

13-0491  
CD 14

MOTION

PUBLIC WORKS

Alpine Group, LLC is the Owner of two sites (the "site") located at 416-440 W. Pico Blvd. and 500-526 W. Pico Blvd./1300 S. Flower St. in the Central City Community Plan area in Council District 14. The Owner is proposing a mixed-use project with 419 residential units and approximately 42,000 square feet of neighborhood-serving commercial space (case number CPC-2012-1665-TDR-ZV-SPPA-SPR or "project").

The City of Los Angeles has established a policy of promoting mixed-use development, mixed-income housing, and revitalization. Redevelopment of this site fulfills 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.

The existing right-of-way width is approximately 72-feet, with an existing roadway width of 48-feet, and the Downtown Street Standards currently require a half right-of-way of 50-feet, consisting of a 35-foot half width roadway and 15-foot sidewalk, plus an average 3-foot sidewalk easement. The existing half right-of-way is 36-feet consisting of a 24-foot half-roadway and 12-foot sidewalk. In an effort to enhance the pedestrian experience, the Owner of the project proposes to modify the street standard of Pico Blvd. to permit a 12-foot sidewalk and a 28-foot half roadway within a forty-foot half right-of-way width, in addition to the average 3-foot variable width sidewalk easement.

The Owner would provide the 4-foot dedication and 3-foot variable-width sidewalk easement along Pico Boulevard to attain the aforementioned half right-of-way. The proposed average three-foot wide sidewalk easement would extend from six inches beneath sidewalk grade to 18 feet above finished sidewalk grade with the building extending over the sidewalk easement above the ground floor. Any required corner cut dedication at the intersection(s) of Pico Boulevard abutting the project shall also be limited to a height of 18-feet above the sidewalk, and 6-inches below the finished sidewalk.

I THEREFORE MOVE that the City Council direct the Department of City Planning, with the assistance of the Bureau of Engineering, Department of Transportation, Bureau of Street Lighting, and City Attorney to reduce the dedication on Pico Boulevard between Grand Avenue and Flower Street as required on the Downtown Street Standards from 16-feet to 4-feet to allow a half right-of-way of 40-feet, and defer any street widening east of the project frontage and along the north side of the same said segment of Pico Boulevard.

I FURTHER MOVE that the Bureau of Street Lighting work with the Owner in deferring the movement of existing street lights.

I FURTHER MOVE that 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, work with the Owner through the B-Permit process to provide a new curb and gutter to reflect the aforesaid half street width and half right-of-way width; and explore the feasibility of non-standard drainage options to direct storm runoff from the public sidewalk into the public storm system for Pico Blvd.

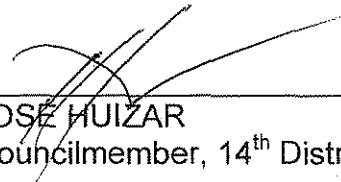
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I FURTHER MOVE that the Planning Department, and any other appropriate City department, bureau or agency, work with the Owner through the dedication and permitting process to limit the height of the average 3-foot variable-width sidewalk easement to 18-feet above and 6-inches below the finished sidewalk along Pico Boulevard frontage of the project.

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

  
JOSE HUIZAR  
Councilmember, 14<sup>th</sup> District

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

