

REFERRAL FORM



ZONING ASSESSMENT FOR UNIVERSAL PLANNING REVIEW SERVICES

THIS SECTION TO BE COMPLETED BY CITY PLANNING STAFF ONLY

DCP Staff Name and Title	DCP Staff Signature
PAR Case Number:	Date:
Notes:	

INSTRUCTIONS

This form serves as the basis of an informational zoning assessment for projects using Universal Planning Review (UPR) services. Information on requesting Universal Planning Review services is [available online](#). A zoning assessment delivered on this form is part of UPR services and is not intended to be used separately from it. When submitting for UPR services, a draft of this form may be completed and submitted by a project proponent in order to facilitate City Planning's zoning assessment. Completion of a zoning assessment by City Planning staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational zoning assessment does not constitute a zoning approval and does not require compliance with development standards to be completed. City Planning staff will sign the zoning assessment form and the project plans once the informational zoning assessment is completed.

This form applies to sites subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For more information on a property's applied zoning, visit zimas.lacity.org.

Project Location, Zoning Information

Street Address¹: _____

Number of Parcels: _____ Total Lot Area: _____

¹ Street Addresses must include all addresses on the subject/ application site (as identified in ZIMAS—<http://zimas.lacity.org>).

Legal Description²: (Lot, Block, Tract): _____

Assessor Parcel Number: _____

Current Zone(s) & Height District(s): _____

Community Plan: _____ **Land Use Designation:** _____

Specific Plan: _____

Historic Preservation Overlay Zone (HPOZ): _____

Design Review Board (DRB): _____

Redevelopment Project Area: _____

Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU etc.): _____

Q Condition / D Limitation / T Classification (Ordinance No. and Subarea): _____

Description of Condition: _____

Z.I. (s) _____

Legal (Lot Cut Date): _____

Affidavits: _____

Easements: _____

Enterprise Zone ☐ YES ☐ NO

Special Grading Area (BOE) Area ☐ YES ☐ NO

Very High Fire Hazard Severity Zone ☐ YES ☐ NO

Coastal Zone ☐ YES ☐ NO

Hillside Area (Zoning) ☐ YES ☐ NO

² Legal Description must include all contiguously owned properties (even if they are not part of the proposed project site).

TO BE COMPLETED BY STAFF							
Item No.	Zoning Standard	Proposed	Required / Allowed	Applicable Section	Plan Sheet No.	Standard Met	Comments and Additional Information
1.	Use		Use allowed per Zoning: <input type="checkbox"/> YES <input type="checkbox"/> NO	Zoning:		<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Conditional Use (LAMC Sec. 12.24 of Ch. 1) for: <hr/>
2.	Height ³			LAMC Sec. 12.21.1 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	

³ Additional information can be found under [Information Bulletin P/ZC 2023-008](#).

_____ (Staff Initials)

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Item No.	Zoning Standard	Proposed	Required / Allowed	Applicable Section	Plan Sheet No.	Standard Met	Comments and Additional Information
3.	No. of Stories ⁴		Required / Allowed: Transitional Height Applies (LAMC Sec. 12.21.1 A.10) <input type="checkbox"/> YES <input type="checkbox"/> NO Commercial Corner Development/Mini-Shopping Center Height Applies (LAMC Sec. 12.22 A.23(a)(1)) <input type="checkbox"/> YES <input type="checkbox"/> NO	LAMC Sec. 12.21.1 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
4.	Buildable Area			LAMC Sec. 12.03		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	

⁴ Buildings used entirely for residential (and ground floor commercial in the RAS Zones) are only limited as to feet, not stories. See [LAMC Chapter 1A, Section 14.2.10](#) for additional information and guidance.

