



OPEN SPACE CHECKLIST  
Cornfield Arroyo Seco Specific Plan

Note

This checklist is an attachment to the Cornfield Arroyo Seco Specific Plan (CASP) Administrative Review Form ([CP13-3507](#)).

Related Code Sections

Chapter 1.2 C.2 of the [CASP](#) authorizes administrative review for projects in compliance with the Specific Plan; Ordinance 182,617 established the [CASP](#). Procedures for Administrative Review are governed by Los Angeles Municipal Code (LAMC) Section 13B.3.1. of Chapter 1A. Refer to the sections in Chapter 2.4 - Open Space of the CASP referenced below when completing this checklist.

Drawing Sheet

Administrative Use Only

Section C – Area Requirements

Indicate the drawing sheet that illustrates:

- 1. The location and square footage of the open space area, total site area, the percentage of the open space area, and how the open space complies with any and all of the applicable standards in Chapter 2.4 Section C. \_\_\_\_\_
- 2. How the open space area will be publicly accessible, if the property is City owned. \_\_\_\_\_
- 3. The amount of open space being provided for every 16 square feet of residential use and for every 48 square feet of non-residential use located in the Urban Village, Urban Center, and/or Urban Innovation Districts. \_\_\_\_\_
- 4. If applicable, indicate on the TFAR Application and Allocation Plan the size and location of the open space. \_\_\_\_\_
- 5. If a project is utilizing any of its required common or publicly accessible open space for pending area, indicate the drawing sheet that indicates how the project is meeting the Chapter 2.4 Section C 9.a and b standards. \_\_\_\_\_

Drawing Sheet

Administrative Use Only

6. If a project is adding a public alleyway, paseo, or street that is intended to qualify as publicly accessible open space, indicate the drawing sheet that illustrates the location, size, and design of the public alleyway, paseo and/or street and the amount of publicly accessible open space it is intended to provide.

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**Section F – Permitted Uses**

Indicate the drawing sheet that illustrates or describes the function(s) of any publicly accessible open spaces.

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**Section G – Access**

Indicate the drawing sheet that illustrates or describes:

1. How the paths of travel conform to the standards of the Americans with Disabilities Act (ADA).
2. The elevation of any publicly accessible spaces relative to the adjacent street frontage.
3. The visibility of any publicly accessible open spaces from adjoining streets or parks.
4. The operational hours of any publicly accessible open spaces for a minimum of 10 hours per day or during all daylight hours, whichever is more.

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**Section H – Dimensions and Boundaries**

Indicate the drawing sheet that illustrates the dimensions of any publicly accessible areas.

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**Section I – Seating**

Indicate the drawing sheet that shows the location and design of all seating areas and the quantity of seating relative to the amount of common or publicly accessible open space.

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**Section J – Landscape**

Indicate the drawing sheet that illustrates or describes:

Drawing Sheet

Administrative Use Only

- 1. **Plant Species.** The location and percentage of the planted area that includes either horticulture or indigenous native trees, plants, and/or shrubs, and or species as defined by the LA County River Master Plan’s Landscaping Guidelines.
- 2. **Invasive Plants.** The landscape demolition plan and identifies the location of and plan for removing all existing invasive plants and any other weedy plants as identified by the CAL-IPC.
- 3. **Trees.** The number and location of planned or existing deciduous trees, the total amount of common or publicly accessible open space, the caliper of each tree, the expected canopy dimension of each tree at maturity, and the ground material within a 32 square foot area below each tree.
- 4. **Irrigation.** The location of the weather-based irrigation controller and the design of the irrigation system.
- 5. **Hardscape and Materials.** The location and Solar Reflectance Index of all hardscape materials as well as the elevations of all fence or vertical border sections.

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**Section K – Operations and Maintenance**

If the project is providing publicly accessible open space, complete and attach the recorded Covenant Agreement form ([CP-6770](#)) with Chapter 2.4, Section K as an Exhibit<sup>1</sup>.

**Section L – Specialty Design Requirements (as applicable)**

Indicate the drawing sheet that illustrates or describes:

- 1. **Community Gardens.** The location of the fencing, watering system and storage space, indicating how the garden will have solar access during the summer months from at least 10am-2pm; and identifies the parties responsible for maintaining the garden’s operation.
- 2. **Park Recreational Areas.** The location and design of park and recreational areas.

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<sup>1</sup> Prior to recordation, submit the completed and notarized Covenant and Agreement Form, any Exhibits, and/or document(s) to be recorded, to the Project Planner for approval and signature. All Exhibits must be labeled accordingly.

Drawing Sheet

Administrative Use Only

3. **Paseos.** The width, length, and site lines of the paseo, and the percentage of the paseo open to the sky or covered with a transparent material.

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4. **Off-Leash Dog Park.** The location of the dog park and the maintenance plan; and identifies the parties responsible for maintaining the dog park.

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**Section M – River Design Standards**

1. If the project faces a street that crosses the LA River or terminates at the River or a River frontage road and has, or proposes to have, a fence visible from the street then indicate the drawing sheet that illustrates how the fence is designed to be consistent with the Los Angeles County Master Landscape Guidelines.

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2. If the project is located adjacent to the River or Arroyo Seco then indicate the drawing sheets that illustrate or describe:

a. **Landscape Buffers.** The 10-foot landscape buffer.

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b. **Fence.** How the fence design is consistent with the LA County River Master Plans Landscape Guidelines.

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c. **Fence Height.** The location and height of the fence.

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d. **Gates.** The height and design of any gate within 10 feet of the river and/or arroyo.

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e. **Noise.** The noise-attenuating features, signed by a licensed acoustical engineer, to ensure that operational sounds do not exceed 5dba above the existing measured or presumed ambient levels of the property lines of properties on the opposite bank if the project requires a conditional use permit for the sale or dispensing of alcoholic beverages.

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f. **River Access.** The design and location of the river access gates.

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g. **Riverfront Door.** The design of the Riverfront Door visible to, and accessible from, the river or river frontage road.

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