

MOTION

Rolland Curtis Partners, LLC is the owner of a site located at 1077 West 38th Street in the South Los Angeles Community Plan area in Council District 8. The Owner is proposing a mixed use project containing 140 residential units including 138 deed restricted affordable units and approximately 8,000 square feet of commercial space ("project"). The project is proposing a commercial space programmed with philanthropic uses providing medical services to the local community and office space. The site's proximity, located with 500 feet of the Expo Light Rail stop at Vermont Avenue provides a great transit opportunity.

The City of Los Angeles has established a policy of promoting mixed-use development, mixed-income housing, and revitalization near transit. Redevelopment of this site has fulfilled these public policy goals, establishing a mix of residential and commercial uses, locating density near employment centers and near transit, creating job opportunities, and revitalizing the project site by creating an active pedestrian environment.

In an effort to improve the pedestrian experience, the owners of the project propose to consider 38th Street as a non-continuous local street to permit a 9-foot sidewalk, including a 5-foot concrete sidewalk and a 4-foot grass parkway, and an 18-foot half roadway width. This expansion of the sidewalk would maintain the existing lane configuration on 38th Street between Wisconsin Street and Budlong Avenue which is a Local Street, with a right-of-way width of approximately 50 feet and a 25-foot half right-of-way. According to the Street Standards, a local requires a 30 foot half right of way and 10-foot sidewalk. However, a non-continuous local street requires a 9-foot sidewalk with only a 27-foot half right of way.

Additionally, the owner seeks to amend Exposition Boulevard to permit a 10-foot sidewalk, including a 6-foot concrete sidewalk (inclusive of a 4-foot sidewalk easement) and a 4-foot grass parkway, and a 35-foot $\frac{1}{2}$ roadway. This improvement would maintain the existing lane configuration on Exposition Boulevard between Wisconsin Street and Budlong Avenue which is a Secondary Highway, with a right-of-way a variable width of mostly 44 feet and a 35-foot half roadway. The street standard is variable due to recent improvements generated as part of the Expo Light rail project. According to the Street Standards, a Secondary Highway requires a 90 feet and a half-width of 45 feet.

The owners of the project propose to improve the pedestrian experience with a larger sidewalk accommodating pedestrian path of travel and other pedestrian enhancements. The sidewalks will also create full width sidewalks including pedestrian friendly street trees. Additional commercial uses have the added benefit of attracting more pedestrian activity which will help to activate the surrounding area.

I THEREFORE MOVE that the City Council direct the Bureau of Engineering, with the assistance of the City Attorney, Department of Transportation, Bureau of Street Lighting, and the Planning



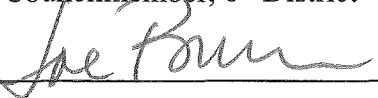
Department work cooperatively with the applicant through the Permit Process designate 38th Street as a non-continuous local street, and the Exposition Boulevard sidewalk widening.

I FURTHER MOVE that the Department of Transportation be directed to work cooperatively with the applicant to allow for a 18-foot half roadway width on 38th Street and a 35-foot half roadway on Exposition Boulevard between Wisconsin Street and Budlong Avenue.

I FURTHER MOVE that the Bureau of Street Lighting be directed to work cooperatively with the applicant in deterring the movement of existing street lights during the widening of this sidewalk.

PRESENTED BY: 

Bernard C. Parks
Councilmember, 8th District

SECONDED BY: 

ORIGINAL