

## REFERRAL FORM

### AFFORDABLE HOUSING INCENTIVE PROGRAM 100% Affordable



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-4097](#). 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 One Hundred Percent Affordable Housing Project cases filed under the Affordable Housing Incentive Programs of [LAMC Sec. 9.2. \(Affordable Housing Incentive Programs\) 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.

*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, Supplemental District, or Special 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 1L  
☐ Applied Density District (Part 6B) of N

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

**Historic Resources:** ☐ Designated Historic Resource  
☐ A surveyed historic resource identified in a Specific Plan, CPIO or Conservation District for any historic protection, special consideration, or special review for historic or architectural significance  
☐ 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:** ☐ This project is a Senate Bill 4 (CGS 65913.16). Applicant has submitted the Ownership Documentation Checklist ([CP-4101](#)) with required documents attached.

**Procedure Review:**  
☐ Ministerial Review: Administrative Review  
☐ Ministerial Review: Expanded Administrative Review  
☐ Discretionary Review: Director's Determination  
☐ Discretionary Review: City Planning Commission  
☐ Other: \_\_\_\_\_

**Notes:**

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

### APPLICANT REQUESTING

#### One Hundred Percent Affordable Housing Project (Per LAMC Ch. 1A Div. 14.3.(Glossary))<sup>1</sup>

Other project types under the Affordable Housing Incentive Program (LAMC Ch. 1A Sec. 9.2.2.(Affordable Housing Incentive Program)) require a different [referral form](#): Faith-Based Organization Projects ([CP-4098.A](#), per LAMC Ch. 1A Div. 14.3.(Glossary)), Shared Equity Projects ([CP-4100.A](#) per LAMC Ch. 1A Div. 14.3.(Glossary)), Public Land Projects ([CP-4099.A](#), per LAMC Ch. 1A Div. 14.3. (Glossary))

#### Eligibility.

***Projects must propose 5 or more units and a minimum of two-thirds of the project's total floor area must be dedicated to residential uses (including residential amenity space) to be eligible for the Affordable Housing Incentive Program***

*Sites with a Maximum Allowable Residential Density of under 5 units are not eligible if they meet any of the following criteria.*

#### Environmental Factors:

- ☐ In a Very High Fire Hazard Severity Zone
- ☐ In a Sea Level Rise Area
- ☐ In the Coastal Zone

#### Zoning:

- ☐ Applied Density District (Part 6B) of N
- ☐ Applied Density District (Part 6B) of 1L

#### Other Programs and Streamlining Being Requested:

- ☐ ED 1<sup>2</sup> ☐ Housing Element Site (ZI-2534 or ZI-2535)<sup>3</sup> ☐ Unified Adaptive Reuse Project<sup>4</sup>
- ☐ SB 4, CGS 65913.16 ☐ Measure JJJ ☐ SB 35 ☐ AB 2162
- ☐ Other (specify): \_\_\_\_\_

<sup>1</sup> A One Hundred Percent Affordable Housing Project may be a shared housing building development in accordance with California Government Code Section 65915(b)(1)(G) and LAMC Section 9.2.2.(Affordable Housing Incentive Program).

<sup>2</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>3</sup> Pursuant to LAMC Ch.1A Section 9.2.6.(Housing Element Sites Streamlining Program), 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>4</sup> See Ch. 1A Sec. 9.4.6.(Citywide Adaptive Reuse Program) for additional requirements associated with a Unified Adaptive Reuse Project containing Restricted Affordable Units.

If the Project is a Senate Bill 4 Project (CGS 65913.16) the Ownership Documentation Checklist ([CP-4101](#)) and associated documentation is included in application:

☐ Yes ☐ No

## 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:** \_\_\_\_\_

**Zoning Districts:** \_\_\_\_\_

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

**Project Site Area (sf)<sup>5</sup>:** \_\_\_\_\_

**Other Site Regulations:**

☐ Specific Plan ☐ CPIO ☐ DRB ☐ CDO ☐ Enterprise Zone ☐ Redevelopment Project Area

☐ HPOZ ☐ Designated Historic Resource<sup>6</sup> ☐ Surveyed Historic Resource<sup>7</sup>

☐ Surveyed, eligible or architectural resource identified for any historic protection or special consideration or review by an applicable overlay or Specific Plan

☐ Non-Contributing Element ☐ Conservation District

☐ Other (specify): \_\_\_\_\_

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

<sup>5</sup> Applicant should use official survey site area, if survey is provided.

