

PLANNING CASE REFERRAL FORM (PCRF)

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 202100203

Part I. To be Completed by Applicant		DCP Case Number	To Be Determined
Applicant	Gary Werner	Address	21600 Oxnard STE 630 Woodland Hills, CA 91367
Phone	818 716 2689	Email	gary@raa-inc.com
Owner	Eric Staley, Staley Point Capital	Address	11150 Santa Monica Boulevard Suite 700 Los Angeles, CA 90025
Project Address	22815-22825 Roscoe Boulevard	APN	2005-002-018
Engineering District	Valley		
Project description (attach ZIMAS map with highlighted parcel(s)) Construct three (3) two-story buildings: 52,245 SF, 32,893 SF; and 18,100 SF for office, manufacturing and warehouse use with Code required surface parking.			
Is there a tract or parcel map being filed in conjunction with this:			[] Yes [X] No
If yes, Tract Map No.	Not applicable	Parcel Map No.	Not applicable
Has the Tract/Parcel report been prepared and submitted to DCP by BOE			[] Yes [X] No
If yes, please refer to the Tract or Parcel map conditions, if not, then			
Is any part of this project on a corner lot?			[X] Yes [] No

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

Rosecoe Blvd - Boulevard II

Fallbrook Ave - Avenue II

Does the project front an intersection of two major or secondary highways? Yes No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See [Standard Plan S-470-1](#).

Apparent width of existing half right of way (street centerline to property line):

Rosecoe Blvd - 50 ft

Fallbrook Ave - 50 ft

Standard dimension for half right of way (from S-470-1), (street centerline to property line):

Rosecoe Blvd - 55 ft

Fallbrook Ave - 43 ft

Apparent width of existing half roadway (street centerline to curb face):

Rosecoe Blvd - 40 ft

Fallbrook Ave - 45 ft

Standard street dimension for half roadway (street centerline to curb face):

Rosecoe Blvd - 40 ft

Fallbrook Ave - 28 ft

Is the lot connected to the sewer? Yes No

Distance from subject lot to nearest main line sewer 66 ft

Is the subject lot(s) within the hillside ordinance boundary? Yes No

Preliminary Required Improvements:

Planning Case Referral Form Recommendation:

Dedication Required: Yes No

Street Widening Required: Yes No

Other Improvements Required: Yes No

If yes, please list preliminary required improvements:

Install street trees and tree wells as required by Urban Forestry Division. Install street lights as required by Bureau of Street Lighting.

NOTE: The information on this PCRf is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what **may** be required by BOE. If the PCRf Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRf Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRf Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: MATTHEW GIRAGOSIAN

Date: 04/05/2021