

14-0694

MAY 27 2014

PLANNING & LAND USE MANAGEMENT

MOTION

There is a great need for opportunities for first time home buyers to purchase affordable single family homes within the Wilmington-Harbor Gateway Plan Area. The city has owned a 1.36 acre (59,177 square feet) vacant unimproved lot surrounded by single family homes located at the corner of L Street and Lecouvreur Street, Wilmington, CA 90744, (Assessor's Parcel Number: 7423-026-900), since 1947.

The site was leased until 1990 for oil production. At the conclusion of the lease agreement the oil wells were abandoned and the property was cleaned up as required. Since 1990 the property has sat vacant.

A couple of years ago, the General Services Department, Asset Management Division, in conjunction with the then Community Redevelopment Agency released a Request for Proposals (RFP) to select a qualified developer, who would acquire the subject site from the city to develop and sell affordable single-family homes.

Habitat for Humanity of Greater Los Angeles was awarded the winning bid and plans to develop the site with nine single-family small lots. The following land use entitlements are necessary to permit construction of this unique single-family development project:

- 1) A Zone Change from the existing R1-1 (single family, height district 1) zone to the [T][Q] RD5-1 (Permanent Tentative and Qualified conditions, Restrictive Density Multiple Dwelling, height district 1) zone.
- 2) Filing of a Small Lot Subdivision Tract Map.
- 3) Filing of an Environmental Assessment Form.

I THEREFORE MOVE that the Council instruct the Planning Department, to initiate proceedings for a zone change application, pursuant to Municipal Code Section 12.32, from the R1-1(Single Family) zone to the [T][Q] RD5-1 (Restricted Density Multiple Dwelling) zone, for the property located at the corner of L Street and Lecouvreur Street, Wilmington, CA 90744, (Assessor's Parcel Number: 7423-026-900).

I FURTHER MOVE that the Council instruct the Planning Department, with the assistance of the General Services Department, to expedite the processing of all necessary applications including the required Environmental Assessment Form, and filing of a Small Lot Subdivision Tract Map, to enable the development and sale by Habitat for Humanity of Greater Los Angeles of nine affordable single family small lot homes.

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~~MAY 23 2014~~

PRESENTED BY: *Joe Buscaino*
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY: *Joe Faizal*

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