

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

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In compliance with Assembly Bill 2234, to help ensure your submittal package is complete and avoid any confusion or delays in the building permitting process, please complete the following checklist. Please mark the left-hand blanks to indicate completion of the item. Use the right-hand blanks to indicate where item can be found. (i.e. plan sheet number, etc.)

Applicants are responsible for submitting a complete application package composed of all requisite parts and materials, including applicable forms and other items (e.g., drawings, fee payments, reports, etc.) as described in forms and requirement lists herein. Please refer to the attached supplementary [“Residential Post Entitlement Plan Check Submittal Requirements” handout](#) for additional information on submittal requirements.

***Please note, any incomplete submittals will deem the application incomplete and will be returned to the applicant. After receiving a notice that the application was incomplete, an applicant shall cure and address the items that are deemed to be incomplete by the local agency.**

1. PROJECT SUMMARY _____

2. CERTIFIED SITE SURVEY _____

3. ARCHITECTURAL PLANS, ELEVATIONS, SECTIONS, SCHEDULES & DETAILS

___ a. Existing Site Plan _____

___ b. Proposed Site Plan _____

___ c. Existing Floor Plan(s) _____

___ d. Proposed Floor Plan(s) _____

___ e. Roof Plan(s) _____

___ f. Building Sections _____

___ g. Exterior Elevations _____

___ h. Parking Plan(s) _____

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

4. ACCESSIBILITY DOCUMENTATION

- ___ a. Accessibility Note and Detail Sheet(s) _____
- ___ b. Completed "Documentation of Accessibility Upgrades to Existing Buildings" Form _____
**A completed "Documentation of Accessibility Upgrades to Existing Buildings" form is only required for nonresidential alterations and additions.*

5. GREEN BUILDING DOCUMENTATION

** Please refer to the City of West Hollywood's ["Green Building Program" page](#) for more information.*

- ___ a. Applicable Green Building Compliance Forms _____
- ___ b. Applicable Green Building Notes and Documentation _____
- ___ c. MWELo Forms (if applicable) _____

6. TITLE 24 ENERGY COMPLIANCE FORM(S)

** T-24 Standards, Design Manuals, Forms and Tables are available at the [California Energy Commission website](#).*

- ___ a. Applicable Energy Forms _____
- ___ b. Commissioning Plans _____

7. STRUCTURAL

- ___ a. Foundation Plan _____
- ___ b. Floor/Roof Framing Plans _____
- ___ c. General Structural Note Sheets _____
- ___ d. Lateral Analysis/Calculations _____
- ___ e. Gravity Design Calculations _____
- ___ f. Shoring Plans (if applicable) _____

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

8. APPROVED SOILS/GEOLOGY REPORT(S) _____

9. LANDSCAPE PLANS

____ a. Landscape Plans (On Site) _____

____ b. Landscape Plans (Public Right of Way Plans) _____

10. MECHANICAL, ELECTRICAL & PLUMBING

**Please complete the City's ["MEP Plan Check Checklist"](#) to determine if mechanical, electrical, plumbing plancheck is required.*

11. ENGINEERING

____ a. Construction and Demolition Plans _____

____ b. Civil Plans _____

____ c. Utilities Plan _____

____ d. Certified Topographic & Boundary Survey (including Adjacent Public Right-of-Way) _____

____ e. Street and Parkway Improvement Plan _____

____ f. Grant of Easement Legal Description & Map (When directed by the City Engineer) _____

____ g. Shoring Plans _____

____ h. Sewer Capacity Report (When directed by the City Engineer) _____

____ i. Approved Los Angeles City Bureau of Engineer/Sanitation Sewer Capacity Availability Request _____
and Approved Sewer Connection Plan/Permit (When directed by the City Engineer)

____ j. Approved Los Angeles County Sewer Connection Plan & Permit _____
(When directed by the City Engineer)

____ k. Approved Regional Water Quality Board Groundwater Discharge Permit _____
and supporting Dewatering Plan and Geotechnical Report (When directed
by the City Engineer)

