



ZONING CHECKLIST
Cornfield Arroyo Seco Specific Plan

Note

This checklist is an attachment to the Cornfield Arroyo Seco Specific Plan (CASP) Administrative Review Form ([CP13-3507](#)).

Related Code Sections

Chapter 1.2 C.2 of the [CASP](#) authorizes administrative review for projects in compliance with the Specific Plan; Ordinance 182,617 established the [CASP](#). Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A. Refer to the sections in Chapter 2.1 – Zoning of the CASP referenced below when completing this checklist.

Drawing Sheet

Administrative Use Only

Section C - Zoning Districts

Indicate the drawing sheet which identifies the zoning district(s) that the project is located in.

Sections D and E – Permitted Uses and Use Limitations

1. Indicate in the use table requested below any accessory uses associated with the primary use. The square footage of the accessory uses should be included in the square footage associated with the primary use.

2. If the project includes an outdoor eating area, indicate the drawing sheet for the site plan, elevations and design details of the outdoor eating area. The sheet should indicate how the eating area complies with applicable local, state, and federal requirements and the CASP’s urban design standards.

3. Indicate the drawing sheet that provides a use table identifying the uses of the project along with the square footage floor area and percent of floor area allocated to each use.

a. If the project includes retail areas, include the square footage of each retail establishment in the table.

Drawing Sheet

Administrative Use Only

- b. If the project includes residential uses, include the total number of units, the total residential area square footage, the number of units per bedroom type, and the square footage of each unit type.
- c. If the project includes a commercial hotel: include the number of rooms.

Section F – Floor Area Limitations

- 1. Indicate which drawing sheet includes information on the Floor Area of the project. _____
- 2. If the project is requesting a Floor Area Ratio (FAR) above the Base FAR, include this information on the same sheet as the information requested in 3a above. Include information on the amount of additional FAR and the program(s) being utilized; Affordable Housing Option, Public Benefit Option or TFAR Program. _____
- 3. If the project is located within the River Buffer Area, indicate this information on the same sheet as the information requested in 3a above. _____

Section G – Floor Area Bonus

1. Affordable Housing Bonus Option

- a. If the project includes Affordable Housing Option-Strategy A, indicate the drawing sheet that includes a table outlining the percent of affordable units and the affordable unit mix (level of affordability, size of unit, number of bedrooms). _____
- b. If the project includes Affordable Housing Option-Strategy B, indicate the drawing sheet that includes a table outlining the number of affordable units that will be provided and the affordable unit mix (level of affordability, size of unit, number of bedrooms). The table should include the square footage of the affordable units at each respective income level and the bonus market square footage that is requested. _____

Drawing Sheet

Administrative Use Only

c. Projects utilizing either Strategy A or Strategy B shall indicate on the same drawing sheet the number of incentives the project is eligible for and which incentives the project is proposing to utilize.

d. If the project is utilizing either Strategy A or Strategy B, complete and attach the recorded Covenant Agreement form ([CP-6770](#)) with a summary of the applicable strategy as an Exhibit¹.

2. Community Benefit Option

If the project includes a Community Benefit Option: indicate the drawing sheet that describes which benefits are being provided. Include calculations indicating the scope of the benefit and the additional floor area proposed.

Section H – Transfer of Floor Area (TFAR)

If the project is utilizing the TFAR Program, attach the TFAR Application and Allocation Plan.

¹ Prior to recordation, submit the completed and notarized Covenant and Agreement Form, any Exhibits, and/or document(s) to be recorded, to the Project Planner for approval and signature. All Exhibits must be labeled accordingly.