

# REFERRAL FORM

## AFFORDABLE HOUSING INCENTIVE PROGRAM Shared Equity Project



This form applies to properties subject to zoning established in Chapter 1A of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1 of the LAMC, please use form [CP-4100](#). For more information on a property's applied zoning, visit [zimas.lacity.org](http://zimas.lacity.org)

This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for Shared Equity Project cases filed under the Affordable Housing Incentive Program of LAMC Section 9.2.2. of Chapter 1A (in addition to the required City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Affordable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement or administrative review. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

If a project is only seeking base incentives and on-menu incentives, and no other discretionary approval, this form is not required and the project may proceed directly to the Department of Building and Safety to apply for a building permit, except for projects on sites with Surveyed Historic Resources.

*Note: This Referral Form does not constitute a City Planning application. See the Forms webpage for City Planning Application ([CP13-7771.1](#)) and the City Planning Application Filing Instructions ([CP13-7810](#)). If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different requirements. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab, under "Staff Directory."*

### THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: \_\_\_\_\_

Planning Staff Signature: \_\_\_\_\_

Referral Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

**Environmental Factors:**  In a Very High Fire Hazard Severity Zone  
 In The Coastal Zone  
 In a Sea Level Rise Area

**Density District:**  Applied Density District (Part 6B) of N  
 Applied Density District (Part 6B) of 1L

**Maximum Allowable Residential Density:**  Greater than 5 units  Less than 5 units

**Historic Resources:**  Designated Historic Resource  
 Surveyed Historic Resource  
 Non-Contributing Element

**Eligibility Subarea:**  Within a ½ mile of a Major Transit Stop or a Low Vehicle Travel Area  
 In a Moderate, High, or Highest Resource TCAC Opportunity Area  
 Citywide (in neither of the above areas)

**Ownership:**  The Ownership Documentation Checklist (CP-4101) with required documents attached has been submitted

**Procedure Review:**  Ministerial Review: Department of Building and Safety  
 Ministerial Review: Expanded Administrative Review  
 Discretionary Review: Director's Determination (DIR)  
 Discretionary Review: City Planning Commission Review (CPC)

**Measure ULA:**  The project is funded by Measure ULA funding as verified by the Ownership Documentation Checklist (CP-4101)

**Notes:**

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

### APPLICANT REQUESTING:

#### Shared Equity Project (Per LAMC Ch. 1A Div. 14.3.)

Other project types under the Affordable Housing Incentive Program (LAMC Ch. 1A Sec. 9.2.2.) require a different [referral form](#): One-Hundred Percent Affordable Housing Projects (CP-4097.A per LAMC Ch. 1A Div. 14.3.), Faith-Based Organization Projects (CP-4098.A per LAMC Ch. 1A Div. 14.3), Public Land Projects (CP-4099 per LAMC Ch. 1A Div. 14.3)

An Ownership Documentation Checklist (CP-4101) and associated documentation is included in application:

Yes  No

#### Other Programs and Streamlining Being Requested:

ED 1<sup>1</sup>  Housing Element Site (ZI-2534 or ZI-2535)<sup>2</sup>  Type I Unified Adaptive Reuse<sup>3</sup>  
 Measure JJJ  SB 35  Other (specify):

### APPLICANT INFORMATION

**Applicant Name:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

## I. PROPOSED PROJECT

### 1. PROJECT LOCATION/ZONING

**Project Address(es):** \_\_\_\_\_

**Assessor Parcel Number(s):** \_\_\_\_\_

**Community Plan:** \_\_\_\_\_

**Zone:** \_\_\_\_\_

**Land Use Designation:** \_\_\_\_\_

**Corresponding Zones:** \_\_\_\_\_

**Number of Parcels:** \_\_\_\_\_

<sup>1</sup> Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

<sup>2</sup> Pursuant to LAMC Ch.1A Sec. 9.2.6., Housing Development Projects located on these sites that reserve at least 20 percent of the units for Lower Income Households shall be subject to Ministerial Approval.

<sup>3</sup> See LAMC Ch. 1A Sec. 9.4.6. for additional requirements associated with a Type I Unified Adaptive Reuse Project.

