

MOTION

San Saba, LLC, proposes the new construction of a multi-family residential development at 742-748 South Hartford Avenue in the Central City West Specific Plan area. The project includes the development of 24 apartment units with 42 underground parking spaces on a 12,475 square-foot parcel. On June 17, 2015, the Director of Planning granted approval of a Central City West Specific Plan Project Permit Compliance determination (Case No. DIR-2012-2306-SPP-SPPA).

The Bureau of Engineering has established a requirement to provide a 37-foot half roadway widening improvement on Hartford Avenue based on the Specific Plan's street system improvements to bring the street to comply with "Modified Secondary Highway" standards or a 74-foot roadway in a 94-foot right-of-way. The applicant shall comply with the Bureau of Engineering requirement for a public street dedication of 17-feet along the property's Hartford Avenue frontage. However, the requirement to provide a 37-foot half roadway widening improvement on Hartford Avenue is not feasible.

If held to the existing standards for Hartford Avenue, the proposed development would be significantly impacted. The above-referenced widening requirement ought not to be made an impediment to attracting investment and housing development in the Central City West Specific Plan area, specifically the residential project at 742-748 South Hartford Avenue, and should be deferred at this time.

I THEREFORE MOVE that the City Council instruct the Bureau of Engineering to defer the requirements for a 37-foot half roadway widening on Hartford Avenue and limit the street improvements to repair and replacement of any broken or off-grade street improvements and construction of additional sidewalk over the areas to be dedicated or issuance of a Revocable Permit for any landscaping in connection with land development permits associated with 742-748 South Hartford Avenue.

Presented by: Gilbert Cedillo
Gilbert Cedillo
Council Member, First District

Seconded By: [Signature]

[Handwritten initials]

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