

11-1684-S1

PUBLIC WORKS &amp; GANG REDUCTIO

## MOTION

The proposed mixed use development project located at 915 North La Brea Avenue in Council District 5 will widen the north side of Willoughby Avenue by relocating the curb and gutter 5 feet north, and thereby creating a street half width of 20 feet along the limits from the intersection of La Brea Avenue, west to the driveway opposite Detroit Street.

The mixed use development project will also widen the north side of Willoughby Avenue in the same manner along the limits of the western property line, east to 35 feet east of the western most driveway. This leaves the remaining limit of Willoughby Avenue frontage between the driveway opposite Detroit Street and 35 feet east of the western most driveway, not widened with a street half width of 15 feet.

The widening of Willoughby Avenue matches Condition #1 prescribed in the project's determination (DIR 2011-1043-SPR). The Bureau of Engineering's (BOE) street standard designation prescribes that the entire length of Willoughby Avenue is to be widened. However, the entire street widening is not necessary for the street frontage.

The Department of Transportation reviewed the project's Traffic Impact Analysis report and compiled *Case No. CEN 11-5655 Revised Traffic Impact Analysis for the Mixed-Use Development at the Northwest Corner of La Brea Avenue and Willoughby Avenue Report*, dated April 1, 2011. In this report, under project requirements #1 & #3, DOT asks for a 2 foot sidewalk easement along the north side of Willoughby Avenue to create a 12 foot wide sidewalk. This additional 2 foot sidewalk easement (for a 12 foot wide sidewalk) does not match the prescribed street standard from the Bureau of Engineering. BOE's street standard calls for a 10 foot wide sidewalk. However, the Department of Transportation should note that a two foot sidewalk easement (to create a 12 foot sidewalk) is not required or implemented by this development.

The project's Planning Case No. CPC 2005-6163-GPA-ZC-ZV-SPR states in Condition of approval #(T)6 as follows: "A minimum of 40-foot reservoir space be provided between any security gates and the property line". The project includes a reservoir space of 35 feet at its shortest length. However since the project provides two lanes of entry into the retail parking area, the project offers over 70 feet of reservoir space. Therefore, the Department of Transportation, Bureau of Engineering, and Planning Department should note that the project does provide 40 feet of reservoir space.

**I THEREFORE MOVE** that the Council direct the Bureau of Engineering to waive the widening requirement prescribed in the project's determination, DIR 2011-1043 SPR, inasmuch as the north side of Willoughby Avenue is not required for the entire frontage of the property. The 5 foot widening is only required along the limits from the intersection of La Brea Avenue, west up to the driveway opposite Detroit Street, and along the limits from the western property line, east up to 35 feet east of the western most driveway.

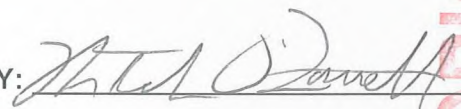
**I FURTHER MOVE** that the Council direct the Department of Transportation to continue the 10 foot wide standard for the sidewalk along Willoughby Avenue, and dispense of the additional 2 foot sidewalk easement, and to accept the project as proposed with 40 feet of reservoir space.

PRESENTED BY:



PAUL KORETZ  
Councilmember, 5<sup>th</sup> District

SECONDED BY:



November 27, 2013

ORIGINAL