

MOTION

11628-11652 West Pico Boulevard is a mixed use development approved on October 14, 2014, under City Planning Commission Case No. CPC-2014-0335-DB-SPR-CDO. The project will provide housing, including affordable units, and redevelop an important segment of Pico Boulevard within the West Pico Boulevard Community Design Overlay (“CDO”). The purpose of the CDO is to assure that development on Pico Boulevard takes place in accordance with the City’s urban design policies to create a pedestrian-oriented, visually cohesive, and economically viable neighborhood.

Based on the current classification of Pico Boulevard as a Major Highway Class II, the project is required to dedicate 2 feet of the property’s frontage and widen the street by 5 feet to accomplish the standard 40 ft. half-roadway. Pico Boulevard in this location does not need additional roadway width and any widening of the roadway along the frontage would provide only a negligible benefit, if any, to the mobility network in the CDO area. In addition, no other properties in the CDO area between the 405 Freeway to the west and Centinela Avenue to the east have widened Pico Boulevard.

If held to the existing street standards an opportunity for enhanced landscaping would be lost. The CDO area would benefit more if the project dedicated the required 2 feet for the standard half-right-of-way, but instead of widening the street, created a larger 17-foot sidewalk/parkway area with new landscaping and wider parkway.

I THEREFORE MOVE that the Bureau of Engineering, with the assistance of the City Attorney, Department of Transportation, Department of City Planning, and Bureau of Street Lighting, work cooperatively with the applicant through the B-permit process, implement all required street dedication requirements in City Planning Commission Case No. CPC-2014-0335-DB-SPR-CDO, waive street widening improvements and instead create a 17-foot sidewalk, landscape, and parkway area.

PRESENTED BY:



MIKE BONIN

Councilmember, 11th District

SECONDED BY:



ORIGINAL

MAY 13 2015

