



DOWNTOWN CPIO Subarea and Appendices Checklist

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13.14 G (Administrative Review) of Chapter 1A authorizes ministerial review for projects in compliance with Community Plan Implementation Overlays (CPIOs). Ordinance No. 188425 established the Downtown CPIO. Refer to the CPIO when completing this checklist and inconsistencies between this checklist and the CPIO, the CPIO will prevail. Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A.

Filing Instructions

This checklist is a supplemental form required for Projects in the Downtown CPIO. Depending on the scope of work, proposed development projects located in the Downtown Community Plan Area and meet its definition of a “Project”, as defined in Section 1-4 (Definitions), may be eligible for Administrative Review or require CPIO Director Determination. Plan Sheet references are to be completed by the **applicant** in accordance with plans submitted for review. To submit this form for review by Project Planning Staff assigned to the Geographic Planning area, complete and upload this form to the [Online Application System \(OAS\) portal](#).

Checklist Sections

This CPIO Subareas Checklist includes the following Downtown CPIO Sections:

- [Subarea A: Community Benefits Program](#)
 - [Subarea A.1: Fashion District Employment Incentive Area](#)
 - [Subarea A.2: Arts District Employment Incentive Area](#)
 - [Subarea A.3: Chinatown Dwelling Unit Mix Requirement](#)
 - [Subarea A.4: Transfer of Development Rights \(TDR\) for Historic Preservation](#)
- [Subarea B: Bunker Hill Development Standards](#)
- [Subarea C: Civic Center Development Standards](#)
- [Subarea D: Historic Preservation Subarea](#)
- [Appendix A: Environmental Standards \(required for discretionary projects only\)](#)
- [Appendix E: Downtown Street Standards](#)

Project Eligibility

Applicable Subareas

Use [ZIMAS](#) to find which CPIO Subareas are applicable to the subject property. The applicable CPIO Subarea(s) can be found under the Planning and Zoning tab.

| CPIO Subarea | Yes | No |
|---|--------------------------|--------------------------|
| 1. Is the project located within Subarea A? | <input type="checkbox"/> | <input type="checkbox"/> |

| CPIO Subarea | Yes | No |
|---|--------------------------|--------------------------|
| a. Is the project within Subarea A.1? | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Is the project utilizing incentives available only within Subarea A.1? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the project within Subarea A.2? | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Is the project utilizing incentives available only within Subarea A.2? | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Is the project within Subarea A.3? | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Is the project within Subarea A.4? | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Is the project utilizing incentives available only within Subarea A.4? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the project located within Subarea B? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Is the project located within Subarea C? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is the project located within Subarea D? | <input type="checkbox"/> | <input type="checkbox"/> |

Appendix A Checklist (discretionary projects only)

| Environmental Standard | Yes | No |
|--|--------------------------|--------------------------|
| Environmental Standard 4.2-3. Distribution Facility Health Risk Assessment Does the project require discretionary permits for a distribution center within 1,000 feet of sensitive land uses and accommodate more than 100 truck trips or 40 transport refrigeration units (TRUs) per day? | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental Standard 4.3-1(c) Elysian Park The project discretionary, within the CPIO District boundaries, and within 200 feet of Elysian Park? | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental Standard 4.4-2(a) Archaeological Resources Evaluation and Avoidance/Recovery Does the project require discretionary permits and do proposed construction activities involve excavating previously undisturbed land or below previously excavated depths? (This is presumed to be two feet below existing development or construction, including subterranean parking construction, unless an applicant can show with substantial evidence to the satisfaction of the City, excavation or other activities have | <input type="checkbox"/> | <input type="checkbox"/> |

| Environmental Standard | Yes | No |
|--|--------------------------|--------------------------|
| previously disturbed the soil below two feet.) | | |
| Environmental Standard 4.6-6(a) Paleontological Resources Does the project require discretionary permits and do proposed construction activities involve excavating the earth for two or more subterranean levels within previously undisturbed land or below previously excavated depths within native soils? | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental Standard 4.16-1(a) Native American Consultation and Monitoring for Discretionary Projects Does the project require discretionary permits and do proposed construction activities involve excavation that could extend below previously disturbed levels? | <input type="checkbox"/> | <input type="checkbox"/> |

