

MOTION

PLANNING & LAND USE MANAGEMENT

On February 26, 2015, the Zoning Administrator approved a conditional use Case No. ZA 20132368-CU to allow an automotive fueling use operating 24 hours a day, seven days a week, located at 1262512633 North Glenoaks and 14071 West Hubbard Street (at the northwest corner.) This project is situated on a larger parcel that is part of a shopping center complex, where a gas station was previously sited.

As part of the project approval, the Bureau of Engineering and Department of Transportation (DOT) recommended to the zoning administrator road widening and dedication along both Glenoaks Boulevard and Hubbard Street, and at the corner radius. The applicant was also required to perform any necessary removal and reconstruction of existing improvements in connection with the street widening.

The applicant states that widening the streets is not feasible at this time and would provide no benefit to improving or enhancing traffic flow. DOT stated in their April 30, 2014 traffic assessment letter, that the traffic generated from the project will not impact the six studied intersections. It is further stated that an "essential nexus" does not exist between the requested dedications and the insignificant traffic impacts generated by the proposed project that would justify the imposition of the improvements. Also, it is unlikely that Glenoaks Boulevard and Hubbard Street adjacent to the site will be widened within the foreseeable future.

Widening and associated improvements will place an undue burden on a project that is expected to mainly serve shopping center customers and which is located on the site of a previous gas station. It is appropriate that these improvements be modified.

I THEREFORE MOVE that the Department of City Planning, with the assistance and cooperation from the Bureau of Engineering and Department of Transportation, be authorized to modify Case No. ZA-2013-2368(CU), approved February 26, 2015, relative to automotive fueling use at 12625-12633 North Glenoaks Boulevard and 14071 West Hubbard Street (northwest corner), as follows:

Recommendations from Other Agencies: Bureau of Engineering and Department of Transportation:

- (1) Waive roadway widening requirements and associated improvements as recommended by the Bureau of Engineering and the Department of Transportation along 12625-12633 North Glenoaks Boulevard and 14071 West Hubbard Street, in that there are no traffic impacts to warrant widening and widening would create an awkward alignment fronting the property;
- (2) Require the applicant be to provide a 2-foot dedication and a 12-foot sidewalk along Glenoaks Boulevard and a 20-foot radius property line return at the intersection with Hubbard Street;
- (3) Require the applicant to provide a 7-foot dedication and widen the existing 8 foot sidewalk along Hubbard Street to 12 feet; and,
- (4) Replace the existing bus shelter pad on Hubbard Street to improve safety for bus riders.

I FURTHER MOVE that the applicant be required to repair any broken, off-grade, or bad order concrete curb, gutter and sidewalk along the property frontages, close any used driveways and construct new curb ramps as needed, and upgrade all improvements to comply with ADA requirements.

PRESENTED BY: 
FELIPE FUENTES
Councilmember, 7th District

SECONDED BY: 



JUN 16 2015

ORIGINAL