<sup>6</sup> Projects require demolition, as defined in Subsection C. (Definitions) of Section 13B. 8.1 (General Provisions) of Chapter 1A of this code, of a Designated Historic Resource are not eligible for the Affordable Housing Incentive Program. Any proposed alteration to a designated historic resource shall not be approved until any required review pursuant to the Los Angeles Municipal Code, or any other state or federal law, is completed.

<sup>7</sup> Check 'HistoricPlacesLA' field under 'Planning and Zoning' panel on Zimas.lacity.org.

## II. PROJECT INFORMATION

### 1. DESCRIPTION OF PROPOSED PROJECT (Specify Uses, Height, Stories, Total Units, and Floor Area, etc.;

### 2. EXISTING USE

#### A. Describe Existing Development:

| Existing Uses<br>Dwelling Unit<br>(DU) Square<br>Footage (SF) | Existing No. of<br>DUs or Non-<br>Residential SF | Existing No. of<br>DUs or Non-<br>Residential SF to<br>be Demolished | Proposed No. of DUs,<br>Shared Housing Units<br>(SHU) or Non-<br>Residential SF <sup>8</sup> |
|---|--|--|--|
| Residential Guest<br>Rooms / SHUs                             |  |  |  |
| Studio  |  |  |  |
| One Bedroom   |  |  |  |
| Two Bedrooms  |  |  |  |
| Three Bedrooms  |  |  |  |
| ____ Bedrooms   |  |  |  |
| Non-Residential SF  |  |  |  |
| Other   |  |  |  |

<sup>8</sup> Replacement units shall comply with LAMC Ch. 1A Div. 4C.15.(Resident Protections) Request more information from the Los Angeles Housing Department.

## B. Describe Previous Cases Filed:

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

## 3. APPLICATION TYPE

*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 Change pursuant to LAMC Section 13B.1.4.(Zone Change) of Chapter 1A
  - ☐ Conditional Use per LAMC Section 9.2.1.D.1.e.( Projects with Requests for Density Bonuses in Excess of the Base Incentive) of Chapter 1A
  - ☐ Project Compliance per LAMC Sections 13B.4.2.(Project Compliance) or 13B.4.3.(Project Compliance (Design Review Board)) of Chapter 1A
  - ☐ Community Design Overlay per LAMC Section 8.2.5.D.4.(Director Determination) of Chapter 1A.
  - ☐ Coastal Development Permit per LAMC Sections 13B.9.1.(Coastal Development Permit (Pre-Certification) or 13B.9.2.(Coastal Development Permit (Post-Certification) of Chapter 1A
  - ☐ Tract or Parcel Map per LAMC Sections 13B.7.3.(Tentative Tract Map) or 13B.7.5.(Preliminary Parcel Map) of Chapter 1A

#### 4. ENVIRONMENTAL REVIEW

- ☐ Project is Exempt<sup>9</sup>
- ☐ Not Yet Filed
- ☐ Filed (Case No.): \_\_\_\_\_

#### 5. HOUSING DEVELOPMENT PROJECT TYPE

Check all that apply:

- ☐ For Rent ☐ For Sale ☐ Mixed-Use Project ☐ Acutely Low Income
- ☐ Extremely Low Income ☐ Very Low Income ☐ Low Income ☐ Moderate Income
- ☐ Supportive Housing ☐ Chronically Homeless ☐ Senior ☐ Shared Housing Building
- ☐ Chronically Homeless ☐ Special Needs (describe): \_\_\_\_\_
- ☐ Other Category (describe): \_\_\_\_\_

#### 6. DENSITY CALCULATION (MAXIMUM ALLOWABLE RESIDENTIAL DENSITY)<sup>10 11</sup>

Lot size (including any ½ of alleys) \_\_\_\_\_ SF (a)

Density allowed by Density District \_\_\_\_\_ SF of lot area per DU (b)

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

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

Maximum Allowable Residential Density \_\_\_\_\_ (e) = (a)/((b),(c) or (d)), rounded up  
(per highest density allowed of (b)(c)(d))

No. of Shared Housing Units (if applicable) \_\_\_\_\_

<sup>9</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.

<sup>10</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>11</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, the maximum number of dwelling units allowed by the specific zoning range, Specific Plan, Special Zone, or General Plan Land Use Designation shall be applicable. 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.