Summary of Downtown CPIO Incentives Received

| Incentive | FAR Increase(s) received |
|--|-----------------------------|
| Local Affordable Housing Incentive Program (Section II-2) | + _____ FAR received |
| Additional On-Site Restricted Affordable Housing Units (from Section II-4) | + _____ FAR received |
| Public Benefit Incentive Program (Section II-3) | + _____ FAR received |
| Total FAR received through incentives | = _____ FAR received |

Applicant Information

Applicant Name: _____ Date: _____

Applicant Phone: _____ Applicant Email: _____

Project Details

1. Project Location/Zoning

Project Address(es): _____

Assessor Parcel Number(s): _____

Quantity of Parcels/Lots: _____

Community Plan: _____

Land Use Designation: _____

Existing Zone: _____

Form District: _____

Maximum Base Floor Area Ratio (FAR): _____

Maximum Bonus FAR: _____

Proposed Height (feet): _____

Proposed Height (stories): _____

Project Site Area (sf): _____

Proposed Floor Area (sf): _____

Proposed FAR: _____

Project is located in (select all that apply):

- Specific Plan
- Community Design Overlay (CDO)
- Enterprise Zone
- Redevelopment Project Area

If applicable, specify Specific Plan/Overlay(s): _____

Other pertinent zoning information (specify): _____

2. Detailed Description of Proposed Project (Describe below):

3. Detailed Description of Existing Site and Development (Describe below):

4. Inclusionary Housing Requirement

Does the Project involve the construction of 10 or more housing units?

- N/A (the Project does not include housing)
- Yes
- No

If **YES**, which Requirement Set does the Project meet in the applicable sets below? See “Inclusionary Housing Map” under the “Planning and Zoning” tab for the property’s address on <https://zimas.lacity.org> or [LAMC Section 5C.3.1.C.3. \(Inclusionary Program Set Designations\) of Chapter 1A](#) for

| Inclusionary Housing Requirement Sets | | | | | | |
|---|---|----------------------|-----------------|------------|-----------------|--------------------|
| Set (Select One) | Acutely Low Income | Extremely Low Income | Very Low Income | Low Income | Moderate Income | Acutely Low Income |
| <input type="checkbox"/> A | 8% | 8% | 10% | 12% | 16% | 8% |
| <input type="checkbox"/> B | 12% | 13% | 15% | 17% | 28% | 12% |
| <input type="checkbox"/> C | 80% | 80% | 80% | 80% | 80% | 80% |
| Details | | | | | | |
| Housing Development Project Type (select one): | <input type="checkbox"/> Market Rate <input type="checkbox"/> Mixed-Income <input type="checkbox"/> 100% Deed Restricted Affordable | | | | | |
| Number of deed restricted affordable units: | | | | | | |
| Percentage of deed restricted affordable units: | | | | | | |

Note: Per LAMC Section 5C.3.1. of Chapter 1A, the minimum percentage of required restricted affordable units shall be calculated based on the total number of dwelling units. Any number resulting in a fraction shall be rounded up to the next whole number.

Note: Use ZIMAS to find which Inclusionary Housing Requirement Set is applied to the property.

Subarea A

Questions 5 - 8 below are for Projects in Subarea A. If the subject property is not in Subarea A skip these sections.

5. Housing Development Project Type (only for Subarea A)

If the Project is located within Subarea A, does the Project intend to take advantage of Subarea A Community Benefits incentives?

- Yes
- No

Please indicate total number of dwelling units and percentage requested and break down by levels of affordability set by each category (check all that apply and fill out number of units and percentage).