**Project Site Area (sf)<sup>4</sup>:** \_\_\_\_\_

**Other Site Regulations:**

- Specific Plan       DRB/CDO       HPOZ       Enterprise Zone
- Redevelopment Project Area       Designated Historic Resource
- Non-Contributing Element    CPIO    Other

**If applicable, specify:** \_\_\_\_\_

**Housing Element Inventory of Sites:**  Yes    No

**Other Pertinent Zoning Information (Including General Plan footnotes, etc; specify):**

**2. ELIGIBILITY**

**A Project is not eligible if located in a:**

- Very High Fire Hazard Severity Zone
- Sea Level Rise Area
- The Coastal Zone
- Applied Density District (Part 6B) of N
- Applied Density District (Part 6B) of 1L

**II. PROJECT INFORMATION**

**3. DESCRIPTION OF PROPOSED PROJECT (Specify Use(s), Height, Stories, Total Units, and Floor Area)**

<sup>4</sup> Applicant should use official survey site area, if survey is provided.

#### 4. EXISTING USE

Describe Existing Development:

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed No. of DUs, Shared Housing Units (SHU) or Non-Residential SF <sup>5</sup>
Guest Rooms / SHUs			
Studio			
One Bedroom			
Two Bedrooms			
Three Bedrooms			
___ Bedrooms			
Non-Residential SF			
Other			

B. Describe Previous Cases Filed:

Previous Cases	1	2	3
Case No(s):			
Date Filed:			
Date Approved:			
End of Appeal Period:			
Environmental Case No.:			

<sup>5</sup> Replacement units shall comply with LAMC Ch. 1A Sec. 4C.15. Request more information from the Los Angeles Housing Department.

## 5. APPLICATION TYPE

Check this box if the project is on a site with a **surveyed historic resource**. These projects require Expanded Administrative Review (LAMC Section 13B.3.2. of Chapter 1A) and in some cases a Director's Determination (LAMC 13B.2.5. of Chapter 1A). See Ch. 1A Sec. 9.2.2.C.1.h.iii.

A Project may request up to five Incentives on or not on the menu.

On-Menu Incentives (specify):

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_

Not on Menu Incentives (specify):

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_

Public Benefit Options (specify):

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_

Waivers of Development Standards (specify):

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_

Multiple Approvals (see non-comprehensive list below for reference):

- 
- Zone/Height District Change per LAMC Section 13B.1.4. of Chapter 1A
  - Conditional Use per LAMC Section 9.2.1.F.4. of Chapter 1A or LAMC Section 9.2.1.G. of Chapter 1A, as applicable
  - Project Compliance per LAMC Sections 13B.4.2. and 13B.4.3. of Chapter 1A
  - Community Design Overlay per or LAMC Section 8.2.5.D.4. of Chapter 1A
  - Coastal Development Permit per LAMC Section 13B.9.2. of Chapter 1A
  - Tract or Parcel Map per LAMC Section 13B.7.3. or 13B.7.5. of Ch.1A

## 6. ENVIRONMENTAL REVIEW

- Project is Exempt<sup>6</sup>
- Not Yet Filed
- Filed (Case No.):

## 7. HOUSING DEVELOPMENT PROJECT TYPE

**Check all that apply:**

- For Sale  For Rent  Mixed-Use Project  Residential Hotel  Acutely Low Income
- Extremely Low Income  Very Low Income  Low Income  Moderate Income

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<sup>6</sup> Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right"). Refer to CP-4089 for The Housing Element CEQA Streamlining Checklist Form.

Supportive Housing  Chronically Homeless  Senior

Special Needs (describe):

Other Category (describe):

## 8. DENSITY CALCULATION (MAXIMUM ALLOWABLE RESIDENTIAL DENSITY) <sup>7 8</sup>

Lot size (including any 1/2 of alleys) \_\_\_\_\_ SF (a)

Density allowed by Zone  
(includes Qs and Overlays) \_\_\_\_\_ SF of lot area per DU (b)

Land Use: Density allowed by General Plan Land Use  
Most Permissive Corresponding Zone \_\_\_\_\_ SF of lot area per DU (c)

Density allowed by Specific Plan \_\_\_\_\_ SF of lot area per DU (d)

Maximum Allowable Residential Density  
(per highest density allowed of (b)(c)(d)) \_\_\_\_\_ units per SF (e)

## 9. BASE INCENTIVES

*Indicate the Base Incentives being requested by checking the respective boxes in the tables below.*

Base Incentives for Projects **not receiving** Measure ULA funding:

Eligibility Subarea	<input type="checkbox"/> Density	<input type="checkbox"/> Parking	<input type="checkbox"/> FAR	<input type="checkbox"/> Height
<input type="checkbox"/> Citywide	The amount of additional units granted as a density bonus shall be equivalent to 80% of the number of units that were set aside for lower income households prior to the application of the density bonus	The minimum parking is .5 automobile parking stalls per dwelling unit.	Maximum of 1.5.	An increase of 11 feet or 1 story, whichever is greater.