**Affordability Compliance:**

Complete Steps 1 -3 to ensure affordability requirements are met.

|  |  |
|--|--|
| <b>Step 1</b><br>Moderate Income Unit Maximum (HCD rent schedule only for rental units)<br>$= g^{12} \times 20\%$ , rounded up | <b>Step 2</b><br>Lower Income Unit Minimum<br>$= g - (\text{Result of Step 1} + \text{Manager's Units})$ |
|  |  |

**Step 3:** Specify Unit Breakdown Provided Per Each Income Category after the Application of the Density Bonus At least 20 percent of all rental units shall be set at a HCD rent schedule:

|                                     | Total | For Sale                 | For Rent                 | HCD                      | TCAC                     |
|-------------------------------------|-------|--------------------------|--------------------------|--------------------------|--------------------------|
| <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>Manager's Units<sup>13</sup></b> |       |                          |                          |                          |                          |
| <b>Other: _____</b>                 |       |                          |                          |                          |                          |

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

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

**TOTAL No. of Restricted Affordable Units:** \_\_\_\_\_(m)

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

If  $g > f$ , then  $n = g - f$ ; if  $f = g$ , then  $n = 0$ <sup>14</sup>

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

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

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

<sup>13</sup> Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

<sup>14</sup> Variables are labelled in previous sections.

**Percent of Affordable Set Aside<sup>15</sup>:** \_\_\_\_\_ (p)  
[m/e, round down to a whole number]

A One Hundred Percent Affordable Project qualifies as Priority Housing Project.<sup>16</sup> A One Hundred Percent Affordable Housing Project also qualifies for Housing Element Sites streamlining on sites where applicable.<sup>17</sup>

Note: For more information on levels of affordability, please see <https://housing.lacity.org/partners/land-use-rent-income-schedules>.<sup>18</sup>

## 7. BASE INCENTIVES

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

### Base Incentives for 100% Affordable Housing Projects

☐ **Limited to State Incentives:** Projects not located in areas below can skip to “Local Incentives Table.” Projects with a maximum allowable residential density of greater than 5 units that also meet any of the following conditions are only eligible for incentives set forth in California Government Code Section 65915 and shown in “Limited State Incentive Table” below. The Project is:

- 1.) In a Very High Fire Hazard Severity Zone
- 2.) In a Sea Level Rise Area
- 3.) In the Coastal Zone
- 4.) On a lot with an applied Density District (Part 6B) of 1L
- 5.) In an Industrial Use District that does not allow for residential uses

**Limited State Incentive Table** - Projects must have a Maximum Allowable Residential Density of greater than 5 units to be eligible for these incentives

| Eligibility Subarea               | <input type="checkbox"/> Density   | <input type="checkbox"/> Parking | <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. | Refer to CGS 65915(p)(3)         | None                            |

<sup>15</sup> Projects must remain affordable throughout the duration of the project and permit process

<sup>16</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>17</sup> Check Zimas to see if the site is marked ZI-2534 or ZI-2535. 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>18</sup> All units including proposed or future proposed ADUs shall be subject to affordability requirements as determined by LAHD.

| Eligibility Subarea   | <input type="checkbox"/> Density | <input type="checkbox"/> Parking | <input type="checkbox"/> Height                                 |
|---|----------------------------------|----------------------------------|---|
| <input type="checkbox"/> <b>Within a Low Vehicle Travel Area or a half mile of a Major Transit Stop</b> | Limited by Floor Area            | Refer to CGS 65915(p)(3)         | 33 feet or 3 stories over the base height, whichever is greater |

All other projects not restricted to the table above may use the table below:

☐ **Local Incentives Table:** All other sites permitting multifamily uses with a Maximum Allowable Residential Density of greater or less than 5 units.

| Eligibility Subarea                      | <input type="checkbox"/> Density   | <input type="checkbox"/> Parking                                       | FAR   | Height  |
|--|--|--|---|---|
| <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 over the base height, whichever is greater. |
|  |  |  | <input type="checkbox"/> Otherwise: Maximum of 3.0 or a 35% increase over the base FAR, whichever is greater.     | <input type="checkbox"/> Otherwise: An increase of 22 feet or 2 stories over the base height, whichever is greater.   |

| Eligibility Subarea   | <input type="checkbox"/> Density | <input type="checkbox"/> Parking  | FAR  | Height  |
|---|----------------------------------|---|--|---|
| <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 over the base height, whichever is greater. |
|   |                                  |   | <input type="checkbox"/> Otherwise: Maximum of 4.5 or a 50% increase over the base FAR, whichever is greater     | <input type="checkbox"/> Otherwise: An increase of 33 feet or 3 stories over the base height, whichever is greater.   |
| <input type="checkbox"/> <b>Within a Moderate, High, or Highest Opportunity Area</b>                    | Limited by Floor Area            | No minimum residential parking is required<br><br>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 over the base height, whichever is greater. |
|   |                                  |   | <input type="checkbox"/> Otherwise: Maximum of 4.65, or a 55% increase over the base FAR, whichever is greater   | <input type="checkbox"/> Otherwise: An increase of 33 feet or 3 stories over the base height, 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 or tier 1 bonus height higher than what is granted in this program, qualifying projects may instead opt to use the specified bonus floor area ratio or bonus height FAR in lieu of the floor area ratio or height granted in the local base incentives of the Affordable Housing Incentive Program.