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

- ___ l. Hydrology/Hydraulic Report (When directed by the City Engineer) _____

- ___ m. Approved Los Angeles County Storm Drain Permit and Plans for the proposed storm drain connection to LA County facility and supporting Geotechnical report. (When directed by the City Engineer) _____

- ___ n. Utility-Authored Final Construction Plans stamped approved by the Electrical Utility, Telecom Utility, Gas Utility, Water Utility, Sewer Utility, and Storm Drain Utility. (When directed by the City Engineer) _____

12. ENVIRONMENTAL SERVICES

**Please refer to Environmental Services' [Construction and Development webpage](#) for additional information.*

- ___ a. Solid Waste Design Guidelines/Study _____

- ___ b. Completed and Signed OC-1 Form _____

- ___ c. Stormwater Pollution Prevention Plan (SWPPP) _____
**Applicable for sites with more than 1 acre of disturbed area.*

- ___ d. Low Impact Development (LID) Plan _____

13. TRAFFIC/MOBILITY

**Please refer to City's Parking Area Design and Layout Standards for additional information on the below Traffic/Mobility items.*

- ___ a. Show location and width of driveways _____

- ___ b. Show visibility triangle at each driveway _____

- ___ c. Show vertical clearance at entrance to garage and within garage _____

- ___ d. Show slope on driveway ramps _____

- ___ e. Show parking stall dimensions _____

- ___ f. Show drive aisle widths _____

- ___ g. Provide details for tandem parking and/or mechanical parking lifts (if applicable). _____

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

14. PLANNING CONDITIONS OF APPROVAL _____

APPLICANT ACKNOWLEDGEMENT

I hereby acknowledge the above construction documents have been provided and understand that any missing documentation will deem the application incomplete and returned as outlined in Section 65913.3 of Assembly Bill 2234.

Applicant's Signature: _____

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL REQUIREMENTS

***Please note all Building and Safety Plan Check fees are due at submittal. Planning exaction fees and all associated project fees must be paid prior to Building permit issuance.**

PROJECT DRAWINGS:

The following drawings and information MUST be included with your application submittal. Note that in the City of West Hollywood, many projects drawings must be prepared and certified by a California licensed design professional (i.e an Architect, Engineer, etc.) All drawings shall be of legible quality. Please refer to Building and Safety's [E-Plan Check webpage](#) for additional information on plan requirements and how to submit post entitlement projects.

ARCHITECTURAL DRAWING CONVENTIONS

- All views must be drawn to scale, with scale noted.
- Indicate demolished walls, elements, and features with dashed lines, existing conditions to remain as solid lines and new walls as filled lines.
- Show all property lines on all plan, section, elevation sheets.
- Utilize a clear, rational sheet-numbering system. Drawings/Exhibits should be sequenced per this list sequence.
- Provide sufficient labeling, notation, and dimensioning to allow a complete review of the project.

1. PROJECT SUMMARY (INCLUDE ON TITLE SHEET OR SITE PLAN SHEET)

- a. Complete index including all sheets and exhibits;
- b. Address and legal description of subject property;
- c. Name, address, phone number, and email address of the applicant, owner, and architect;
- d. Include ownership profile if an LLC listing;
- e. Existing and proposed land use, number of stories maximum height from grade, and zoning summary;
- f. Proposed building square footage; include existing square footage if applicable;
- g. Size and number of dwelling units (residential projects only);
- h. Calculations of common area and private open space (residential projects only);
- i. Calculations of permeable surface area; and calculations of landscaped areas;
- j. Subject property zoning designation and calculations for density, floor area ratio (FAR);
- k. Parking requirements, including required spaces and guest spaces; required bicycle spaces and any provided electric vehicle spaces.
- l. Applicable Building Codes.
- m. Indicate the building area (total and per story), occupancy group(s), Occupant Load, use(s), type of construction(s), number of stories, height, type of fire sprinklers provided, and the number of parking space(s).
- n. Indicate whether the project is privately or publicly funded.