Note: Rent schedules will be determined by the Los Angeles Housing Department. Check <https://housing2.lacity.org/partners/land-use-rent-income-schedules> for more information.

| Proposed Housing Type | Proposed Number of Units | Proposed Percentage (%) |
|---|--------------------------|-------------------------|
| <input type="checkbox"/> Market Rate | | |
| <input type="checkbox"/> Managers Unit(s) - Market Rate | | |
| <input type="checkbox"/> 100% Affordable Housing | | |
| <input type="checkbox"/> Moderate Income (MI) | | |
| <input type="checkbox"/> Low Income (LI) | | |
| <input type="checkbox"/> Very Low Income (VLI) | | |
| <input type="checkbox"/> Extremely Low Income (ELI) | | |
| <input type="checkbox"/> Acutely Low Income (ALI) | | |
| <input type="checkbox"/> Permanent Supportive Housing - LI | | |
| <input type="checkbox"/> Permanent Supportive Housing - VLI | | |
| <input type="checkbox"/> Permanent Supportive Housing - ELI | | |
| <input type="checkbox"/> Senior - Market Rate | | |
| <input type="checkbox"/> Residential Hotel | | |
| <input type="checkbox"/> Other: | | |
| Total number of units: | | |

6. Local Affordable Housing Incentive Program (only for Subarea A)

a. Qualification for Incentives

A housing development project that meets the requirements below, may increase the FAR up to 40% over the base FAR provided the incentive does not exceed the maximum FAR allowed by the applicable form district. Projects may provide Restricted Affordable Units on-site, off-site, or pay an in lieu fee.

Restricted Affordable Units

| Inclusionary Housing Requirement Sets | | | | | | |
|---------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Set G | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Acutely Low Income | Extremely Low Income | Very Low Income | Low Income | Moderate Income | Acutely Low Income |
| | 7% | 8% | 11% | 20% | 40% | 7% |

Does the proposed project meet the minimum affordability requirements of Set G in the table above?

- Yes
- No

b. Additional Incentives for Housing Development Projects:

Projects with Restricted Affordable Units shall be granted two incentives.
100% Affordable Housing Projects shall be granted three incentives.

Project Type (check only one):

- Mixed-Income Project with Restricted Affordable Units (up to two incentives)
- 100% Affordable Housing Developments (up to three incentives)

| Additional Incentives | | |
|---|------------------|-------------------------|
| Incentive chosen (check all that apply) | Allowed by-right | Proposed with incentive |
| <input type="checkbox"/> Building Width (up to 20% increase) | | |
| <input type="checkbox"/> Building Coverage (up to 20% increase) | | |
| <input type="checkbox"/> Lot Width (up to 20% decrease) | | |



| Additional Incentives | | |
|---|------------------|-------------------------|
| Incentive chosen (check all that apply) | Allowed by-right | Proposed with incentive |
| <input type="checkbox"/> Averaging of Floor Area * | | |
| <input type="checkbox"/> Ground Story Height (up to 10% decrease) | | |
| <input type="checkbox"/> Minimum Average Unit Size (up to 25% decrease) | | |

* A Project that is located on two or more adjacent parcels may average the Floor Area over the project site. The proposed use is permitted by the use district of each parcel and a covenant is recorded prohibiting a subsequent lot line adjustment or subdivision.

Note: Projects receiving bonus FAR through any CPIO incentive shall be eligible for the max bonus height in the applicable form district. If there is not a max bonus height for the form district, please note N/A.

Proposed Height (# of stories): _____

Max Bonus Height per Form District (# of stories): _____

N/A, there is not a max bonus height for the form district

c. Alternative Compliance Options

In lieu of providing restricted affordable units on-site, there are other options available to comply with the Local Affordable Housing Incentive Program.

Off-Site Affordable Housing Requirements

Note: All boxes must be checked for projects to qualify for Off-Site Affordable Housing Requirements.

