ADMINISTRATIVE REVIEW

RIO APPLICATION AND CHECKLIST FOR MINISTERIAL REVIEW

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13.17 G (Administrative Review) authorizes ministerial review for projects in compliance with Supplemental Use Districts; Ordinance No. 183,145 established the River Improvement Overlay (RIO) District. Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A.

		Drawing Sheet	Administrative Use Only
Section F. Development Regulations			
1.	**Landscaping.** Indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is made for herbs, fruits, or vegetable plants.	_____	☐
2.	**Screening/Fencing.**		
a.	**Loading/Off-Street Parking.** For a project with any loading areas and/or off-street parking facilities that contain three or more spaces indicate the drawing sheet that illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting rights-of-way and the LA River.	_____	☐
b.	**Equipment.** For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view.	_____	☐

	Drawing Sheet	Administrative Use Only
c. Exterior Trash Enclosures. For a project that includes a trash disposal unit indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).	_____	☐
d. Fencing. For any project, with the exception of single-family homes (but including homes built as part of the small lot ordinance), that faces a street that crosses the river or terminates at the river or a river frontage road and/or faces a river frontage road and includes a fence within the front or side yards that is visible from the street, indicate the drawing sheet that illustrates the location and design of the fence.	_____	☐
3. Exterior Site Lighting. Indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.	_____	☐
4. Projects within Inner Core:		
a. Landscape Buffer. Indicate the drawing sheet that illustrates the location of the 10' buffer.	_____	☐
b. Fence. Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the 10' buffer area.	_____	☐
c. Fence Height. See (b) above.	_____	☐
d. Gates. Indicate the drawing sheet that illustrates the location, height design and operation of the gate(s). Small-lot projects shall comply with the requirements of Section F.4.f.i and therefore the gate may be a single gate from the entire project to the river and not from individual homes.	_____	☐
e. Noise. Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall indicate the drawing sheet that illustrates the location and design of all noise-attenuating features such that operational sounds shall not exceed 5 decibels above the existing or presumed ambient levels of the property line(s) of properties on the opposite bank.	_____	☐

	Drawing Sheet	Administrative Use Only
f. River Access. See (d) above.	_____	☐
g. Riverfront Door. Indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.	_____	☐

Note: The Administrative Review fee shall be paid prior to receiving the clearance. For instructions on how to obtain City Planning clearances, see Zoning Information (ZI) No. 2358 River Improvement Overlay Use District.

Administrative Review Invoice Number: _____

_____ _____

Applicant Signature **Date**

_____

Applicant Name