2. CERTIFIED SITE SURVEY

- a. A certified Site Survey is required for:
 - i. Any exterior alterations to a single-family dwelling or duplex (excluding ordinary repairs and maintenance such as the replacement of windows, doors, or porches).
 - ii. Any addition to a single-family dwelling or duplex,
 - iii. Major remodels to commercial, multifamily, or other nonresidential structures.
 - iv. New construction.

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

- b. The certified ALTA topographic survey shall be prepared, signed, and wet-stamped by a California State licensed surveyor. At a minimum, the survey must include all of the following:
- i. L.A. County Assessor's parcel information;
 - ii. Property lines; note lot area, site dimensions, metes and bounds;
 - iii. Topography /contour lines;
 - iv. Adjacent streets, alleys, sidewalks, and other public ways that abut the property;
 - v. Easements, dedications, and any encumbrances (per a current title report);
 - vi. Landscaped and paved areas; note permeable and non-permeable areas;
 - vii. Driveways, curb cuts, and parking areas; label number of parking spaces and dimensions;
 - viii. Fences and walls; label height and width or thickness;
 - ix. Footprints of existing structures on the property; note square footage per floor, number of stories, existing land uses; note building heights (top of roof ridge and eave, and/or top of parapet);
 - x. Footprints of existing structures on adjacent properties (both sides and rear, if applicable); note building heights (top of roof ridge and eave, and/or top of parapet);
 - xi. Setbacks: dimension distances between structure(s) and all property lines (front, side, and rear);
 - xii. Adjacent front setbacks: on adjacent properties, dimension distance between structure and front property line;
 - xiii. Indicate location and species of all existing trees, both on the property and any street trees adjacent to the property; note trunk diameter and drip line. Identify any native trees, for example S. California species (see Southern California Native Tree List in West Hollywood's Heritage Tree Ordinance).
 - xiv. Indicate locations of all existing utilities items at, below, and above grade. This includes controls, linear runs, boxes and/or vaults.

3. ARCHITECTURAL PLANS, ELEVATIONS, SECTIONS, SCHEDULES & DETAILS

**Please refer to [Building and Safety's webpage](#) for additional information and resources.*

A. EXISTING SITE PLAN (1/16"=1'-0" MINIMUM)

- a. An existing site plan is required for all project. Clearly indicate on plans which existing structure (or portions thereof) are to be demolished, and which are to remain.
- b. Existing building footprint(s), with indication of square footage(s), number of stories, and land use; indicate existing demolished/remain;
- c. Dimensions from all structures to front, side and rear property lines;
- d. Existing parking areas, parking stalls, driveways, and turning areas;
- e. Dimensions of existing buildings, driveways, and parking spaces;
- f. Fences and walls; Landscaped and paved areas;
- g. Location and species of trees on property and the diameter of tree trunks;
- h. Streets and alleys (labeled with names), curbs, parkways and sidewalks adjacent to the property;
- i. Footprints of all buildings on adjacent properties, including at sides and rear, with dimensions to property lines;

B. PROPOSED SITE PLAN (1/16"=1'-0" MINIMUM)

- a. Street-level plan showing ground-floor building footprint(s) with dimensions to all property lines, as well as all exterior site areas. Existing building area to be removed should be shown on a separate Demolition Plan;
- b. Vehicular entrance and exit locations; site and building entry locations;
- c. Location, width and description of any public or private easements, such as driveways or utility company rights-of-way. If none, note "No easements" on the site plan;