- The subject site is in the CPIO District boundaries.
- The subject site is zoned to allow the housing development project suitable for development of the units in terms of configuration, physical characteristic, location, access, adjacent uses, and other relevant planning and development criteria.
- Environmental review, if otherwise required, has been completed for development of the restricted affordable units to the satisfaction of the City.
- The development of the restricted affordable units shall include integration of community space and services required by LAHD for a comparable affordable housing development project.
- None of the Restricted Affordable Units are subsidized in any part from any federal, state,

or local program established for the purpose of providing affordable housing, except that subsidies may be used with the written permission of LAHD to deepen the affordability of a unit beyond the requirement.

- None of the Restricted Affordable Units are counted to satisfy any affordable housing requirement for any other Project.

7. Public Benefit Incentive Program (only for Subarea A)

Proposed Project (check all that apply):

- Transfer of Development Rights - Arts District, Little Tokyo, Chinatown (Subarea A.4)
- Privately Owned Public Space (Subarea A)
- Community Facilities (Subarea A)
- Employment Incentive Area - Fashion District (Subarea A.1)
- Employment Incentive Area - Arts District (Subarea A.2)
- N/A (the project is not utilizing the Public Benefit Incentive Program)

a. Transfer of Development Rights – Arts District, Little Tokyo, Chinatown (Subarea A.4)

A receiver site may receive all unused floor area from the donor site, including the donor site’s bonus FAR, at a 1:1 ratio (i.e., for every square-foot transferred from a donor site, a receiver site gets one square-foot) up to the receiver site’s maximum bonus FAR allowed by the applicable form district.

| Requirements (all must be selected to be eligible) | |
|--|--|
| Donor Site | <ul style="list-style-type: none"> <input type="checkbox"/> The donor site is designated as a Los Angeles Historic-Cultural Monument, is listed in or formally determined eligible for the California Register of Historical Resources or the National Register of Historic Places, either as an individual historic resource, or as a contributor to a district, or is an Eligible Historic Resource. <input type="checkbox"/> The donor site has unused floor area under its base FAR and/or bonus FAR pursuant to the applicable form district. |
| Receiver Site | <ul style="list-style-type: none"> <input type="checkbox"/> The Project will not demolish any structure on the receiver site that would qualify the site to be a donor site |

Total amount of FAR transferred from donor site: _____

b. On-Site Privately Owned Public Space (POPS)

A Project shall be granted an additional 1:1 FAR for every additional 4% of lot area dedicated above the square footage of lot amenity space required by the applicable form district, provided the incentive does not exceed the maximum FAR allowed by the applicable form district. In addition to the standards for Privately Owned Public Space per LAMC Section 9.3.3.C. of Chapter 1A, all standards shown below are also required by the CPIO:

- Public restroom
- Drinking water fountain
- Wayfinding signage. Signage viewable from within the privately owned public space shall indicate that the restroom and drinking water fountain is available for public use.
- At least one amenity (listed in the table below) occupying a minimum of 400 square feet with no horizontal dimension less than 15 feet.
- 20% shading requirement
- At least three free public charging stations

Provide at least one POPS amenity option in the table below:

| Privately Owned Public Space | | | |
|---|-----------------------|----------------------|------------------------------------|
| POPS Amenity (check all that apply) | Bonus FAR received | Area of POPS (sf) | % of lot area dedicated to POPS |
| <input type="checkbox"/> Outdoor Exercise Equipment | | | |
| <input type="checkbox"/> Sports Court | | | |
| <input type="checkbox"/> Children’s Play Area | | | |
| <input type="checkbox"/> Community Garden | | | |
| <input type="checkbox"/> Public Art | | | |
| <input type="checkbox"/> Dog Run | | | |
| <input type="checkbox"/> Alternative Open Space Amenity: _____ | | | |

c. Community Facilities

For every 1:1 FAR requested through the Community Facilities Public Benefit Incentive, 2.5% of that 1:1 FAR shall be dedicated to one of the uses below, in addition to the minimum requirement of 5,000 square feet. Projects may receive increments of this FAR incentive, provided the incentive does not exceed the maximum FAR allowed by the applicable form district.

