

MOTION


Interest has been expressed regarding the development of two under utilized Department of Transportation (DOT) parking lots. The first is located at 4600-4616 W. Washington Boulevard, which is comprised of two parcels (APN 506-101-4900). The second lot is located directly across the street at 4601-4615 W. Washington Boulevard and is comprised of three parcels (APN No. 5071025-901, 5071-025-902 and 5071-025-903).

The lots include non-metered, surface parking of 21 and 60 spaces respectively. Current zoning is industrial. The surrounding community is seeking, as expressed by the Mid-City Neighborhood Council, additional mixed-use residential opportunities, which includes above ground level commercial/retail uses, rental units and parking.

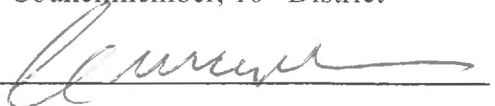
Development entities have also inquired as to mixed-use development opportunities at these locations. Given the varied expressions of interest in these properties, it is opportune and timely for City staff to review the economic and housing opportunities which are possible for the mixed-use development of these parking lots. Of particular interest, are projects that consider the replacement of existing surface parking spaces, provide mixed-use ground floor commercial with above ground market rate housing, with affordable housing units.

I THEREFORE MOVE that the Department of General Services, with the assistance and cooperation of the Department of Transportation, the Housing and Community Development Department, the Chief Legislative Analyst, and Council District 10, be instructed to develop an economic development plan for City owned property located at 4600-4616 W. Washington Boulevard and 4601-4615 W. Washington Boulevard (APNs 506-101-4900, 5071025-901, 5071-025-902 and 5071-025-903) including negotiating the terms and conditions of a long-term ground lease of the properties to any prospective developers in accordance with City policies and practices.

PRESENTED BY:


HERB J. WESSON, JR.
Councilmember, 10th District

SECONDED BY:



ORIGINAL

JUN 22 2016

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