

PLANNING CASE REFERRAL FORM (PCRF)

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

Reference Number: 201500119

Part I. To be Completed by Applicant

DCP Case Number

Applicant	ANA RODRIGUEZ	address	6634 VALJEAN AVE VAN NUYS, CA 91406
Phone	818-908-1824	email	ANAR@GMENGINEERING.COI
Owner	MICHAEL BRAUM	address	6551 VAN NUYS BL VAN NUYS, CA 91401
Project Address	14557 HAYNES ST	APN	2236011023
Engineering District	Valley		

Project description (attach ZIMAS map with highlighted parcel(s))

Is there a tract or parcel map being filed in conjunction with this: ☐ Yes ☐ No

If yes, Tract Map No. _____ Parcel Map No. _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE ☐ Yes ☐ 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? ☒ Yes ☐ No

Part II. To be Completed by BOE Staff

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

HAYNES STREET - LOCAL STREET
VESPER AVENUE - COLLECTOR STREET

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-470-0](#).

Apparent width of existing half right of way (street centerline to property line): HAYNES ST: 30 FT
VESPER AV: 30 FT ft

Standard dimension for half right of way (from S-470-0), (street centerline to property line): HAYNES ST: 30 FT
VESPER AV: 32 FT ft

Apparent width of existing half roadway (street centerline to curb face): HAYNES ST: 18 FT
VESPER AV: 18 FT ft

Standard street dimension for half roadway (street centerline to curb face): HAYNES ST: 18 FT
VESPER AV: 22 FT ft

Is the lot connected to the sewer? ☒ Yes ☐ No

Distance from subject lot to nearest main line sewer 30 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:

HAYNES STREET (N/S):
EXISTING 18-FOOT HALF
ROADWAY WITH CONCRETE
CURB AND GUTTER AND
5-FOOT SIDEWALK.
DEDICATE A 20-FOOT
RADIUS PROPERTY LINE
RETURN AT THE
INTERSECTION WITH
VESPER AVENUE.
VESPER AV (E/S): EXISTING
18-FOOT HALF ROADWAY
WITH CONCRETE CURB AND
GUTTER AND A 5-FOOT
SIDEWALK. DEDICATE 2
FEET TO COMPLETE A
32-FOOT HALF
RIGHT-OF-WAY, INCLUDING
A 20-FOOT RADIUS
PROPERTY LINE RETURN AT
THE INTERSECTION WITH

HAYNES ST. PROVIDE A
22-FOOT HALF ROADWAY
WITH CURB, 2-FOOT GUTTER
AND A 5-FOOT SIDEWALK.
INSTALL STREET TREES
AND TREE WELLS AS
REQUIRED BY URBAN
FORESTRY DIVISION.
INSTALL STREET LIGHTS AS
REQUIRED BY THE 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: Carolina Hare

Date: 06/30/2015