

14-1701
CD 14

MOTION

1300 Factory Place built in 1926 and 1308 Factory Place built in 1926 In the Factory Place Arts Complex, located in the Central Industrial Redevelopment Project area also known as the Arts District.

The combined buildings footprint is approximately 47,250 square feet, built to the property line, with a total of 350 liner feet of frontage located on Factory Place. The two buildings have a combined area of 140,200 square feet of fully occupied Residential, and Commercial space.

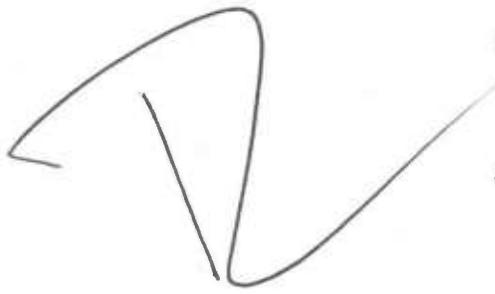
Factory Place runs east and west, located east of Alameda and is approximately 1,220 liner feet which dead ends at private property.

The property owner plans to submit permits for a voluntarily seismic retrofit upgrade of the existing buildings. The existing nonconforming buildings make it very difficult to retrofit without encroaching into the public right of way. The owner of this site also owns the remainder of the block on the south side of Factory Place and the majority of the property located on the north side of Factory Place.

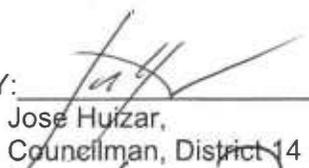
In order to facilitate the seismic retrofit of this site, it is necessary to grant a revocable permit for construction of a shotcrete concrete shear wall with connection's, which will encroach into the public way at a maximum point of 12 inches.

I THEREFORE MOVE that the City Council instruct the Bureau of Engineering to issue a revocable permit for the following item(s) encroaching into the public right of way on Factory Place, in the Central Industrial Redevelopment Project area, subject to the applicant satisfying the conditions for said permit.

- The seismic retrofit will require a concrete facade for a shotcrete concrete shear wall connection and architectural detail to be constructed on the new concrete façade that will encroach into the public right of way by up to 12 inches.



PRESENTED BY: _____


Jose Huizar,
Councilman, District 14

SECONDED BY: _____



ORIGINAL

DEC 10 2014