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BUREAU OF
ENGINEERING

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1149 S. BROADWAY, SUITE 700
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<http://eng.lacity.org>

June 8, 2007

Bradley
E.B.E. Associates, Inc.
3125 Andrita Street
Los Angeles, CA 90065

Dear Mr. Bradley:

**SUBJECT: 3526 E. LOMA LADA DRIVE – WAIVER OF DEDICATION
REQUIREMENT**

This correspondence is in response to your request, dated April 24, 2007, that the Bureau of Engineering waive the requirement for a three (3) foot dedication along the frontage of the subject parcel.

Existing Conditions

The subject parcel is located approximately 600 feet easterly of the intersection of Cazador Street, with a legal description of Lot 155 of Tract 8254. Loma Lada Drive is a Substandard Hillside Limited Street with a right-of-way of 30 feet and a roadway of 22 feet. The width of the continuous paved roadway from the subject property to the boundary of the Hillside Ordinance is more than 20-ft wide.

Findings

The owner has requested that the 3 foot dedication be waived based on the following reason:

- Topography, lot size and steep hillside area make dedication and improvements prohibitive.

Per the Hillside Ordinance (LAMC Sect. 12.21.A.17), the Bureau of Engineering must determine the Street Classification, required dedication and any required improvements prior to issuance of a building permit. Per the Hillside Ordinance, the City Engineer shall obtain dedication for public right-of-way for one-half of the width of the street(s) for the full frontage of the lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer.

Determinations

Based upon the existing conditions, the Bureau of Engineering does not anticipate accomplishing any roadway widening on the subject street within the next twenty years, if ever.

The site and existing improvements make strict adherence to the Hillside Ordinance impractical or infeasible.

Therefore, the 3 foot dedication requirement on Loma Lada Drive is waived and will not be required for approval of the building permit at this time.

If you have any questions regarding this information, please call Irma Hinojosa-Barraza of my staff at (213) 482-7045.

Sincerely,



Wesley Tanjiri, P.E.
Bureau of Engineering
Central District Office
Public Counter Manager

WKT/IHB/3526 E. Loma Lada Dr - Waiver Ltr:wkt

cc: MapNote
File