

MOTION

NASH-Holland Bixel & Lucas Investors, LLC is the Owner-Applicant of a site located at 1110, 1120 and 1136 W. 6th Street in the Westlake Community Plan area in Council District 1. The Owner is proposing a high-density mixed-use development with 648 residential units, 27 of which will be designated to serve very-low income households, and approximately 26,000-square feet of neighborhood-serving commercial space (“project”) which will contribute toward the economic revitalization of the Wilshire Boulevard corridor in the Central City West neighborhood. The project fronts Bixel Street to the east, W. 6th Street to the north and Lucas Avenue to the west.

The Central City West Specific Plan designates Lucas Avenue as a “Modified Secondary Highway”. Lucas Avenue has an existing public right-of-way width of approximately 60-feet and an existing half right-of-way of 30-feet. Lucas Avenue abutting the project is currently improved with a roadway of approximately 40-feet in width and a half roadway of approximately 20-feet in width with an approximate 10-foot wide sidewalk. The Central City West Specific Plan requires that Lucas Avenue between Beverly Blvd. and 6th Street provide a 90-foot right-of-way and a 45-foot half right-of-way, which requires a 33-foot half roadway and a 12-foot sidewalk on each side of the centerline. The Specific Plan requires that a 15-foot dedication be provided in order to complete a 45-foot half right-of-way on Lucas Avenue, in addition to a 13-foot roadway widening abutting the project. (Project frontage beginning approximately 125-feet south of the centerline of W 6th Street and ending approximately 410-feet south of the centerline of W 6th Street).

Consistent with standards for the Central City West Specific Plan, the project shall dedicate 15-feet to complete a 45-foot half right-of-way. The adaptive reuse of the existing medical office building at 1136 W 6th Street (immediately to the north of the project at Lucas Avenue and Sixth Street) and the existing parking garage at 636 Lucas Avenue (to the south of the project), however, preclude the improvements to Lucas Avenue with the roadway widening adjacent to the project. In lieu of the roadway widening improvements to Lucas Avenue, the Owner-Applicant proposes to provide a **variable width sidewalk** approximately 25-feet wide, and a variable width half roadway approximately 20-feet wide, in lieu of the required 13-foot roadway widening abutting the project. (Project frontage beginning approximately 125-feet south of the centerline of W 6th Street and ending approximately 410-feet south of the centerline of W 6th Street). The proposed configuration will preserve and enhance the project’s pedestrian-orientation while continuing to facilitate vehicular traffic movement on Lucas Avenue.

I THEREFORE MOVE that the City Council direct the Department of City Planning, with assistance from the City Attorney, in coordination with the Bureau of Engineering, Bureau of Street Lighting and the Department of Transportation to work cooperatively with the Owner-Applicant through the permit processes to modify the street standards for Lucas Avenue to allow for a 20-foot variable width half roadway, and to maintain the existing curb location with a 25-foot variable width sidewalk along the east side of Lucas Avenue beginning approximately 125-feet south of the centerline of W 6th Street and ending approximately 410-feet south of the centerline of W 6th Street.

Presented by: Gil Cedillo
 Gilbert Cedillo
 Councilmember, First District

Seconded by: _____


 JUL 1 2015

ORIGINAL