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

- d. Proposed surface parking areas with parking stalls (if any), driveways, turning areas, visibility windows, and parking lot landscaping; proposed location of curb cuts and driveways, all fully dimensioned;
- e. Street trees and locations, and materials for all proposed parkways and improvements; Show existing street parking spaces;
- f. All landscaped and paved areas, including stoops and paths; existing trees to remain, to be removed, and new trees. Identify all common open space areas;
- g. Calculations of paved or hardscaped areas and percentage of permeable surface areas on the plans per WHMC 19.20.190.D; Please note planters on slabs or other hardscape are not considered permeable areas;
- h. Trash/recycling area, open-air mailboxes, and utility meters (water, gas, electric, etc.) if at grade, and main fire department connection valves or standpipes and backflow preventers, pad-mounted or pole mounted or subterranean transformers, security gates, and perimeter fencing or walls;
- i. Footprints of all buildings on adjacent properties, including at sides, rear, and across the street;
- j. Streets and alleys (labeled with names), curbs, parkways and sidewalks on both sides of the street dimensioned;
- k. Location and labeling of any items or obstructions such as telephone poles, street signs, bus stops, etc., in the public right-of-way. If none, note this on the site plan;
- l. For swimming pools, spas, or hot tubs, dimension setbacks from property lines and indicate the location and screening of all related equipment per WHMC 19.20.140;
- m. Site drainage, including permeable surfaces (in accordance with City's SWPP program), catch basins, trench drains, sumps, etc. Include water features and pools;
- n. For any residential project involving new construction, indicate and dimension the existing front yard setbacks of the two structures on adjacent properties closest to the subject property.

C. FLOOR PLAN(S) (1/16"=1'-0" MINIMUM)

- a. Provide for all levels, including Parking Plan(s) and Roof Plan(s), fully dimensioned, labeled, and annotated;
- b. Building footprint, property lines, interior arrangement of units, rooms and spaces labeled for proposed uses;
- c. Windows and doors, plumbing fixtures, permanent casework and fixtures, common and private outdoor spaces, exterior storage components;
- d. Stairs, ramps, elevators, lifts, floor-level changes, and other vertical circulation;
- e. Utility meters (water, gas, electric, etc.), main fire department connection valves, pad-mounted transformers and all other equipment;
- f. Trash and recycling enclosures, mailboxes, fences, walls, and railings;
- g. Security gates and/or perimeter enclosures;
- h. Urban art on the ground floor plan or where occurs (if applicable);
- i. On Roof Plans, indicate locations and dimensions of mechanical equipment, equipment screening, and solar panels (if applicable);
- j. Indicate roof slopes, roofing materials, and drainage features (drains, gutters, downspouts, etc.);
- k. For projects involving a nightclub or restaurant, include seating layout.
- l. For multi-family residential projects, indicate area and dimensions of each private and common open space area for each floor level. Provide a summary table including required and proposed open space areas on the site plan;
- m. Key/mark building sections and details on all relevant plan drawings;
- n. Overhead features (e.g., overhangs, ledges, balconies, stairs, etc.) should be indicated using dashed lines.

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

- o. Provide disabled access plan. Show all required accessible entrances and exits, accessible path of travel to each space and floor and accessible parking requirements. Identify routes on plans and provide all required dimensions.

D. BUILDING SECTIONS (1/8"=1'-0" MINIMUM)

- a. Two cross-section drawings (one in each direction is recommended) through the proposed project and the entire site, extending beyond property lines to fronting street(s), and/or existing buildings on adjacent properties;
- b. Key/mark section cut locations and detail references on floor plan(s);
- c. Sections shall be at the same scale as building elevations;
- d. Indicate/Dimension overall heights, floor-to-floor heights, typical ceiling heights; and both natural and finished grade on each section;
- e. Additional sections may be requested as needed to adequately describe the project.
- f. Include maximum height envelope on all sections, and indicate height measurement method (parallel plan or sloping site)

