

MOTION

A proposed mixed-use development project located at 708 North Hill Street includes the construction of 162 residential dwelling units, 5,000 square feet of commercial retail space, and 16,725 square feet of on-site usable open space. The project is located at the northeast corner of the intersection of Hill Street and Ord Street, diagonally across from the Chinatown Branch of the Los Angeles Public Library, and one block from the future Ord and Yale Street Park. The surrounding mix of residential, commercial and public uses contribute toward heavy pedestrian activity at the subject location and surroundings.

In accordance with the Mobility Plan and in conjunction with the Los Angeles Municipal Code Section 12.37 waiver process, the project will provide a 5-foot wide strip of land to the City as additional public street, running the length of the project's Hill Street frontage, and will add a 15-foot wide sidewalk to replace the existing 10-foot wide sidewalk. Additionally, the project will dedicate to the City a 3-foot strip of land for the length of the project's Ord Street frontage and add new concrete to complete a 13-foot wide sidewalk to replace the existing 10-foot wide sidewalk.

The project will also repair all broken, cracked or off-grade curb, gutter and sidewalk elements around the property, close all unused driveways with new full height curb and gutter, and provide new ADA access ramps at the intersection of Hill and Ord Streets. These improvements will greatly enhance the safety and mobility of all pedestrians in the community. The project will further improve the pedestrian experience by providing transparent retail and lobby spaces along a majority of the site frontage and by constructing all parking below ground.

The project site is not rectangular and has an irregular diagonal frontage along Hill Street. Given the irregular site geometry, the subterranean garage must encroach beneath the proposed 5-foot wide street right-of-way area in two locations, at a maximum of 2.5 feet in one location and less than one-foot at the other location in order to accommodate an adequate quantity of project parking.

I THEREFORE MOVE that the City Planning Department, with the assistance of Bureau of Engineering under Site Plan Review No. DIR 2016-3129, require the following: 1) a 5-foot wide limited public street right-of-way with a lower right-of-way elevation limit of 2.5 feet below the adjacent top of sidewalk elevation along the Hill Street frontage; and 2) a 3-foot public street dedication along Ord Street for sidewalk widening purposes along Hill Street and Ord Street in connection with the proposed mixed-use development located at 708 North Hill Street.

PRESENTED BY: Gil Cedillo  
GILBERT A. CEDILLO  
Councilmember, 1st District

SECONDED BY: Joe Brun

ORIGINAL

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