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13-0047

MOTION

JAN 9 2013

On July 17, 2012 the Department of City Planning approved Director Site Plan Review Case #DIR-2012-149-SPR for the construction of a new 364,172 square-foot service building with seven levels of parking, and an addition of 4,388 square feet to an existing showroom/offices for a total of 368,560 square feet, for an automotive dealership located at 1801 S. Figueroa Street in Council District Nine.

The Bureau of Engineering requirements are for dedication are 2.5 feet on both Washington Boulevard and Figueroa Street, and two feet on Georgia Street. No dedication is required on 18th Street, but a 15-foot by 15-foot diagonal corner cut dedication is also required at each intersection fronting the project. Any dedication over existing structures that are not scheduled for demolition will be deferred. The Bureau of Engineering is recommending widening of approximately 6.5 feet on both Figueroa Street and Washington Boulevard, and widening of two feet on 18th Street. Recommended improvements on 18th Street are limited to repair of damaged curb, gutter, and sidewalk.

The Bureau of Street Services' Urban Forestry Division may have additional requirements. Since both Figueroa Street and Washington Boulevard are major streets, the Department of Transportation may require an additional five feet of dedication and five feet of widening on those streets.

Additionally, the required street widening and improvements required for Figueroa, Georgia, Washington Boulevard and 18th Street are cost prohibitive and will prevent the project from being constructed. The required widening and improvements represent a huge amount of additional expenses and extraneous delays in construction that were not planned for and the only mechanism to provide an exemption for this special circumstance is a Council motion.

I THEREFORE MOVE that the City Council instruct the Department of City Planning, with assistance from the Bureau of Engineering, the Department of Transportation and the Department of Building and Safety to waive the street dedication and associated improvements related to the Director Site Plan Review Case #DIR-2012-149-SPR: 1801 South Figueroa Street.

PRESENTED BY: _____

JAN PERRY
Councilmember, 9th District

SECONDED BY: _____

ORIGINAL