Community Facilities Incentive

| Community Facility (check all that apply) | Bonus FAR received | Area of Community Facility (sf) | % of lot area dedicated to Community Facility |
|--|-----------------------|---------------------------------------|---|
| <input type="checkbox"/> School and Library | | | |
| <input type="checkbox"/> Social Services | | | |
| <input type="checkbox"/> Alternative Social Services: _____ | | | |
| <input type="checkbox"/> Civic Facility | | | |
| <input type="checkbox"/> Alternative Civic Facility: _____ | | | |
| <input type="checkbox"/> Daycare Facility | | | |
| <input type="checkbox"/> Full-Service Grocery Store (IX1 Use District Only) | | | |
| <input type="checkbox"/> Health Center | | | |
| <input type="checkbox"/> Legacy Small Business | | | |

d. Employment Incentive Area - Fashion District (Subarea A.1)

Projects that include a Loading Elevator and in which a minimum of 50% of the total floor area, inclusive of any bonus FAR, contains “manufacturing, light artistic & artisanal”, “manufacturing, light garment & accessory”, or “wholesale trade & warehousing” uses, shall be granted an additional 1:1 FAR above the base FAR, provided the incentive does not exceed the maximum FAR allowed by the applicable form district.

Requirements (Subarea A.1)

- The Project includes a Loading Elevator (minimum load of 10,000 pounds and designed to support loading and unloading of materials and equipment)
- The Project includes a minimum of 50% of the total floor area, inclusive of any bonus FAR, containing “manufacturing, light artistic & artisanal”, “manufacturing, light garment & accessory”, or “wholesale trade & warehousing” uses (must be shown on project plans)
- The Project retains any existing Loading Elevators and/or Loading Bays.

e. Employment Incentive Area - Arts District (Subarea A.2)

Projects shall be granted an additional 2.5:1 FAR above the base FAR provided the incentive does not exceed the maximum FAR allowed by the applicable form district, and shall be exempt from any minimum height requirement in the applicable form district, provided a minimum of 50%

of the total floor area, inclusive of any bonus FAR, contains non-residential uses, excluding the following use groups: eating & drinking, personal services, and retail.

| Requirements (Subarea A.2) |
|---|
| <input type="checkbox"/> The Project provides a minimum 50% of total floor area (inclusive of any bonus FAR) containing non-residential uses (excluding the uses: eating & drinking, personal services, and retail) |

f. Dwelling Unit Mix - Chinatown (Subarea A.3)

- A minimum of 30% of the total dwelling units are two bedrooms or greater.
 - _____ larger units (two or more bedrooms)
 - _____ smaller units (one bedroom or less)
 - _____ total units
 - _____ % of total units that are larger units (2 or more bedrooms)
- N/A (the Project is a 100% Affordable Housing development)
- N/A (the Project is using public subsidies tied to a specified number of bedrooms)
- N/A (the Project is not located in Subarea A.3)
- N/A (the Project does not include housing)

g. Additional On-Site Restricted Affordable Units

Projects are able to receive bonus FAR through the Public Benefit Incentive Program by selecting one option from the options below:

- 1:1 FAR for each 1.5% increase in acutely low, extremely low, or very low income. Affordable units shall be calculated on the total number of units

| Additional On-Site Restricted Affordable Units |
|---|
| FAR increase from Additional On-Site Restricted Affordable Units: _____ |
| Percentage of Acutely Low Income Units: _____ |
| Number of Acutely Low Income Units: _____ |
| Percentage of Extremely Low Income Units: _____ |
| Number of Extremely Low Income Units: _____ |

Additional On-Site Restricted Affordable Units

Percentage of Very Low Income Units: _____

Number of Very Low Income Units: _____

- 1:1 FAR for each 2.5% increase in low income, or moderate income (for sale or rent). Affordable units shall be calculated on the total number of units.

