

MOTION

On August 29, 2014, the City approved a two-lot small lot subdivision located at 2478 South Penmar Avenue under Department of City Planning Case No. AA-2013-3231-PMLA-SL. The project will develop needed housing on a vacant, multi-family residential lot in Venice.

Based on the current classification of Penmar Avenue as a Collector Street, the project is required to dedicate 10 feet of the property's frontage and widen the street by six feet to accomplish the standard 32-foot half roadway. Widening the street in front of this property will detract from the character of Penmar Avenue because no other properties between Venice Boulevard to the north and Zanja Street to the south have widened Penmar Avenue. Furthermore, the street is closed to through traffic 50 feet north of the property.

If held to the existing street standards, an opportunity for enhanced landscaping would be compromised and the pedestrian environment would be degraded. The community would benefit more if the project dedicated the required 10 feet for the standard half right-of-way, but instead of widening the street, continued the existing sidewalk and parkway in an uninterrupted straight line.

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 Case No. AA-2013-3231-PMLA-SL, waive street widening improvements and instead maintain the existing sidewalk and parkway.

PRESENTED BY:



MIKE BONIN

Councilmember, 11th District

SECONDED BY:



ORIGINAL



JUN - 5 2015