<sup>7</sup> If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

<sup>8</sup> As defined by Government Code Section 65915(o)(7), which states that "maximum allowable residential density" or "base density" means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail.



<input type="checkbox"/> <b>Within a Low Vehicle Travel Area or a half mile of a Major Transit Stop</b>	Limited by Floor Area	No minimum residential parking is required.	Maximum of 2.0	An increase of 11 feet or 1 story, whichever is greater.
<input type="checkbox"/> <b>In a Moderate or Higher Opportunity Area</b>	Limited by Floor Area	No minimum residential parking is required.  Required parking for current or proposed nonresidential uses may be reduced by 25%.	Maximum of 2.5.	An increase of 11 feet or 1 story, whichever is greater.

Base Incentives for Projects **receiving** Measure ULA funding:

<b>Eligibility Subarea</b>	<input type="checkbox"/> <b>Density</b>	<input type="checkbox"/> <b>Parking</b>	<b>FAR</b>	<b>Height</b>
<input type="checkbox"/> <b>Citywide</b>	The amount of additional units granted as a density bonus shall be equivalent to 80% of the number of units that were set aside for lower income households prior to the application of the density bonus.	The minimum parking is .5 automobile parking stalls per dwelling unit.	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: Maximum of 1.5.	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: An increase of 11 feet or 1 story, whichever is greater.
			<input type="checkbox"/> Otherwise: Maximum of 3.0 or a 35% increase, whichever is greater.	<input type="checkbox"/> Otherwise: An increase of 22 feet or 2 stories, whichever is greater.

<input type="checkbox"/> <b>Within a Low Vehicle Travel Area or a half mile of a Major Transit Stop</b>	Limited by Floor Area	No minimum residential parking is required	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: Maximum of 2.0	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: An increase of 11 feet or 1 story, whichever is greater.
			<input type="checkbox"/> Otherwise: Maximum of 4.5 or a 50% increase, whichever is greater	<input type="checkbox"/> Otherwise: An increase of 33 feet or 3 stories, whichever is greater
<input type="checkbox"/> <b>Within a Moderate or Higher Opportunity Area</b>	Limited by Floor Area	No minimum residential parking is required  Required parking for current or proposed non-residential uses may be reduced by 25%	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: Maximum of 2.5	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: An increase of 11 feet or 1 story, whichever is greater.
			<input type="checkbox"/> Otherwise: Maximum of 4.65, or a 55% increase, whichever is greater	<input type="checkbox"/> Otherwise: An increase of 33 feet or 3 stories, whichever is greater.

Form District, Specific Plan, Special Zone, or Supplemental District FAR: If an applicable Specific Plan, Supplemental District, or Special Zone, or the applied Form District (Part 2B) allows a tier 1 bonus floor area ratio or tier 1 bonus height higher than what is granted in this program, qualifying projects may instead opt to use the tier 1 bonus floor area ratio or tier 1 bonus height FAR in lieu of the floor area ratio or height granted in the local base incentives.

Tier 1 FAR: \_\_\_\_\_

Tier 1 Height: \_\_\_\_\_

**Measure ULA:** Confirmed recipient or in application process for Measure ULA funding submitted as attached documentation with CP-4101. Note that if funding not awarded, plans will need to conform to lower density incentives.

**Projects must propose 5 or more units to be eligible for the Affordable Housing Incentive Program**

**Number of units prior to Density:** \_\_\_\_\_ (f)

**Units Proposed with Density Bonus:** \_\_\_\_\_ (g)

**Parking Permitted w/o Incentives:** \_\_\_\_\_

**Parking Permitted with Incentives:** \_\_\_\_\_

**FAR Permitted w/o Incentives:** \_\_\_\_\_

**FAR Permitted with Incentives:** \_\_\_\_\_

**Height Permitted w/o Incentives:** \_\_\_\_\_

**Height Permitted with Incentives:** \_\_\_\_\_

**Affordability Compliance:**

*Shared Equity Projects must provide minimum affordable units to meet State Density Bonus requirements. Complete Step 1 to ensure State Density Bonus requirements are met, and Steps 2-5 to ensure project specific affordability requirements are met.*

<b>Step 1</b> Initial Affordability set aside prior to application of Density Bonus <sup>9</sup> (HCD for rental units) <i>Check applicable option</i>	<b>Step 2</b> Overall Covenanted Unit Requirement , Inclusive of Units from Step 1 (HCD or TCAC for rental units)	<b>Step 3</b> Maximum Allowed Units Set Aside for Moderate Income Households (HCD or TCAC for rental units)	<b>Step 4</b> Maximum Market Rate Units
<input type="checkbox"/> Option A: 15% Very Low Income): _____ (Step 1)  $f^{10} * 15\%$ , rounded up	_____ (Step 2)  $g * 80\%$ , rounded up	_____  (Results of Step 2- Results of Step 1)	_____  $g * 20\%$ , rounded up
<input type="checkbox"/> Option B: 25% Low Income: _____ (Step 1)  $f * 25\%$ , rounded up	_____ (Step 2)  $g * 80\%$ , rounded up	_____  (Results of Step 2- Results of Step 1)	_____  $g * 20\%$ , rounded up

<sup>9</sup> If (f) is greater than (g), use (g) for Step 1.

