



PROJECT REVIEW (Chapter 1A Zones)

Related Code Sections

This form is intended for properties subject to zoning established in Los Angeles Municipal Code (LAMC) Chapter 1A. For properties subject to zoning established in Chapter 1, please use form [CP13-2152](#). For more information on a property's applied zoning, visit zimas.lacity.org.

[LAMC Section 4C.14.1.C. \(Development Review Threshold Packages\) of Chapter 1A](#) authorizes the Director of Planning to determine Project Review application requests for development projects. Project Review is required for the following project types, unless the project qualifies as an "ED 1" project under Mayor Bass' [Executive Directive No. 1](#)¹; or, where a development project meets all of the exceptions outlined in [LAMC 4C.14.1.E. \(Exceptions\) of Chapter 1A](#). Procedures for a Project Review are governed by [LAMC Section 13B.2.4. of Chapter 1A](#).

☐ Development Review Threshold Package 1

- ☐ Any development project which creates, or results in a net increase of 50,000 gross square feet or more of non-residential floor area.
- ☐ Any development project which creates, or results in a net increase of 50 or more dwelling units.
- ☐ Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- ☐ Any change of use which results in a net increase of 1,000 or more average daily trips.
- ☐ Any one unit development with a floor area of 17,500 square feet or larger located in the hillside area.

☐ Development Review Threshold Package 2

- ☐ Any development project including a building or structure having a height of 500 feet or taller.
- ☐ Any development project which adds at least 500,000 square feet of nonresidential floor area.
- ☐ Any development project which adds at least 500 dwelling units.
- ☐ Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- ☐ Any change of use which results in a net increase of 1,000 or more average daily trips.
- ☐ Any one-unit development with a floor area of 17,500 square feet or larger located in the hillside area.

¹ Refer to [ED 1 Implementation Guidelines](#) for qualifying criteria.

❑ Major Development Project Review Thresholds

Development projects creates or results in an increase of 250,000 square feet or more of warehouse floor area are subject to [LAMC Section 4C.14.C.3. \(Supplemental Procedure\) of Chapter 1A](#) (except that projects subject to Package and participating in a Community Benefits Program pursuant to Division 9.3 (Community Benefits Program) of Chapter 1A are exempt from this provision).

Public Hearing and Notice

If the Director finds that the matter may have a significant effect on neighboring properties, the Director shall set the matter for public hearing. If held, notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Project Review Supplemental Application

Complete this form ([CP13-2150.A](#)) and submit it with the required application materials.

Transportation Study Assessment – LADOT Referral Form

After a Project Review case has been filed with City Planning, complete and submit this form ([CP13-2151.1](#)), along with the required materials identified on the form, to the applicable [LADOT Development Services Division Office](#) for their review. Once LADOT reviews and signs the Referral Form, submit it to the project planner assigned to the Project Review case.

Roof Plan

Show all rooftop structures and equipment.

Elevations

All building materials and colors shall be indicated, including any sustainable features of the project. Refer to the Elevation Instructions ([CP-7817](#)) for applicable requirements.

Other Related Documents

Provide one copy of each of the following documents, as applicable:

- Building Permit Application, if in Plan Check
- Lease, if applicant is not the owner of the subject property
- Prior discretionary actions (e.g., City Planning, Public Works)
- Existing Building Permits, Affidavits, and Certificate of Occupancy
- Recorded Easements
- Grading Pre-Inspection approval from the Los Angeles Building and Safety (LADBS) - Grading Division for properties in Hillside areas

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project substantially conforms with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.