



ADMINISTRATIVE REVIEW

REDEVELOPMENT PROJECT AREA – CENTRAL INDUSTRIAL DESIGN FOR DEVELOPMENT - RECYCLING and PALLET YARDS Administrative Review and Referral

RELATED CODE SECTION: Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area that has a Design for Development. Proposed development activity within Redevelopment Project Areas must conform to the Design for Development.

GENERAL INFORMATION

- **A Redevelopment Plan Project (Project)** includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- **Objective:** Provide appropriately designed recycling facilities and pallet yards in proximity to the industries they serve in a manner that does not conflict with or compromise the primary uses in each district or conflict with nearby residential uses.
- Pallet yards and recycling facilities are allowed in the Central Industrial Redevelopment project area provided they conform to all applicable provisions of the Zoning Code and following standards
- Visit Planning4LA.org to review the Central Industrial Recycling and Pallet Yards
- Review process options available:
 - Administrative Review- Design for Development
 - Project Adjustment

1. APPLICANT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Related Case: _____

2. CHECKLIST - Central Industrial Recycling and Pallet Yards

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Design for Development. The Design for Development is available on the City Planning website at Planning4LA.org.

- **N/A - Not Applicable:** This Design for Development Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Design for Development section. The proposed Project may require Project Compliance. Not all Design for Development require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Design for Development Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Design for Development Conformance (Check One)			Staff Comments
		N/A	YES	NO	
1. Frontage <ul style="list-style-type: none"> To reduce traffic conflicts and visibility, they may not front on or have a driveway on a major or secondary highway 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Vehicular Access <ul style="list-style-type: none"> To accommodate queuing and reduce traffic controls, vehicular access to a pallet yard and recycling facility (i.e., driveways), shall be located at least 150 feet from an intersection 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Prohibition <ul style="list-style-type: none"> Pallet yards and recycling facilities may not be located within 1,000 feet of a residential use or zone, a school or a park 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Site Area <ul style="list-style-type: none"> The minimum site area shall be 15,000 square feet to allow for off-street loading/unloading 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Enclosure <ul style="list-style-type: none"> Pallet yards shall be enclosed in a structure or, if approved by the Redevelopment Unit, include side shed with an open area between, as illustrated in Figure 1 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Open Yards <ul style="list-style-type: none"> Open yards shall be surrounded by an 8-foot high building wall on interior property lines and an open fence with a 5-foot wide landscaped setback between the wall and the back of sidewalk along all street frontages 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Design for Development Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Design for Development Conformance (Check One)			Staff Comments
		N/A	YES	NO	
7. Setbacks <ul style="list-style-type: none"> The required setbacks shall be landscaped with drought-tolerant trees, tall shrubs and vines, including <i>Ficus repens</i> (Creeping Fig) plants at least 8 feet on center along the wall 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Landscaped Setbacks <ul style="list-style-type: none"> The landscaped setback shall be irrigated with an automatic irrigation system that includes a smart controller. Use of buried in-line drip irrigation is recommended to reduce waste water 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. PROJECT REVIEW REQUIREMENTS

SUBMITTAL PACKAGE (check all that apply)

A. Administrative Review for the Redevelopment Plan

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540)

NOTE: For an Administrative Review clearance, the project must conform to the Sign regulations of the Design for Development.

B. Administrative Review for the Design for Development (DFD)

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540)

C. Project Compliance and/or Project Adjustment

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540)

All forms and related materials shall be submitted to the Development Services Center public counter.

- CITY STAFF USE ONLY -

NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

ADDITIONAL STAFF NOTES

CASE NUMBER: _____

Section 4 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature	Date	Phone Number
Print Name		Email

Section 5 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

<input type="checkbox"/> Project Compliance Required	<input type="checkbox"/> Project Adjustment Required	
INITIAL REVIEW BY		
Staff Signature	Date	Phone Number
Print Name		Email