

Date : 12/17/2021 11:07:05 AM
From : "Mnayan, Arteen"
To : "Khalatian, Edgar" , "James Harris"
Subject : RE: Sunset Wilcox [MB-AME.FID2618568]
Attachment : 6450 W. SUNSET BLVD BOE PCRf.pdf;

Hi Jim,

Please see attached. Thank you.

Arteen Mnayan

Associate

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From: Khalatian, Edgar <EKhalatian@mayerbrown.com>

Sent: Friday, December 17, 2021 10:43 AM

To: James Harris <james.harris@lacity.org>

Cc: Mnayan, Arteen <AMnayan@mayerbrown.com>

Subject: Re: Sunset Wilcox

Thanks, Jim. Added my colleague, Arteen, who will provide.

Edgar Khalatian

Sent from my iPhone

On Dec 17, 2021, at 10:19 AM, James Harris
<james.harris@lacity.org> wrote:

****EXTERNAL SENDER****

Hello Edgar

I hope you are doing well these days.

Can you send me the Planning Case Referral Form (PCRf)
from BOE for the Sunset Wilcox project?

I have the receipt from the PCRf but not the actual PCRf
stating BOE's dedications/improvements for the project.

Thank you.

Jim

Jim Harris

Major Projects



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PLANNING CASE REFERRAL FORM (PCRF)

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

Reference Number: 202000196

Part I. To be Completed by Applicant

DCP
Case
Number

Applicant	EDGAR KHALATIAN	Address	350 S GRAND AVE, 25TH FLOOR LOS ANGELES , CA 90071
Phone	213 229 9548	Email	EKHALATIAN@MAYERBROWN.COM
Owner	EDGAR KHALATIAN	Address	350 S GRAND AVE, 25TH FLOOR LOS ANGELES, CA 90071
Project Address	6450 W. SUNSET BLVD	APN	5546-014-056, -013, -014, -017
Engineering District	Central		

Project description (attach ZIMAS map with highlighted parcel(s))
NEW COMMERCIAL BUILDING WITH OFFICE AND RESTAURANT.

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)?

- WILCOX AVE (MODIFIED AVENUE III, W=70')
- SUNSET BLVD (AVENUE I, W=100')
- COLE PL (LOCAL STREET - STANDARD, W =60')
- DE LONGPRE AVE (LOCAL STREET, W=60') ALLEY (W=20')

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):

- WILCOX AVE - 45 FT
- SUNEST BLVD - 50 FT
- COLE PL - 30 FT
- DE LONGPRE AVE - 28.5 FT
- ALLEY - 5 FT ON BOTH SIDES ft

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

- WILCOX AVE - 45 FT
- SUNEST BLVD - 50 FT
- COLE PL - 30 FT
- DE LONGPRE AVE - 30 FT
- ALLEY - 10 FT ON BOTH SIDES ft

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

- WILCOX AVE - 22.5 FT
- SUNEST BLVD -35 FT
- COLE PL - 20 FT
- DE LONGPRE AVE - 18 FT
- ALLEY - 5 FT ON BOTH SIDES ft

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

- WILCOX AVE - 20 FT
- SUNEST BLVD - 45 FT
- COLE PL - 18 FT
- DE LONGPRE AVE - 18 FT
- ALLEY - 5 FT ON BOTH SIDES ft

Is the lot connected to the sewer? Yes No

Distance from subject lot to nearest main line sewer 45 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:

1.5 FT DEDICATION
ALONG DE LONGPRE AVE
TO PROVIDE HALF RIGHT
OF WAY OF 30FT
5 FT DEDICATION ALONG
BOTH SIDES OF ALLEY
TO PROVIDE HALF RIGHT
OF WAY 10 FT ON BOTH
SIDES.
10 FT ROADWAY
WIDENING ALONG
SUNSET TO PROVIDE
HALF ROADWAY WIDTH
OF 45 FT.
5 FT ROADWAY
WIDENING ON BOTH
SIDES OF ALLEY TO
PROVIDE HALF ROADWAY
WIDTH OF 10FT ON BOTH
SIDES.
OBTAIN A-PERMIT
DURING CONSTRUCTION
TO REPAIR DAMAGE SIDE
WALK FRONTING THE
PROPERTY AND
DAMAGED DRIVEWAYS.

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: Thomas Lang

Date: 04/02/2020