

R3

15-0343

MOTION

5750 Hollywood Boulevard, LLC is the owner of a site located at 5750 Hollywood Blvd. in the Hollywood Community Plan area in Council District 13. The owner is proposing a high-density mixed-use project with 161 residential units and approximately 5,723 square feet of neighborhood-serving commercial space, which will serve as a gateway project to east Hollywood Boulevard.

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

Hollywood Blvd. is a designated Major Highway Class II with an existing public right-of-way width of approximately 90 feet and half right-of-way of 45 feet. Modified Major Highways, between North Van Ness and North Wilton Place are required to provide a 104-foot right-of-way, a 52-foot half right-of-way, which includes a 40-foot half roadway and a 12-foot sidewalk. Hollywood Blvd. is currently dedicated to a half right-of-way width of 45 feet, which requires a 7-foot dedication.

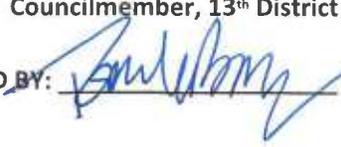
The south side of Hollywood Blvd. in the immediate area contains several historic structures that are built out to their property lines, including 5622 Hollywood Blvd. and several historic buildings on the 5500 block of Hollywood. It is not likely, nor would it be desirable, that these buildings would be torn down and so a full course of widening is not likely to be achieved in this portion of the boulevard for the foreseeable future.

Consistent with the goals of providing for an adequate sidewalk for an enhanced pedestrian experience, the owner proposes to modify the existing street standards to reflect a 45-foot half right-of-way, and maintain the existing lane configuration and roadway width along the project frontage to provide for a consistent 15-foot sidewalk, rather than achieve a partial widening along the property frontage, which would provide minimal benefit to mobility in the area.

**I THEREFORE MOVE** that the City Council direct the City Engineer to reject the owner's offer to dedicate the 7' strip of land on the northern-most portion of the property, adjacent to Hollywood Blvd., as the dedication is not necessary to satisfy area mobility needs for at least the next twenty years.

**I FURTHER MOVE** that the City Council direct the Bureau of Engineering, with the assistance of the City Attorney, Department of Transportation, Bureau of Street Lighting, and the Planning Department, to work cooperatively with the applicant through the B-Permit process in deterring the widening of the existing roadway and sidewalk along Hollywood Blvd.

**I FURTHER MOVE** that the Bureau of Street Lighting be directed to work cooperatively with the applicant in deterring the movement of existing street lights.

PRESENTED BY:   
MITCH O'FARRELL  
Councilmember, 13<sup>th</sup> District  
SECONDED BY:   


MAR 25 2015

ORIGINAL