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MOTION

2325 North Glendale Boulevard is an infill small lot subdivision development project, which will create five new lots for the construction, use and maintenance of five single-family dwelling units. The homes are designed as three-story structures and all include a two-story garage. To address sensitivities to the R1 zone properties on Edgewater Terrace, immediately to the west of the project, the buildings are set back 8 ft. from the rear property line in lieu of the typical 5 ft. required to provide for a larger landscaped rear yard. The rear unit was also lowered by 6 feet through the elimination of a mezzanine featured in other units to address height adjacency and existing trees at the rear of the property will be maintained to buffer the project from adjacent properties.

Based on the current classification of Glendale Boulevard as a Major Highway Class II, this project would be required to dedicate 19.5 ft. of the property's frontage and widen the street by 13 ft. to accomplish the standard 40 ft. half-roadway within a 52 ft. half-right-of-way.

The section of Glendale Boulevard north of CA-2, which includes the project site, experiences significantly less traffic volume and has a different character than the section of Glendale Boulevard south of CA-2. The Department of City Planning, in the current Mobility Plan 2035 update of the City's Mobility Element of the General Plan, propose to redesignate Glendale Boulevard between Fletcher Drive and the CA-2 Freeway as a Modified Secondary Highway, providing a 28 ft. half-roadway width within a 43 ft. half-right-of-way.

Accordingly, on January 29, 2014, under Council File No. 13-1702, the City Council directed the City Planning Department, along with the Bureau of Engineering and Department of Transportation (LADOT), to modify the classification and street standards for this segment of Glendale Boulevard.

If held to the existing street standards for Glendale Boulevard, the proposed development would be significantly impacted and would not be able to provide the volunteered rear yard setback, lower height and landscaped buffering essential to achieving relative neighborhood compatibility. In addition, any widening of the roadway along the frontage of this 50 ft. wide lot would provide only a negligible benefit, if any, to the mobility network in the neighborhood and would have a negative aesthetic impact on the area by contributing to a non-continuous, 'saw-tooth' curb pattern.

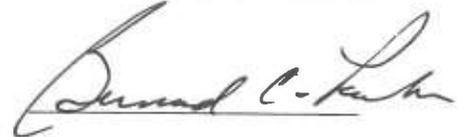
I THEREFORE MOVE that the City Planning Department, with the assistance and cooperation of the Bureau of Engineering and Department of Transportation, be authorized to modify the street dedication requirements for street segments along Glendale Boulevard from the northern border of the CA-2 Freeway north to Silver Lake Boulevard to accommodate a 56-foot wide roadway and 15-foot wide sidewalk and parkway, in that this portion of Glendale Boulevard is in the process of being reclassified from a Major Highway Class II to a Modified Secondary Highway pursuant to the Mobility Element update and such action is necessary for timely implementation of the infill small-lot subdivision project located at 2325 North Glendale Boulevard.

I FURTHER MOVE that the City Council direct the Bureau of Engineering, with the Assistance of the City Attorney, Departments of Transportation and City Planning, and the Bureau of Street Lighting to work cooperatively with the applicant through the B-permit process and to implement all required improvements within the existing half roadway width of 27 feet and a sidewalk and parkway width of 16 feet, all within a 43-foot half-width right of way for Glendale Boulevard in lieu of the existing standards.

PRESENTED BY:


MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY:




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