

MOTION

The proposed residential project located at 11143–11157½ West Acama Street in Council District 2 consists of 131 dwelling units with no on-site parking and is being processed ministerially pursuant to incentives available under the Citywide Housing Incentive Program (CHIP), including the Affordable Housing Incentive Program (AHIP).

Because the project is ministerial, no discretionary approval or public hearing is required. However, the absence of discretionary review or a public hearing does not negate the validity of concerns raised by the surrounding community, nor does it eliminate the City's responsibility to fully understand and document potential public safety, emergency access, and operational impacts associated with the project.

Through community meetings, coordination with the Department of City Planning, and direct engagement with the developer and their representatives, the Council Office has received and identified substantial concerns related to emergency vehicle access, fire and life-safety conditions, curbside and street operations, traffic circulation, and the feasibility of a large-scale residential project with no on-site parking on a constrained local street.

While ministerial processing limits the City's discretion to impose conditions, it remains appropriate and necessary for relevant City departments to provide written technical confirmation and analysis to ensure that these issues are fully evaluated and documented in the public record.

I THEREFORE MOVE the Chief Administrative Officer (CAO), in coordination with the Department of City Planning (DCP) and the City Attorney's Office, to identify and report back within 60 days on potential funding sources that could be utilized to fund the preparation of the requested traffic and emergency access analyses, including legally permissible cost-recovery mechanisms, and to advise Council on the feasibility of deploying such funds for this purpose.

I FURTHER MOVE that, upon identification of such funding, the Department of City Planning (DCP) coordinate with the Los Angeles Department of Transportation (LADOT) and the Los Angeles Fire Department (LAFD) to prepare a traffic study or technical analysis/report, and that the City Attorney's Office review the scope of such analysis to ensure it is appropriately incorporated into the project's administrative record.

The study shall, at a minimum, evaluate the following:

- Emergency vehicle access and maneuverability
- Fire lane configuration and ladder truck access
- Emergency response feasibility and fire and life-safety considerations



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- Street width limitations and curbside operations
- Pick-up, drop-off, delivery, and service vehicle demand
- Traffic circulation and operational impacts associated with a zero-parking residential project

PRESENTED BY:


ADRIN NAZARIAN
Councilmember, Second District

SECONDED BY:



ORIGINAL