

13-1702

TRANSPORTATION

MOTION

2211 – 2235 North Glendale Boulevard is an infill development through a small lot subdivision to create nine new lots for the construction, use and maintenance of nine single-family dwelling units. The homes are designed as three story structures up to 36 feet in height and all include a two-car garage. Each home also provides an approximate 300 square-foot roof-deck as a private open-space feature. The buildings are set back from the street to provide a larger landscaped frontage, unique for this type of project and important for the beautification of Glendale Boulevard. Additionally, the buildings will be sustainably designed to meet and/or exceed all city of Los Angeles Green Building and Title 24 requirements. Currently, the property at 2211 – 2235 North Glendale Boulevard is vacant and the planned subdivision would provide a beautiful open, frontage along Glendale Boulevard to keep with the consistency and character of the neighborhood.

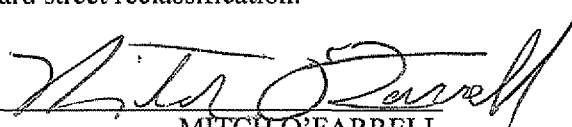
Based on the current classification of Glendale Boulevard as a major highway, this project is required to widen Glendale Boulevard. While Glendale Boulevard south of CA-2 is a major thoroughfare, Glendale Boulevard north of CA-2 through the community of Silver Lake is significantly different in character. The street is developed with a wide variety of residential development ranging from single-family dwellings to condominium developments. Many of the existing structures on both sides of the street in the vicinity of the proposed project are built either on the current property line, or within several feet of the current property line abutting Glendale Boulevard. This existing building configuration makes it virtually impossible to widen Glendale Boulevard to its full dedicated right-of-way without resulting in a significant taking of private property and without creating a visual distraction to the pedestrian environment through a seven foot cut out along the frontage.

Furthermore, the surrounding community is characterized by widely varying topography, with several steep hillside properties. Widening Glendale Boulevard would result in significant disruption to these existing slopes and involve the construction of 10-foot or greater retaining walls along the street. If held to these standards, this development would be severely constricted and would lose the beautiful landscaped frontage that adds significant value and charm to the already vibrant nature of this segment of Glendale Boulevard.

I THEREFORE MOVE that City Planning and Bureau of Engineering designate Glendale Boulevard from the northern border of the CA-2 Freeway north to Silver Lake Boulevard a Modified Major Highway-Class II right-of-way standard. This Modified Major Highway-Class II standard will maintain the current roadway bed in its improved condition, with an approximate 89-foot right-of-way, and a minimum 28-foot half roadway surface and an approximate 16.5-foot parkway.

I FURTHER MOVE that City Planning prepare the necessary amendment to the Silver Lake, Echo Park, Elysian Valley Community Plan for the Glendale Boulevard street reclassification.


PRESENTED BY:



MITCH O'FARRELL

Councilmember, District 13

SECONDED BY:

DEC 18 2013

ORIGINAL