<sup>10</sup> Variables are labelled in previous sections.

<b>Step 1</b> Initial Affordability set aside prior to application of Density Bonus <sup>9</sup> (HCD for rental units) <i>Check applicable option</i>	<b>Step 2</b> Overall Covenanted Unit Requirement , Inclusive of Units from Step 1 (HCD or TCAC for rental units)	<b>Step 3</b> Maximum Allowed Units Set Aside for Moderate Income Households (HCD or TCAC for rental units)	<b>Step 4</b> Maximum Market Rate Units
<input type="checkbox"/> Option C 45% Income (for sale only) _____ (Step 1) <i>f*45%, rounded up</i>	_____ (Step 2) <i>g*80%, rounded up</i>	_____ <i>(Same as Step 2)</i>	_____ <i>g* 20%, rounded up</i>

**Step 5:** Specify Unit Breakdown Provided Per Each Income Category after the Application of the Density Bonus:

	<b>Total</b>	<b>For Sale</b>	<b>For Rent</b>	<b>HCD</b>	<b>TCAC</b>
<b>Acutely Low Income (ALI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Extremely Low Income (ELI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Very Low Income (VLI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Low Income (LI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moderate Income</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Market Rate</b>		<input type="checkbox"/>	<input type="checkbox"/>		
<b>Manager's Units<sup>11</sup></b>					
<b>Other: _____</b>					

**TOTAL No. of Affordable Housing DUs** \_\_\_\_\_ (m)

**No. of Density Bonus Units:** \_\_\_\_\_ (n)

If  $g > f$ , then  $n = g - f$ ; if  $f = g$ , then  $n = 0$ ]<sup>12</sup>

**Percent of Density Bonus Requested:** \_\_\_\_\_ (o)

$o = 100 \times [(g/e) - 1]$  (round down)

<sup>11</sup> Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

<sup>12</sup> Variables are labelled in previous sections.

**Percent of Affordable Set Aside<sup>13</sup>:** \_\_\_\_\_ (p)  
 [m/e, round down to a whole number]

**Percent for PHP qualification<sup>14</sup>:** \_\_\_\_\_ (q)  
 [m/g, round down to a whole number]

**Percent for Housing Element Streamlining<sup>15</sup>:** \_\_\_\_\_  
 [m/g, round down to a whole number]

Note: Verify Rent Schedules with LAHD.<sup>16</sup> For information on levels of affordability please contact LAHD at <https://housing.lacity.org/partners/land-use-rent-income-schedules>.

**Roadway Widening** Does the project request an exemption from any applicable roadway widening requirements pursuant to LAMC Section 10.1.10. of Chapter 1A?<sup>17</sup>

Yes  No.

## 10. ADDITIONAL INCENTIVES

**Select up to 5 Additional Incentives (On or Not On Menu).** Note that certain projects are not eligible for on-menu incentives. A Project requesting incentives not on the Menu will be reviewed pursuant to Expanded Administrative Review (LAMC Section 13B.3.2. of Chapter 1A).

*Check the box for the incentive(s) being requested. On the lines provided, indicate the current standards permitted, and the proposed standards with the use of the incentive. Then, check the box to indicate if the incentive being requested is on-menu, or exceeds standards of the menu/ is not on the menu of incentives.*

	Permitted	Proposed per Incentives	On-Menu   Not On Menu	
<input type="checkbox"/> By-Right Adjustment _____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
(Relief from any _____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
standard otherwise _____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
granted per Sec. 13B.5.2, _____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
each counts as 1 incentive _____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

<sup>13</sup> Projects must remain affordable throughout the duration of the project and permit process.

<sup>14</sup> Per ED 7, the housing development project must propose five or more units that contain at least 20% of all units as lower income restricted affordable housing units (Extremely Low Income, Very Low Income, or Low Income) or 40% of all units as Moderate Income restricted affordable housing units.