Additional On-Site Restricted Affordable Units

FAR increase from Additional On-Site Restricted Affordable Units: _____

Percentage of Low Income Units: _____

Number of Low Income Units: _____

Percentage of Moderate Income Units: _____

Number of Moderate Income Units: _____

- N/A (the project does not offer additional on-site restricted affordable units)

Note: A housing development project may only obtain an additional 2:1 FAR by providing additional on-site restricted affordable units for moderate income. Any additional bonus FAR must be obtained through the provision of Additional On-Site Restricted Affordable Units for acutely low, extremely low, very low, or low income or through the provision of other Public Benefits.

8. Community Benefit Funds Incentive

To utilize the Community Benefits Fund Incentive, a housing development project must have provided the minimum affordable housing under the Local Affordable Housing Incentive Program and a minimum amount of Additional On-Site Restricted Affordable Housing Units or community benefits under the Public Benefits Incentive Program. Payment towards the Community Benefits Fund must be paid prior to the issuance of any CPIO approval.

- a. **Housing Development Projects.** To determine the minimum amount of incentives required under the Public Benefits Incentive Program to qualify for the Community Benefits Fund Incentive and how much bonus FAR is available under this incentive, take the following steps:

Step One: Provide the minimum affordable housing necessary to qualify for Bonus FAR in the Local Affordable Housing Incentive Program.

Step Two: Determine the amount of maximum bonus FAR remaining after Step One through the following formula:

$$\text{Maximum Bonus FAR} - [1.4 \times \text{Maximum Base FAR}]$$

Step Three: Divide the FAR calculated in Step Two in half.

Step Four: Provide incentives pursuant to the Public Benefits Incentive Program and/or Additional On-Site Restricted Affordable Housing Units to qualify for Bonus FAR equal to the FAR determined in Step Three.

Informational example illustrating how much FAR can be achieved through the Community Benefits Fund Incentive:

