

12-0444

MAR 23 2012 PUBLIC WORKS

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**MOTION**

Thermo Grand Avenue, LLC is the owner of a site located at 710-798 South Grand Avenue and 701-799 S. Olive Street in the Central City Community Plan area in Council District 9. The Owner is proposing a high-density mixed use project with 700 residential units and approximately 29,250 square feet of neighborhood-serving commercial space ("project").

The City of Los Angeles has established a policy of promoting mixed-use development, mixed-income housing, and revitalization. Redevelopment of this site has fulfilled these public policy goals, establishing a mix of residential and commercial uses, locating density near employment centers and near transit, creating job opportunities, and revitalizing the project site by creating an active pedestrian environment.

In an effort to improve the pedestrian experience and to provide outdoor seating for the restaurants along the street frontage in conformance with the enacted Downtown Design Guidelines, the owners of the project propose to modify the street standard of 8<sup>th</sup> Street to permit a 22-foot sidewalk and a 23-foot half roadway width. This expansion of the sidewalk would maintain the existing lane configuration on 8<sup>th</sup> Street between Olive Street and Grand Avenue which is a Modified 1-Way Secondary Highway, with a right-of-way width of approximately 80 feet requiring a 45-foot half right-of-way. According to the Downtown Street Standards, Modified 1-Way Secondary Highways between Figueroa Street and Olive Street requires a 33-foot half roadway, 12-foot sidewalk and an average 5 foot sidewalk easement on the north side of the street.

The owners of the project propose to improve the pedestrian experience with a larger sidewalk accommodating outdoor seating for restaurants, pedestrian path of travel and other pedestrian enhancements. Large sidewalks will also create the ability to provide street trees with larger canopies further promoting the pedestrian experience and providing additional environmental benefits. The ground level retail uses will be neighborhood serving and it is the owners' goal to bring a small neighborhood serving grocery market within the first construction phase. Additional commercial uses have the added benefit of attracting more pedestrian activity which will help to activate the streets in the surrounding area.

Additionally, Grand Avenue is a designated Modified 1-Way Major Highway – Class II with an existing public right-of-way width of approximately 100 feet and a half right-of-way of 50 feet. Modified 1-Way Major Highways – Class II, between 7<sup>th</sup> Street and the I-10 Freeway are required to provide a 90 foot wide right-of-way, a 45-foot half right-of-way which includes a 28-foot half roadway and a 17-foot sidewalk. Consequently, Grand Avenue is over dedicated along the project site by 5 feet.

Consistent with the owner's goal of enhancing the pedestrian experience, the owner proposes to provide this improvement at ground level and extend the building over the sidewalk above the second floor. This design, coupled with a 7-foot average sidewalk easement required along Grand Avenue, will provide a more walkable environment at street level and will also help break up the building's massing which are consistent design goals and objectives of the Downtown Design Guidelines.

**I THEREFORE MOVE** that the City Council direct the Bureau of Engineering, with the assistance of the City Attorney, Department of Transportation, Bureau of Street Lighting, and the

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Planning Department work, cooperatively with the applicant through the B-Permit Process regarding the 8<sup>th</sup> Street sidewalk widening and Grand Avenue 5 foot street vacation.

**I FURTHER MOVE** that the Department of Transportation be directed to work cooperatively with the applicant to allow for a 23-foot half roadway, 22-foot sidewalk and no sidewalk easement on the north side of 8<sup>th</sup> Street between Olive Street and Grand Avenue.

**I FURTHER MOVE** that the Bureau of Street Lighting be directed to work cooperatively with the applicant in deterring the movement of existing street lights during the widening of this sidewalk.

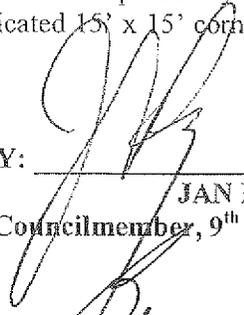
**I FURTHER MOVE** that the Planning Department, Bureau of Engineering and Department of Transportation through the Downtown Streets Standards Committee update the Street Standards to reflect these street cross sections.

**I FURTHER MOVE** that the Bureau of Engineering, the Planning Department and any other appropriate City department, bureau or agency, be directed to work cooperatively with the applicant through the B-Permit process to provide a new curb and gutter to reflect the half street width, and explore the feasibility of non-standard drainage options, if necessary, to direct storm runoff from the public sidewalk into the public storm system for 8<sup>th</sup> Street.

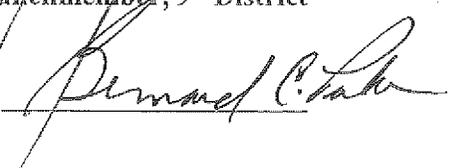
**I FURTHER MOVE** that the Bureau of Engineering, the Planning Department and any other appropriate City department, bureau or agency, be directed to work cooperatively with the applicant through the B-Permit process to vacate 5 feet of previously dedicated land for the entire length of the project site along Grand Avenue, including the required corner cut at the intersection with 8<sup>th</sup> Street above elevation 281.75'.

**I FURTHER MOVE** that the Bureau of Engineering, the Planning Department and any other appropriate City department, bureau or agency, be directed to work cooperatively with the applicant through the Vacation process to vacate the previously dedicated 15' x 15' corner cut at the intersection of Olive Street & 8<sup>th</sup> Street above elevation 281.75'.

PRESENTED BY: \_\_\_\_\_

  
JAN PERRY  
Councilmember, 9<sup>th</sup> District

SECONDED BY: \_\_\_\_\_



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