<sup>15</sup> A project must reserve 20% of overall proposed units for Lower Income Households to be eligible for streamlining. This requirement can be satisfied by reserving the requisite number of units for Low, Very Low, Extremely Low, or Acutely Low Income Households, or a combination thereof.

<sup>16</sup> All units including proposed or future proposed ADUs shall be subject to affordability requirements as determined by LAHD.

<sup>17</sup> Projects in a Very High Fire Hazard Severity Zone, The Coastal Zone, a Hillside Area or subject to procedures in LAMC Section 13B.2.3 (Class Conditional Use Permit 3) are not eligible for this incentive

**Permitted      Proposed per Incentives      On-Menu | Not On Menu**

Yard/Setback

(Relief equivalent to by-right adjustment.)

All setbacks may be adjusted with use of one incentive)

<input type="checkbox"/> Front	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (1)	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (2)	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Alternative Frontage	(counts as 2 incentives)			
<input type="checkbox"/> Multi-Unit 2 (MU2)	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> General 1 (G1)	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Averaging (all count as one incentive – check all that are needed)				
<input type="checkbox"/> FAR	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Parking	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Amenity Space	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> District Boundary Hght.	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ground Floor Act.	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ground Story Height	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Commercial Parking	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density Calculation	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Buildings/ Passages	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Building Coverage	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width	<hr/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>

Incentives for Projects with a Maximum Allowable Residential Density of under 5 Units

	Permitted	Proposed per Incentives	On-Menu   Not On Menu	
<input type="checkbox"/> Lot Requirements Yard/Setback	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
(All count as one incentive – check all that are needed)				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Interior	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Alley	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

Other Incentives Not on Menu (specify):

**TOTAL No. of Incentives Requested: On-Menu** \_\_\_ **Off-Menu** \_\_\_

### 11. PUBLIC BENEFIT OPTIONS

Select Public Benefit Options that are being requested. A Project requesting Public Benefit Options will be reviewed pursuant to Expanded Administrative Review (LAMC Section 13B.3.2. of Chapter 1A).

**Projects only eligible for the Child Care and Land Donation Public Benefit Options.**

Check this box if the Project is located in:

- 1.) a Very High Fire Hazard Severity Zone
- 2.) the Coastal Zone
- 3.) a Sea Level Rise Area

Public Benefit Option	Permitted	Proposed per Base, On-Menu, or Off-Menu Incentives	Request w/ Public Benefit	Public Benefit Option (Check box if using)
Child Care Facility				<input type="checkbox"/>
Multi-Bedroom Units				<input type="checkbox"/>
Preservation of Trees				<input type="checkbox"/>
Land Donation				<input type="checkbox"/>
Active Ground Floor Exemption from Calculation of Floor Area				<input type="checkbox"/>
Privately Owned Public Space				<input type="checkbox"/>
Surveyed Historic Resource Facade Rehabilitation				<input type="checkbox"/>

**Other Public Benefit Options:**

Is the site mapped for another Public Benefits Set (LAMC Sec. 9.3.4. of Ch. 1A) through an applicable CPIO or Specific Plan?

Yes  No

**If yes, Specify which set:**

Specify other Public Benefits provided by the project.

**Public Benefit Name    Permitted/Proposed per Incentives    Request with Public Benefit Option**

_____	_____	_____
_____	_____	_____
_____	_____	_____



**Public Benefit Name   Permitted/Proposed per Incentives   Request with Public Benefit Option**

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**Cumulative Increase with all utilized Public Benefit Options:**

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## **12. WAIVERS**

Up to one for Expanded Administrative Review (LAMC Section 13B.3.2. of Chapter 1A), up to three requires Director’s Determination (LAMC Section 13B.2.5. of Chapter 1A), and over three requires City Planning Commission Review (LAMC Section 13B.2.3. of Chapter 1A)

Indicate the Waivers being requested.

<b>Waiver Request:</b>	<b>Permitted:</b>	<b>Proposed with Waiver:</b>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

**Other:**

**TOTAL No. of Waivers Requested:**

## **13. PROJECT OUTCOMES**

**Density, FAR, Height, and Parking allowed on site with base zoning:**

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**Density, FAR, Height, and Parking permitted with Incentives, Public Benefit Options, and Waivers:**

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## 14. COVENANT

All Affordable Housing Incentive Program projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at [lahd-landuse@lacity.org](mailto:lahd-landuse@lacity.org). Certain Public Benefit Options (Section 11) require covenants recorded with LA County and submitted to City Planning.

## 15. REPLACEMENT UNITS

Applicants must obtain a Replacement Unit Determination from LAHD pursuant to LAMC Sec. 4C.15. of Ch. 1A.

*Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.*