

MOTION


PUBLIC WORKS & GANG REDUCTION


The City approved Vesting Tentative Tract No. 73020-SL, located at 610-614 North Belmont Avenue for a maximum of five lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated January 25, 2016 in the Silver Lake-Echo Park-Elysian Valley Community Plan (VTT-73020-SL & DIR-2014-3761-CDO). A portion of the right-of-way will be merged with the subject property upon recordation of the Final Map.

Pursuant to the "early start" provision in the Small Lot Subdivision Ordinance, the City may issue building permits for properties subject to an approved Small Lot Subdivision, prior to the recordation of a final map if the applicant for the permit has received a vesting Tentative Map approval or Preliminary Parcel Map approval for the project and has submitted proof to the satisfaction of the Department of Building and Safety that a covenant and agreement has been recorded (Ord. No. 183,165). However, projects with a merger are not eligible to receive building permits prior to the recordation of a final map.

Construction of the project located at 610-614 North Belmont Avenue requires a retaining wall within a portion of the right-of-way that will be merged with the subject property upon recordation of the Final Map. Construction of this wall is one of the first aspects of construction of the project. In order to allow the applicant to commence approved work and related activities within the existing public right-of-way, in advance of recordation of the Final Map, the applicant will need to obtain a revocable permit from the Bureau of Engineering.

I THEREFORE MOVE that the City Engineer be requested / authorized to issue a revocable permit, to the developer of a small lot subdivision at 610-614 North Belmont Avenue to close, fence, occupy, demolish, excavate, and construct in the public right-of-way along North Belmont Avenue, subject to the applicant satisfying the conditions of such revocable permit.

PRESENTED BY: 
MITCH O'FARRELL
Councilmember 13th District

SECONDED BY: 

ORIGINAL

JUN 27 2017

