

MOTION

The Los Angeles LGBT Center (LGBT Center) and McCadden Plaza, LP are the owners of the site located at 1118-1139 N. McCadden Place and 6719-6733 Santa Monica Boulevard, which includes land on both the east side (East Site) and west side (West Site) of N. McCadden Place. The project site is located on a portion of the Hollywood Community Plan area within Council District 4.

The LGBT Center provides vital services to the LGBT community and is recognized as a powerful force in the fight against bigotry and the struggle to build a better world in which everyone can be healthy, equal and complete members of society. The LGBT Center provides an array of vital community programs and services, including health, social services, housing, culture, education, leadership, and advocacy.

The LGBT Center, together with McCadden Plaza LP, has proposed the development of a multigenerational, mixed-use campus that will provide enhanced social services and affordable housing for low-income, at-risk and homeless seniors and young people, as well as temporary and transitional living beds for young adults. The LGBT Center has acquired a portion of the project site in partnership with Thomas Safran & Associates (TSA), a respected company that has developed and manages over 6,000 units of high-quality housing in Southern California, including affordable and mixed-use rental housing.

On March 29, 2016, the City Council authorized the Los Angeles Housing and Community Investment Department and the Controller to allocate \$50,000 from the Hollywood Redevelopment Project Area Special Fund No. 58G for the purpose of assisting the construction and development of the proposed project. This request was signed by Mayor Eric Garcetti on April 11, 2016.

The proposed mixed-use campus places an emphasis on the integration of public areas and landscaping with the project buildings. In particular, the project includes a new outdoor plaza on the East Site that is intended to complement the existing courtyard on the West Site, which is part of the Village at Ed Gould Plaza (currently operated by the LGBT Center), and thereby enhance the "campus" environment.

N. McCadden Place is a designated Local Street, which normally includes a 60-foot right-of-way and 36-foot roadway width. The existing right-of-way on the block of N. McCadden Place where the project site is located is 50 feet and includes a roadway width of approximately 34.5 feet. In order to enhance the safety and aesthetic of the pedestrian environment between the East and West Sites, and to facilitate the periodic joint use of the existing Village courtyard and proposed new plaza, the applicant desires to modify the street standard for portions of N. McCadden Place to narrow the existing roadway and widen the existing sidewalk, consistent with the intent of Mobility Plan 2035.

The proposed street narrowing on N. McCadden Place would maintain the existing 50-foot right-of-way and provide for a 24-foot roadway width with 13-foot sidewalks along most of the project frontage.

The project also includes a limited, raised speed table with a painted crosswalk that would serve both as a traffic-calming measure and to allow safe pedestrian access between the courtyard and plaza.

I THEREFORE MOVE that the City Council direct the City Attorney to prepare an ordinance to (1) modify the street designation standards for the northerly segment of N. McCadden Place that bisects the project site from a 36-foot roadway and 60-foot right-of-way to a 24-foot roadway and 50-foot right-of-way and (2) modify the street designation standards for the eastern half of the southerly segment of N. McCadden Place that bisects the project site from an 18-foot, half-width roadway and 30-foot, half-width right-of-way to a 12-foot, half-width roadway and a 25-foot, half-width right-of-way.

I FURTHER MOVE that the City Council instruct the Bureau of Engineering, the Department of Transportation and the Department of City Planning to waive and not require a 15-foot by 15-foot minimum property line cut corner or 20-foot curved corner radius at the northeast corner of N. McCadden Place and Santa Monica Boulevard.

I FURTHER MOVE that the City Council instruct Bureau of Engineering, the Department of Transportation and the Department of City Planning to permit the raised speed table with crosswalk as proposed.

PRESENTED BY:



DAVID RYU
Councilmember, 4th District

SECONDED BY:


