



Universal Planning Review Services for Commercial, Industrial, and Institutional Projects

Universal Planning Review Services are Here

The Department of City Planning's new **Universal Planning Review** Services are live! Starting with commercial, industrial, and institutional developments in 60 percent of the City, projects now will have a single entry-point, Universal Planning Review with two service levels—**Basic Service** and **Full Service**. Best of all, there are no additional fees for these services.

Basic Service applies to all eligible projects as of February 17, 2026.

Questions?

You can contact City Planning and read on to learn more about services and applicability. Or dive right in! Submit a request for applicability screening, Basic Service, or Full Service through the City Planning [Online Application System \(OAS\)](#)¹. **No appointment is required.**

Web and Additional Resources

<http://plncts.lacity.org/oas>
<http://plncts.lacity.org/project-review/universal-planning-review-service>

Email

Planning.UniversalReview@lacity.org

Phone

(213) 202-5464

Informational Meetings Available²

Monday, Tuesday, Thursday, Friday
8:00 AM to 4:00 PM

Wednesday

1:00 PM to 4:00 PM

Address

201 North Figueroa St., Suite 525
Los Angeles, CA 90012

¹ <https://plncts.lacity.org/oas>

² <https://appointments.lacity.org/apptsys/Public/Account>

Services

Universal Planning Review is provided at two levels: Basic Service and Full Service. No fees for these services apply.

Basic Service

As of February 17, 2026, Basic Service applies to all eligible projects.

- Centralized project submission
- Zoning review
- Entitlement review
- Post-approval clearances

Full Service

Full Service is an optional, pre-filing service available to projects eligible for Basic Service.

- All Basic Service features
- Entitlement application screening
- CEQA screening
- Entitlement case intake options

Applicability for Basic Service and Full Service

Basic Service Applicability

Basic Service applies if the project meets three criteria based on the (1) project type, (2) location, and (3) application type.

1 PROJECT TYPE

Basic Service applies to these types of projects:

- Commercial (e.g. retail, restaurant, office)
- Industrial/manufacturing
- Institutional (e.g. schools, community centers, museums)

Basic Service **DOES NOT** apply to these types of projects:

- Any project that involves residential development
- Stand-alone wireless telecommunications facilities
- Stand-alone alcohol sales/service and/or public dancing requests
- Stand-alone Lot Line Adjustments or legalization
- Stand-alone signage projects
- Home-Sharing

Basic Service Applicability (continued on the next page)

Basic Service Applicability (continued)

2 LOCATION

Basic Service applies to projects located throughout the City, unless the project is located within the following geographies:

- Hillside Areas (subject to the Baseline Hillside Ordinance Map)
- Downtown Community Plan area
- Coastal Zone
- Specified sites within the Palisade Rebuild and Recovery Area
- Community Design Overlays (CDOs)
- Community Plan Implementation Overlays (CPIOs)
- Pedestrian Oriented Districts (PODs)
- Historic Preservation Overlay Zones (HPOZs);
- Commercial and Artcraft Districts;
- Specific Plans (unless noted)

Basic Service does apply in the following Specific Plan areas:

- Adaptive Reuse Incentive Areas
- Coastal Bluffs
- Glencoe/Maxella
- Los Angeles Coastal Transportation Corridor
- San Pedro
- South Los Angeles Alcohol Sales
- West Los Angeles Transportation Improvement and Mitigation

3 APPLICATION TYPE

Basic Service applies to projects requiring at least one action under the authority of the [Zoning Administrator](#) or an [Adjustment](#). This applicability criterion will be determined by City Planning staff during an initial screening of individual submissions.

Full Service Applicability

Full Service is available to any project eligible for Basic Service, unless any of the following apply:

- The main City Planning application for the project is already filed
- The project requires an initial decision by the City Planning Commission
- The project will be processed through the [Expedited Processing Section \(EPS\)](#) or Major Projects (e.g. requires an Environmental Impact Report (EIR), Sign District, Development Agreement, or project-level Specific Plan).
- The project requires an action under the Subdivision Map Act, such as a Tentative Tract Map or a Preliminary Parcel Map.