limits in the Los Angeles Municipal Code for construction of a private garage under the public right of way, while reserving an area between the face of an existing or future curb and four feet back of such curb face to a depth of five feet along Lindbrook Drive and Gayley Avenue for use by the Department of Public Works.

I FURTHER MOVE that the City direct the Bureau of Engineering to process and issue a revocable permit for the project and direct the Los Angeles Department of Building and Safety to process and issue a grading and building permit for the project to allow the commencement of grading and construction work of the subterranean garage prior to issuance of the final subsurface vacation approval.

I FURTHER MOVE that the City direct the Bureau of Engineering to provide indemnification language applicable to subsurface vacations for use in the revocable permit and subsurface vacation on this property.

PRESENTED BY:

Paul Koretz
PAUL KORETZ
Councilmember, 5th District

SECONDED BY:

[Signature]

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NOV 16 2010