Example Base FAR: 7:1

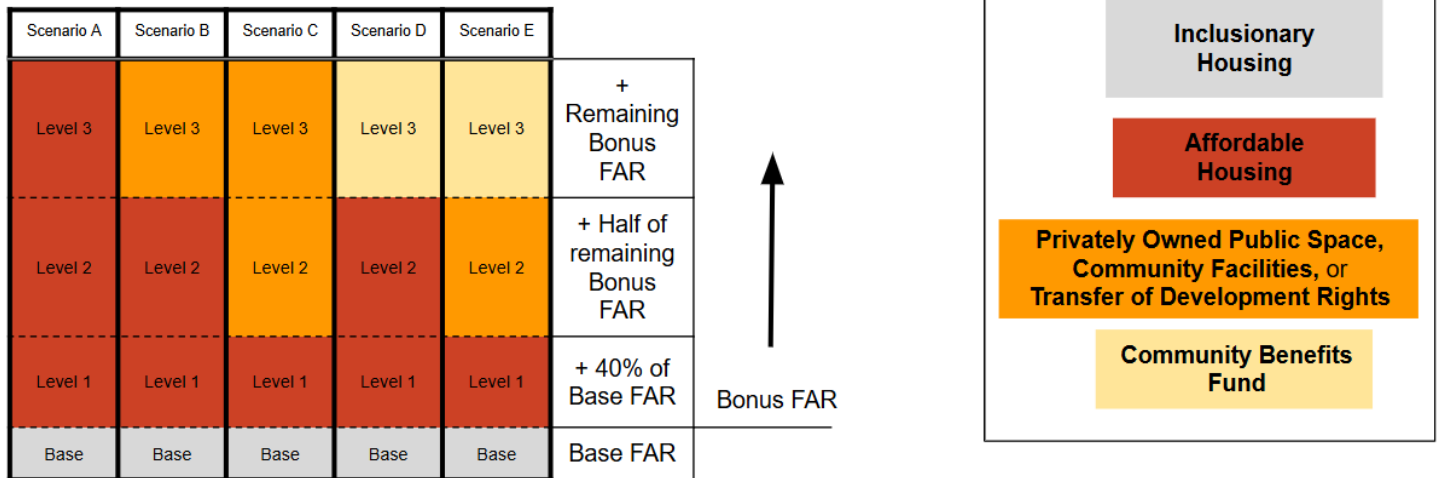
Example Maximum Bonus FAR: 13:1

$$(13 - [1.4 \times 7]) \div 2 = 1.6$$

In this example, 1.6:1 FAR can be achieved through the Community Benefits Fund Incentive. In order to be eligible for the Community Benefit Fund Incentive, this project must provide the requisite amount of benefits to achieve 11.4:1 FAR through the Local Affordable Housing Incentive Program, and the Public Benefits Incentive Program, and/or Additional Restricted Affordable Units.

See the graphic below for possible development scenarios for housing development projects intending to utilize their maximum bonus FAR in the applicable form district.

Housing Development Projects



These scenarios are for informational purposes only.

- b. **Non-residential Projects.** To utilize the Community Benefits Fund Incentive, a non-residential development project must have provided a minimum amount of community benefits under the Public Benefits Incentive Program and/or Additional On-Site Restricted Affordable Units.

To determine the minimum amount of incentives required under the Public Benefits Incentive Program and/or Additional On-Site Restricted Affordable Units to qualify for the Community

Benefits Fund Incentive and how much bonus FAR is available under this incentive, take the following steps:

Step One: Determine the minimum amount of incentives required under the Public Benefits Incentive Program and/or Additional On-Site Restricted Affordable Units using the following formula:

$$\text{Maximum Bonus FAR} - \text{Maximum base FAR.}$$

Step Two: Divide the FAR calculated in Step One in half.

Step Three: Provide incentives pursuant to the Public Benefits Incentive Program and/or Additional On-Site Restricted Affordable Units to qualify for Bonus FAR equal to the FAR determined in Step Two.

Informational example illustrating how much FAR can be achieved through the Community Benefits Fund Incentive:

Example Base FAR: 7:1

Example Maximum Bonus FAR: 13:1


$$(13-7) \div 2 = 3$$

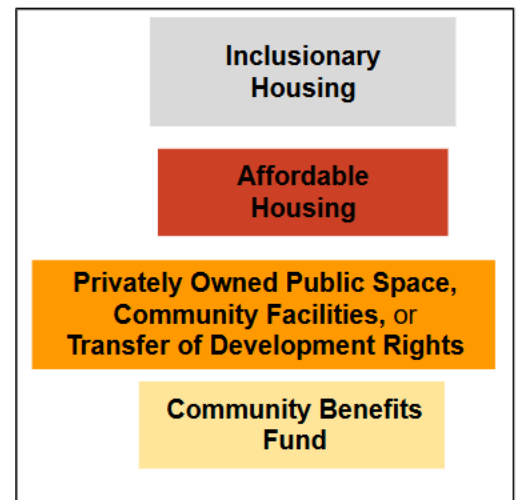
In this example, 3:1 FAR can be achieved through the Community Benefits Fund Incentive. In order to be eligible for the Community Benefit Fund Incentive, this project must provide the requisite amount of benefits to achieve 10:1 FAR through the Public Benefits Incentive Program and/or Additional On-Site Restricted Affordable Units.

See the graphic below for possible development scenarios for non-housing development projects intending to utilize their maximum bonus FAR in the applicable form district.

Non-Housing Development Projects

| Scenario A | Scenario B | |
|------------|------------|-------------------------------|
| Level 3 | Level 3 | + Remaining Bonus FAR |
| Level 2 | Level 2 | + Half of remaining Bonus FAR |
| Base | Base | Base FAR |

 Bonus FAR



These scenarios are for informational purposes only.

- c. **Buildable Area Calculation.** As authorized by LAMC Section 2C.4.1. (Floor Area Ratio) of Chapter 1A, for a 100 Percent Affordable Housing Project, or a Project on a lot designated, in whole or in part, as Transit Core by the General Plan Land Use Map, FAR shall be calculated by dividing the total floor area by the buildable area. Buildable area shall include the lot area plus the area between the exterior lot lines and the centerline of any abutting public right-of-way.