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Item No.	Zoning Standard	Proposed	Required / Allowed	Applicable Section	Plan Sheet No.	Standard Met	Comments and Additional Information
5.	Floor Area			LAMC Sec. 12.03		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
6.	FAR (Floor Area Ratio)					<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
7.	Setback⁵ (Front)	Lot Line Location (Street Name): Lot Line Location (Street Name):				<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
8.	Setback⁵ (Side)					<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Offset plane break met: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
9.	Setback⁵ (Rear)					<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	

⁵ See the following resource regarding the difference between [Setback and a Yard](#). Additional information can be found under [Zoning Information Bulletin](#) regarding yards, and prevailing setbacks.

_____**(Staff Initials)**

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Item No.	Zoning Standard	Proposed	Required / Allowed	Applicable Section	Plan Sheet No.	Standard Met	Comments and Additional Information
10.	Lot Coverage					<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
11.	Lot Width					<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
12.	Building Line (if applicable)				Ordinance No.:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
13.	Parking ^{6,7} (automobile)	Is the project utilizing AB 2097: <input type="checkbox"/> YES <input type="checkbox"/> NO			LAMC Sec. 12.21 A.4 (if code prevails)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Design standards met (LAMC Sec. 12.21 A.5): <input type="checkbox"/> YES <input type="checkbox"/> NO Improvement standards met (LAMC Sec. 12.21 A.6)(except landscaping, to be determined by City Planning): <input type="checkbox"/> YES <input type="checkbox"/> NO

⁶ For *Summary Of Parking Regulations*, additional information can be found under [Zoning Information Bulletin P/ZC 2023-011](#).

⁷ For *Parking Design* standards, additional information can be found under [Zoning Information Bulletin P/ZC 2023-001](#).

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Item No.	Zoning Standard	Proposed	Required / Allowed	Applicable Section	Plan Sheet No.	Standard Met	Comments and Additional Information
14.	Loading Area (if applicable)			LAMC Sec. 12.21 C.6 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
15.	Bicycle Parking ⁸ (non-residential)	Long-term: Short-term:	Long-term: Short-term:	LAMC Sec. 12.21 A.16 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Facility standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO Design standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO
16.	Retaining Walls in Special Grading Areas ⁹ (if applicable)	Max Height: Max Quantity:	Max Height: Max Quantity:	LAMC Sec. 12.21 C.8 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	

⁸ See the following resource regarding bicycle parking design standards under the [Bike Parking Ordinance Guide](#).

⁹ A Haul Route may be required for the import or export of 1,000 cubic yards or more of earth material. See Haul Route form [CP-6119](#).

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17.	Location of Accessory Buildings (if applicable)			LAMC Sec. 12.21 C.5 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
18.	Trash & Recycling (if applicable)	Trash Room (sq. ft.): Recycling Room (sq. ft.):	Trash Room (sq. ft.): Recycling Room (sq. ft.):	LAMC Sec. 12.21 A.19 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Design standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO
19.	Private Street (if applicable)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Sec. 18.00 (if code prevails)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
	Other (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable					Additional Sheet(s) attached: <input type="checkbox"/> YES <input type="checkbox"/> NO

_____ (Staff Initials)

ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED
to be completed by City Planning Staff

TO BE COMPLETED BY STAFF							
Item No.	Zoning Standard	Proposed	Required / Allowed	Applicable Section	Plan Sheet No.	Standard Met	Comments and Additional Information
20.						<input type="checkbox"/> YES <input type="checkbox"/> NO	
21.						<input type="checkbox"/> YES <input type="checkbox"/> NO	
22.						<input type="checkbox"/> YES <input type="checkbox"/> NO	
23.						<input type="checkbox"/> YES <input type="checkbox"/> NO	

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TO BE COMPLETED BY STAFF

Item No.	Zoning Standard	Proposed	Required / Allowed	Applicable Section	Plan Sheet No.	Standard Met	Comments and Additional Information
24.						<input type="checkbox"/> YES <input type="checkbox"/> NO	
25.						<input type="checkbox"/> YES <input type="checkbox"/> NO	
26.						<input type="checkbox"/> YES <input type="checkbox"/> NO	
27.						<input type="checkbox"/> YES <input type="checkbox"/> NO	
28.						<input type="checkbox"/> YES <input type="checkbox"/> NO	

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