

14-1293
Prior CF 11-0136
CO 14

MOTION

In 2011 the City Council adopted a zone change for property located at 1383 Murchison, subject to conditions of approval.

The property owner of 1383 Murchison Street is in the process of obtaining permits for tenant improvements of an existing building consisting of 5,960 square foot of ground floor retail. The project will replace a blighted commercial corner, which has been vacant for over 15 years and consists of a complete rehabilitation of the existing building structure and parking lot. The primary benefit of the Project is that it will allow the re-establishment of a commercial use in a building constructed for that purpose in 1944.

The Project provides significant improvements to a blighted commercial corner at the intersection of Murchison Street and Lancaster Avenue. Murchison Street is designated as a Local Street and currently has a width of 60 feet and is fully improved. The proposed improvements to the commercial shopping center will create job opportunities and new services for the community. The project is also consistent with planning initiatives to maintain and reduce street widths to increase public transit ridership, pedestrian and bicycle mobility, and will improve vehicle site accessibility.

On December 29, 2010, the East Los Angeles Area Planning Commission issued a letter of determination approving the Project. On April 24, 2014 the Bureau of Engineering issued a report with recommendations to dedicate and widen Murchison Street. The City's new Mobility Element street standards for Local Streets calls for roadway width of at least 30 feet and a Right of way width of 50 to 60 feet, which is consistent with the existing conditions. Any further widening of Murchison Street will result in an excessive dedication requirement and the imposition of unnecessary improvements for future use.

I THEREFORE MOVE that the City Council waive street dedication, street improvements and street lighting requirements as per report issued by the Bureau of Engineering and as designated in (T) condition per Case No. APCE 2010-1026 (ZC/HD)

PRESENTED BY: 
JOSE HUIZAR
Councilmember, 14th District

SECONDED BY: 

ORIGINAL

SEP 23 2014