To utilize this FAR calculation, the Project must meet the following:

- a. The housing development project has fully utilized incentives in the Local Affordable Housing Incentive Program, the Public Benefits Incentive Program, and/or Additional On-Site Restricted Affordable Units to qualify for the Project's maximum bonus FAR, as provided in the applicable form district.
- The Project meets this requirement.
 - N/A (the Project does not include residential units)
- b. The non-residential Project has fully utilized incentives in the Public Benefits Incentive Program and/or Additional On-Site Restricted Affordable Units to qualify for the Project's maximum bonus FAR, as provided in the applicable form district.
- The Project meets this requirement.
 - N/A (the Project includes residential units)

Subarea B

9. Bunker Hill Development Standards

- a. For Projects located within **Subarea B**, will all existing public easements for Pedestrian Walkways (as shown in the Bunker Hill Pedestrian Linkage Map) located on the subject site be maintained, or will an equivalent pedestrian easement be provided, or is an alternative easement proposed?
- Yes, the proposed Project will maintain all existing Pedestrian Walkways on the subject site.
 - Yes, the proposed Project will provide an equivalent pedestrian easement.
 - Yes, an alternative easement is proposed.
 - N/A (the subject site does not include an existing Pedestrian Walkway)
 - N/A (the proposed Project is not located within Subarea B)
- b. For Projects located within Subarea B and containing a Pedestrian Walkway, will the pedestrian walkway be open to the public between the hours of 5 a.m. and 10:30 p.m. daily?
- Yes
 - N/A (the subject site does not include an existing Pedestrian Walkway)
 - N/A (the proposed Project is not located within Subarea B)

Subarea C

10. Civic Center Development Standards

- a. For Projects located within **Subarea C**, is the property City-owned?
- Yes
 - No; (if no, the project does not qualify)
 - N/A (the Project is not located within Subarea C)
- b. For Projects located within **Subarea C**, does the Project provide On-Site Restricted Affordable Units greater than or equal to the rates outlined in Set G of LAMC Section 9.3.2.B.1.a. of Chapter 1A?
- Yes
 - No
 - N/A (the Project is not located within Subarea C)
- c. For Projects located within **Subarea C**, for any portion of a Project that includes uses specified as General Commercial Uses located on the ground floor, are those portions of the Project compliant with the Transparency and Entrances standards of the “General 1 (G1) Frontage?”
- Yes
 - N/A (The Project does not include General Commercial Uses on the Ground Floor)
 - N/A (the Project is not located within Subarea C)
- d. For Projects located within **Subarea C**, does the Project propose a Transfer of Floor Area from one legally defined lot located wholly in Subarea C to another legally defined lot located wholly within Subarea C?
- Yes, the Project proposes _____ square feet of transferred Floor Area from an Eligible Donor Site located at:
_____ (insert address).
 - No
 - N/A (the Project is not located within Subarea C)

Subarea D

11. Historic Preservation

Note: All projects that are an Eligible Historic Resource will have additional requirements that will involve the Los Angeles City Planning’s Office of Historic Resources. Please consult with the

assigned project planning staff as Subarea D requirements will be necessary for the completion of the Downtown CPIO checklist.

e. For Projects located within **Subarea D**, does the subject site contain an Eligible Historic Resource as defined in the Downtown CPIO?

- Yes
- No
- N/A (the Project is not located within Subarea D)

f. For Projects located within **Subarea D** and in which the subject site contains an Eligible Historic Resource, does the Project involve the Demolition, Major Remodel, Facade Modification or Maintenance & Repair as defined in LAMC Section 14.1.15 (Project Activities) of Chapter 1A?

- Yes
- No
- N/A (the subject site does not contain an Eligible Historic Resource)
- N/A (the Project is not located within Subarea D)