

MOTION

With the adoption of the Cornfield Arroyo Specific Plan (“CASP”), Weyse Street between Ann Street and Sotello Street was reclassified from a “Collector Street” to a “Local Modified Street” in Council District One. Weyse Street has an existing right of way of 50 feet and a required right-of-way of 60 feet with its Local Modified Street designation. As such, projects with frontage on Weyse Street that are subject to submittal of a Department of Building and Safety Building Permit may be required to obtain a Highway Dedication Clearance from the Bureau of Engineering to achieve the necessary 60’ right-of-way width.

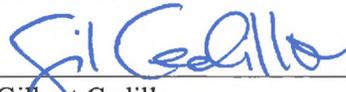
The existing 50’ right-of-way is however sufficient due to the street’s unique context. Half of the street was privatized by the property owner on the northeast corner of the block; as such, there is no longer through access from Ann Street to Sotello Street via Weyse Street. Additionally, the block’s southerly building, located at 1400 N. North Spring Street and occupied by the non-profit Los Angeles Conservation Corps., is fully developed to its Weyse Street property line. Therefore, the southerly existing building encroaches into the necessary five foot right-of-way dedication with which new development proposals on the block would be required to comply. Requiring the five foot dedication to subject sites located on Weyse Street, between Ann Street and Sotello Street, would undermine the continuity of the street wall established by the abutting buildings. Due to the precedence set on both the north side and south side of the block, it is evident that the 50’ right-of-way is sufficient for the street.

All parcels of land have second frontages along North Spring Street, Ann Street, Naud Street, or Sotello Street. North Spring Street is a dedicated Highway with Ann Street, Naud Street, and Sotello Street being dedicated as Collector Streets. Therefore, all buildings in this block have frontages on a major thoroughfare that serves through traffic movement; no parcel must solely rely on Weyse Street for access. Moreover, all parcels are accessible as required by the Fire Department via these alternative roadways; Weyse Street is not essential to accommodate emergency vehicle access to the properties. Due to its lack of a through path from Ann Street to Sotello Street, Weyse Street now serves primarily as a secondary access path to the parcels and does not serve heavy vehicular traffic flows. It is therefore evident that the required 60’ right-of-way width is unnecessary for this block.

The City Planning Commission is expected to soon adopt a Local Street-Limited street classification as a part of the updated S-470-1 Street Standard Plan. The Local Street-Limited classification would better suit the context of Weyse Street, which is now primarily used for direct access to the block’s buildings with limited traffic flows. It has a required right of way of 50’ right of way requirement with a 30’ roadway requirement

I THEREFORE MOVE that the City Council instruct the Department of City Planning to initiate, prepare and present the necessary documents and plan amendments to the appropriate Element of the General Plan to reclassify Weyse Street between Ann Street and Sotello Street to the new Local Street-Limited street classification concurrent with the adoption of the new S-470-1 Street Standard Plan.

Presented by:


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Seconded by:




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