

VAC-E1401152 Additional Conditions

Property Development Centers (“PDC”), a subsidiary of Safeway Inc., has developed plans to construct two new commercial buildings for the existing Vons’ shopping center located at 7307 North Figueroa Street in Eagle Rock, California (the “Project”). The project consists of two structures, totaling approximately 17, 627 square feet of retail building space. Construction of the Project began approximately in January of 2013 and is scheduled to be complete approximately four (4) months after the alley vacation referenced below is finalized and all relevant building permits are issued.

The Project involves the vacation of an alley southwest of Genevieve Avenue in Eagle Rock; however, prior Council action to vacate this alley (VAC-E1401152/CF 10-0224) expired for various reasons. PDC or Vons has received approval of vacation of the aforementioned alley. Thus, PDC desires to resume construction immediately.

CD 14 respectfully asks the following be added as additional improvement 6F to the Bureau of Engineering’s report:

“Widen La Loma Road by 4 feet on the southside, construct integral curb and gutter and an 8 foot sidewalk between Figueroa Street and the driveway at station 6+33 as described in plans index P-37640.”

Additionally we request the following be included as conditions of the Public Works & Gang Reduction Committee approval:

1. The applicant shall apply for the appropriate permits, along with paying or posting the applicable fees or bonds; and
2. Improvements will be constructed as shown on those plans and specifications for the Project created by The DLR Group and dated May 31, 2013 (Identification No. Bulleting #4), as summarized on the attached drawings (97 pages attached).
3. Vons will conduct an upgrade and remodel of existing grocery store as approved by Vons.
4. Site operator will maintain Project construction fence and adjacent right of way free of trash, debris and graffiti.
5. PDC will conduct daily maintenance of sidewalk trash receptacles in perpetuity.
6. PDC will relocate construction trailers and portable toilets to the back of the existing grocery building away from neighboring residential properties.
7. PDC will prepare a poster with Project construction information and renderings to be posted on interior of existing grocery store.