

FINDINGS

(As modified by the Planning and Land Use Management Committee
of the City Council on June 11, 2019)

Waiver of Dedication and Improvement Findings

1. Pursuant to LAMC Sections 12.37-1,2(b) and 12.37-1,3, the Director¹ may waive, reduce or modify the required dedication or improvement as appropriate after making any of the following findings, based on substantial evidence in the record:
 - a. *The dedication or improvement requirement does not bear a reasonable relationship to any project impact;*
 - b. *The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established; or*
 - c. *The dedication or improvement requirement is physically impractical.*

The decision maker finds, based on substantial evidence in the record that:

- a. ***The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established.***

The subject property is located at the southwest corner of 3rd Street and Edinburgh Avenue within the Wilshire Community Plan. 3rd Street is a designated Avenue II under the Mobility Plan 2035, which requires a 43-foot half right-of-way, including a 28-foot half roadway and 15-foot sidewalk/parkway. 3rd Street is currently dedicated to a 40-foot half right-of-way (28-foot half roadway and 12-foot sidewalk/parkway) where the street abuts the subject property. In accordance with the Mobility Plan 2035, the applicant would be required to dedicate three additional feet of land and widen the existing sidewalk to a 15-foot width. The request herein is for a waiver of the Avenue II dedication and improvement requirements for the portion of 3rd Street adjacent to the subject property, and to maintain the existing right-of-way in conjunction with the proposed development.

The dedication and improvements are not necessary to meet the City's mobility needs for the next 20 years. The otherwise required three-foot dedication and improvement would not result in any wider roadway, additional travel lanes, or increased capacity since the roadway is already fully dedicated and improved. Furthermore, the project is located in an area of the City that is heavily residential, with 3rd Street acting as a strong commercial corridor serving the area. The area is characterized by pedestrian traffic volumes which are currently accommodated by sidewalks ranging from nine to 12 feet in width. Without the dedication and improvement, the sidewalk would remain at 12-foot wide, which is consistent with the widest of the existing sidewalks along 3rd Street for several blocks east and west of the project site. The project will include commercial uses

¹ Pursuant to LAMC Section 12.37-1,3, for projects that require a discretionary entitlement, the decision maker for the discretionary entitlement shall process the waiver of dedication and improvement requirements request. The waiver request is subject to the findings set forth in LAMC Section 12.37-1,2(b).

along 3rd Street consistent with existing development on the project site, and is not anticipated to result in significantly more pedestrian traffic beyond existing conditions. In addition, the project includes significant improvements to the current conditions of the existing right-of-way by installing new street lighting, trees, and furniture, undergrounding public utilities, and providing a 15-foot by 15-foot corner cut to optimize visibility and safety. The design of the building incorporates full height glass to create an inviting storefront that enhances the pedestrian experience. Double door entries with full height glazing also enhance the visual and physical connectivity between indoor and outdoor space, while also providing multiple points of entry for larger retailers. Edinburgh Avenue will have a fully widened sidewalk to facilitate pedestrian access and the applicant is voluntarily repaving the entire alley behind the site from Crescent Heights Boulevard to Edinburgh Avenue to improve circulation.

For the reasons stated above, the sidewalk dedication and improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established.