E. BUILDING ELEVATIONS (1/8"=1'-0" MINIMUM)

- a. Complete elevations of proposed structure(s) including front, sides, rear and courtyard elevations (where occurs); name/title elevations reflecting north, south, east, and west orientations;
- b. Overall height(s), floor-to-floor heights, guardrails, and other important dimensions;
- c. Finish materials, doors, windows, level changes, roof slopes, roof drainage (scuppers, downspouts, gutters, etc.), shading devices, vents, and all significant architectural elements or features;
- d. Existing adjacent structures on either side of the proposed structure, including overall height, windows, doors and other key elevation information; ensure accuracy of scale in representing the project alongside other buildings;
- e. Operation of all gates, doors and windows: e.g., fixed, sliding, hinge/swing, casement, awning, hopper, etc. This should match information on floor plans and door/window schedules;
- f. Proposed utility meters, transformers, utility boxes, and other equipment;
- g. Location of exterior lighting and fixtures;
- h. For building additions and renovations, distinguish work from existing to remain, as well as proposed and existing materials and colors;
- i. Depending on architectural complexity and façade composition, more than one set of elevations may be required to fully describe the project design (e.g., by emphasis on colors/materials, shade/shadows/exterior components/assemblies, etc.);
- j. Landscape planting (trees, shrubs, creeping plants) may be indicated as outline shapes/forms, but not shown as fully grown, or in any way that obscures view of the building façades. (If landscaping is critical site design component, provide two sets of elevations and/or renderings with and without planting)

F. PARKING PLAN(S) (1/16"=1'-0" MINIMUM)

- a. Dimensions of driveway and required vehicle back-up distances;
- b. Visibility window at vehicle ingress/egress;
- c. Driveway ramp slopes and transition slopes, overhead clearances, gates and/or overhead doors;
- d. Where applicable, drainage (i.e. trench drains, basins and sump pumps), mechanical rooms, main electrical switchgear, trash enclosures, and subterranean meters and transformers; janitorial closets, bike storage, etc;
- e. Pedestrian access paths, exit stairs, elevator, machine rooms, and ADA accessible path of travel;

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

- f. Parking stall dimensions, striping, and signage in accordance with Title 24 Disability Access provisions, wider end stalls, vehicular maneuverability and turning radius (especially where tandem parking is proposed).
- g. Number each stall sequentially.
- h. EV charging stations (as applicable).

G. DOOR AND WINDOW SCHEDULES

- a. Indicate/enumerate each individual door and window on their respective schedule, including size (width, height), type, glazing (as applicable), material and finish (including frame), egress designation (as applicable) and any other significant information;
- b. Mark/tag each door and window individually, consistent with marks/tags on floor plans and elevations;
- c. Illustrate all door and window types alongside each schedule, to include unit elevations, operation (e.g., hinge/swing, sliding, fixed, casement, awning, hopper, etc.) This information should be consistent with that on elevations and floor plans.

4. ACCESSIBILITY DOCUMENTATION

- a. Provide Accessibility Note and Detail Sheet(s) (if applicable);
- b. Projects proposing nonresidential additions and alterations shall complete the City's "[Documentation of Accessibility Upgrades to Existing Buildings](#)" form in order to show full compliance or any limitation for full accessibility upgrade. The "Documentation of Accessibility Upgrades to Existing Buildings" form shall be completed and signed by the California licensed design professional responsible for the project's accessibility and shall be included directly on the plans.

5. GREEN BUILDING DOCUMENTATION

**Please refer to the City of West Hollywood's "[Green Building Program](#)" page for more information.*

- a. Complete applicable Green Building Compliance forms digitally and include on plans. Green Building Compliance forms can be found [here](#).
- b. Commissioning Plans (if applicable).
- c. MWELo Forms (if applicable). Please refer to the City of West Hollywood's "[Model Water Efficient Landscape Ordinance](#)" page for the minimum requirements for the City's and State's MWELo provisions.

6. TITLE 24 ENERGY COMPLIANCE FORM(S)

*T-24 Standards, Design Manuals, Forms and Tables are available at the [California Energy Commission website](#).

- a. Complete applicable Energy Forms. digitally and include in PDF submittal.
- b. Commissioning Plans (if applicable).

7. STRUCTURAL

- a. Structural plans and details are required for any additions, structural alterations and new structures.
- b. Structural calculations are required for any additions, structural alterations and new structures.
- c. All structural information provided shall be stamped and signed by the California licensed Engineer of Record.

