



Legislation Details (With Text)

File #: 2017-131 **Version:** 1 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 2/22/2017 **In control:** City Council
On agenda: 3/7/2017 **Final action:**
Title: UPDATE FROM A REPRESENTATIVE FROM FARING CAPITAL ON THE APPROVED UNION AT SOUTH BAY MIXED USE PROJECT LOCATED AT THE NORTHWEST CORNER OF CARSON STREET AND AVALON BOULEVARD (CITY COUNCIL)
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Code sections:
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Report to Mayor and City Council

Tuesday, March 07, 2017

Discussion

SUBJECT:

UPDATE FROM A REPRESENTATIVE FROM FARING CAPITAL ON THE APPROVED UNION AT SOUTH BAY MIXED USE PROJECT LOCATED AT THE NORTHWEST CORNER OF CARSON STREET AND AVALON BOULEVARD (CITY COUNCIL)

I. SUMMARY

This matter was continued from the February 21, 2017 Council meeting.

Representatives from Faring Capital are present to provide a status report to the Mayor and Councilmembers on the weather and soil-related conditions that have delayed the start of construction for the approved mixed use Union at South Bay project located at the northwest corner of Carson Street and Avalon Boulevard.

II. RECOMMENDATION

LISTEN to the presentation.

III. ALTERNATIVES

None

IV. BACKGROUND

A series of storms have brought major rainfall in late 2016 and continues into 2017. Normally downtown Los Angeles would have received 8.69 inches of rain by this time of year. As of the drafting of this staff report, Los Angeles has received over 16.5 inches of rain. A major storm is forecast for the weekend. One of the largest single rain events recorded swamped the 110 Freeway and 710 Freeway two weeks ago.

Flood watches, threat of mudslides, debris flows and flooding have all been serious problems in the region. The heavy rains have contributed to saturated soil conditions and have seriously delayed the grading work at the Union at South Bay project. The City operates under the 2012 NPDES stormwater permit, which also requires additional mitigation measures for properties undergoing grading during the rainy season. In many cases it is best to delay grading during periods of high rainfall.

Grading wet soil during the rainy season creates environmental concerns related to soil sediments that can flow from the site into the gutter and ultimately into the storm drain system. The representative from Faring Capital will elaborate more on this subject tonight, including reviewing the status of the permits.

V. FISCAL IMPACT

None.

VI. EXHIBITS

None.

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