

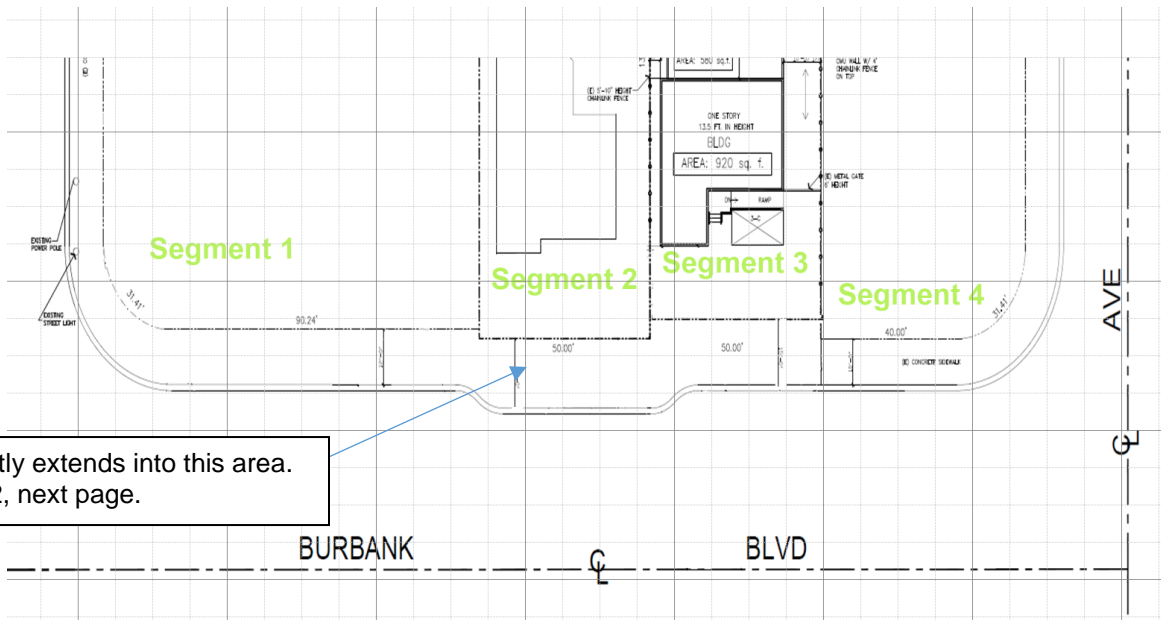
R3 REPORT RESPONSE FOR 11841 E. BURBANK BOULEVARD

Attached you will find the May 23, 2019, Bureau of Engineering (“BOE”) R3 Report for the subject site, which adjoins a Boulevard II-Major Highway Class II. The following conclusions were reached in BOE’s R3 Report:

1. Dedicate 5-feet along BURBANK BOULEVARD to complete a 55-foot half Right-of-way.
2. Construct concrete curb and an integral 2-foot gutter, 15-foot full-width sidewalk adjacent to the property line, and a suitable surface to complete a 40-foot half roadway satisfactory to the City Engineer. (B-PERMIT)
3. Reconstruct access ramp at the intersection of BURBANK BOULEVARD AND CARPENTER AVENUE to comply with ADA requirements. (B-PERMIT)
4. Extend house connection lateral to new property line. (B-PERMIT)

Previously, on May 7, 2019, an application for WDI (i.e., Case No. ZA 2018-5055(CU)(WDI)) ^{1/} was filed with City Planning stating “[a]s noted above (Street Designations and Standard Roadway Dimensions for a Boulevard II), the Mobility Plan 2035 requires a Right-of-Way full width of 110 feet, Roadway full width of 80 feet, and sidewalk of 15 feet.” The R3 Report stipulates the actual dedication and improvements for the public right-of-way.

These requirements relate only to the frontage of the subject site and one access ramp at an intersection. If these requirements were implemented, (4) four segments are created with varying dedications and improvements as shown in Diagram 1 below.



^{1/} The Conditional Use Permit (CUP) application was initially filed August 28, 2018 without the request for Waiver of Dedication and Improvements. Subsequently, on May 7, 2019, the CUP was supplemented by requesting the WDI.



As shown in the above Diagram 2, the subject site and adjoining site to the west are sandwiched between a 9-unit condominium to the west and ten-unit apartment to the east (See Figure 2). In considering the existing zoning, Low Medium II General Plan designation, and existing multiple-family development along the block face, the highest and best use of our applicant's two properties is multiple-family residential. Thus, childcare uses are only in the interim. However, our applicant currently does not have the knowledge or capital to propose the highest and best use at this time.

It is not possible to determine market conditions causing the two parcels to be development to multiple-family residential. Nonetheless, it is practical to wait rather than create varying dedications and setbacks. Moreover, it is proper planning. Therefore, our applicant is requesting to be waived at this time from dedication and provide improvements to match those currently on the property to the west of the subject site.

Please refer to "Section 4: WDI Request" in the WDI application for justification affirming approval of the requested Waiver of Dedication and Improvements.