8. SOILS/GEOLGY REPORT(S)

- a. Geology Report reviewed and approved prior to plan check submittal.

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

9. LANDSCAPE PLAN (1/16"=1'-0" MINIMUM)

- a. Location of planted areas, hydrozones, and permeable surfaces;
- b. Location, identification, size and count of all plant types;
- c. Plant palette including list with species, common names and photos of all plant types;
- d. Drought tolerance levels of proposed plantings per WHMC 19.26.060;
- e. Location and size of all existing trees on the subject property, indicating whether proposed to be removed or to remain; include also existing trees in the adjacent public way;
- f. Hardscape, color and material finishes;
- g. Site amenities, special features, water features, pools;
- h. Permanently affixed furniture, fences, gates, pergolas or other structures, with note indicating heights;
- i. Compliance with Solar Access and Solar Equipment Section of the WHMC 19.20.170.
- j. [MWELO Forms](#) (if applicable)

10. MECHANICAL, ELECTRICAL & PLUMBING

**Please complete the City's ["MEP Plan Check Checklist"](#) to determine if mechanical, electrical, plumbing plancheck is required.*

11. ENGINEERING

**Please refer to [Engineering's webpage](#) for additional information and resources.*

- a. Submit construction plans drawing and denoting every aspect of demolition and construction that will ever occur on the property and adjacent public right-of-way. All design and plans shall be created in conformance with all City of West Hollywood codes, policies, procedures, and standards; all County of Los Angeles codes, policies, procedures, and standards; and all State of California and its subsidiaries codes, policies, procedures, and standards.
- b. Draw and label how the project is served by sewer, water, storm drainage, gas, telecom, and electrical utilities.
- c. Submit an existing survey of the property and adjacent public right-of-way, signed and stamped by a California licensed surveyor. The survey shall be recent and document the site as it is currently. A survey shall be prepared based on a title report of the property and include all easements. The survey shall document all encroachments into the public right-of-way.
- d. Submit a Street and Parkway Improvement Plan, prepared by a licensed civil engineer registered to practice in the State of California, for any demolition and construction work within public right-of-way. The plan shall be prepared in conformance with the "Manual for Preparation of Plans – Street and Parkway Improvements".
- e. Engineering Plan Check Fees, and all other fees assessed by the Engineering Division per the City's codes, policies, procedures, and standards shall be paid prior to Building permit issuance.
- f. Pay a deposit to the satisfaction of the City Engineer, to cover City costs for inspection of all construction work impacting the public right-of-way prior to Building permit issuance. This includes, but is not limited to, offsite temporary street/lane closures and traffic control, street and sidewalk improvements, traffic signal improvements, sewer improvements, and other utility construction.
- g. Submit a security instrument securing and guaranteeing construction of all proposed public right-of-way improvements. The security instrument shall be a bond, or some other security instrument approved by the City, in an amount of 100% of the improvement's valuation. The security instrument shall be held until all the improvements have been constructed to the satisfaction of the City. All improvements shall be constructed prior to issuance of Certificate of Occupancy. In the event applicant fails to construct any one or more of all the improvements to the satisfaction of the City and persists and fails to do so upon written notice from the City, the City may, without further notice, cause the construction of the improvements

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

through other means and draw upon the document to reimburse the City for any costs or expenses incurred in so doing. This shall be in addition to any other remedy provided under this permit or by law. Bonds shall be acquired prior to Building permit issuance.

- h. Submit a copy of the stamped approved Los Angeles County Fire Department Hydrant's and Access plan. Approved Los Angeles County Fire Department Hydrant's and Access Plans are required to be submitted to the City prior to Building permit issuance.
- i. Submit Easement's Legal Description & Map stamped and signed by a CA licensed surveyor on each page, the list of assessor parcel #'s of entire development, the development's address (single common handle), and the name of property owner entity (with copy of deed to verify), and copy of conditions resolution.
- j. Submit a copy of the tree removal fee receipt from Facilities Department authorizing the permanent removal of the public street tree. Fees shall be paid prior to Building permit issuance.
- k. Pay Parking Space Reduction fee per space per current Fee Resolution. Fees shall be paid prior to Building permit issuance.
- l. Submit the shoring plans.
- m. If requesting an encroachment in the public right of way, submit a legal description and map of the requested public right-of-way encroachment area, stamped and signed by CA licensed surveyor. Submit detailed plans documenting the design and structural elements of the objects stamped and signed by the CA licensed architect/landscape architect/civil engineer/plumber.
- n. When directed by the City Engineer, submit Sewer Capacity Report documenting the impact of the proposed sewage discharge from the new development to the existing public sewer system.
- o. Submit a copy of the payment receipt for the City of West Hollywood Planning Department's Wastewater Mitigation Fee and Submit a copy of the payment receipt for the Los Angeles County Sanitation District's Sewage System Connection Fee. Fees shall be paid prior to Building permit issuance.
- p. Submit the Los Angeles County Sanitation District's stamped approved Sewer Plan & Permit. Fees shall be paid prior to Building permit issuance.
- q. When directed by the City Engineer, submit a copy of the Los Angeles City Bureau of Engineer/Sanitation approved Sewer Capacity Availability Request, and submit the Los Angeles City stamped approved Sewer Plan & Permit. Approved Plans and permits required prior to Building Permit issuance.
- r. When directed by the City Engineer, submit a copy of the Regional Water Quality Board approved Groundwater Discharge Permit allowing the discharge of groundwater during construction. Submit Geo report documenting anticipated flow rates. Submit a dewatering plan showing exactly how the groundwater is piped from the site directly into a storm drain catch basin.
- s. When directed by the City Engineer, submit a letter signed and stamped by Architect, Structural Engineer, and Plumbing Engineer saying they acknowledge the presence of groundwater and that the building has been designed to withstand it and no dewatering/perimeter subsurface collection system shall be built.
- t. When directed by the City Engineer, submit Hydrology/Hydraulic report.
- u. When directed by the City Engineer, submit a copy of the approved Los Angeles County Storm Drain permit and stamped approved plans for the proposed storm drain connection to LA County facility. Ensure that all dewatering flow rates are specified and included. Submit Geo report documenting flow rates. Projects with more than one street frontage must submit hydrology report showing pre and post construction flows.
- v. When directed by the City Engineer, submit utility-authored Final Construction Plans stamped approved by the Electrical Utility, Telecom Utility, Gas Utility, Water Utility, Sewer Utility, and Storm Drain Utility documenting all servicing to the proposed development, and shall obtain approval of said drawings by the City Engineer. Approval required prior to Building permit issuance.
- w. When directed by the City Engineer, submit the Final Map for the project. Submit written approval from the Planning Department and Housing Department and City Attorney's office of all conditions being met and CCR's being approved. Submit receipt of all fees being paid.

RESIDENTIAL POST ENTITLEMENT PLAN CHECK SUBMITTAL CHECKLIST

12. ENVIRONMENTAL SERVICES

**Please refer to Environmental Services' [Construction and Development webpage](#) for additional information and resources on the below items.*

- a. Solid waste design guidelines/study;
- b. Completed and signed OC-1 Form;
- c. Stormwater Pollution Prevention Plan (SWPPP) (*Applicable for sites with more than 1 acre of disturbed area);
- d. Low Impact Development (LID) Plan

13. TRAFFIC/MOBILITY

**Please refer to City's Parking Area Design and Layout Standards for additional information on the below Traffic/Mobility items.*

- a. Plan(s) shall show:
 - i. Location and width of driveways;
 - ii. Visibility triangle at each driveway (refer to City's Parking Area Design and Layout Standards);
 - iii. Vertical clearance at entrance to garage and within garage (see City standards);
 - iv. Slope on driveway ramps (see City standards);
 - v. Parking stall dimensions (see City standards);
 - vi. Drive aisle widths (see City standards);
 - vii. Details for tandem parking and/or mechanical parking lifts (if applicable).