Alternate Bonus FAR: \_\_\_\_\_

Alternate Bonus Height: \_\_\_\_\_

Roadway Widening: Does the project request an exemption from any applicable roadway widening requirements pursuant to LAMC Section 10.1.10. (Waivers & Appeals) of Chapter 1A or any Overlay Street Standards? **If yes, a Highway Dedication Investigation from the Bureau of Engineering is required.**<sup>19</sup>

☐ Yes    ☐ No

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

## 8. 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 LAMC Section 13B.3.2. (Expanded Administrative Review) of Chapter 1A.*

☐ **Projects that do not have access to the Menu of Incentives.** Check this box if the project is:

- 1.) In a Very High Fire Hazard Severity Zone,
- 2.) In the Coastal Zone,
- 3.) In a Sea Level Rise Area
- 4.) Requires demolition, as demolition is defined in Subsection C. (Definitions) of Sec. 13B.8.1. (General Provisions), of either (a) a designated historic resource, or (b) a surveyed historic resource identified in a Specific Plan, CPIO or Conservation District for any historic protection, special consideration, or special review for historic or architectural significance.

*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.*

<sup>19</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    |  |
|--|-----------|-------------------------|--------------------------|--|
| <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"/>               |
| <br>   |           |                         |                          |  |
| <input type="checkbox"/> Yard/Setback  |           |                         |                          |  |
| (Relief equivalent to by-right adjustment. All setbacks may be adjusted with use of one incentive) |           |                         |                          |  |
| <input type="checkbox"/> Primary Street  | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> Side Street   | _____     | _____                   | <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"/> Alley   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> Special lot line (1)  | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/> (Type: _____) |
| <input type="checkbox"/> Special lot line (2)  | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/> (Type: _____) |
| <br>   |           |                         |                          |  |
| <input type="checkbox"/> Alternative Frontage, PICK APPLICABLE OPTION (counts as 2 incentives)     |           |                         |                          |  |
| <input type="checkbox"/> Multi-Unit 2 (MU2)  | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> General 1 (G1)  | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <br>   |           |                         |                          |  |
| <input type="checkbox"/> Averaging (all count as one incentive – check all that are needed)        |           |                         |                          |  |
| <input type="checkbox"/> FAR   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> Density   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> Parking   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> Lot Amenity Space   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> District Boundary Hght.   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |
| <input type="checkbox"/> Ground Floor Activation   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/>               |

|  | Permitted | Proposed per Incentives | On-Menu   Not On Menu    |                          |
|--|-----------|-------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> Ground Story Height | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Commercial Parking  | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Density Calculation | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Building Coverage   | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Lot Width           | _____     | _____                   | <input type="checkbox"/> | <input type="checkbox"/> |

Other Not On Menu Incentives (specify):

**TOTAL No. of Incentives Requested: On-Menu\_\_\_ Not on Menu\_\_\_**

## 9. PUBLIC BENEFIT OPTIONS

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

☐ **Projects only eligible for the Child Care Public Benefit Option.**

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"/>                   |

| Public Benefit Option                            | Permitted | Proposed per Base, On-Menu, or Off-Menu Incentives | Request w/ Public Benefit | Public Benefit Option (Check box if using) |
|--|-----------|--|---------------------------|--|
| Active Ground Story                              |           |  |                           | <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 the Public Benefits Incentive Map (Sec 1.5.12.) or an applicable CPIO or Specific Plan?

☐ Yes    ☐ No

If yes, Specify which set: \_\_\_\_\_

Specify other Public Benefits provided by the project.

| Public Benefit Option | Permitted | Proposed per Base, On-Menu, or Off-Menu Incentives | Request w/ Public Benefit |
|-----------------------|-----------|--|---------------------------|
|                       |           |  |                           |
|                       |           |  |                           |
|                       |           |  |                           |
|                       |           |  |                           |
|                       |           |  |                           |

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

\_\_\_\_\_

## 10. WAIVERS

Up to one pursuant to LAMC Section 13B.3.2.(Expanded Administrative Review) of Chapter 1A, up to three pursuant to LAMC Section 13B.2.5.(Director Determination) of Chapter 1A, and over three pursuant to LAMC Section 13B.2.3.(Class 3 Conditional Use Permit) of Chapter 1A.

Indicate the Waivers being requested.

| Waiver Request: | Permitted: | Proposed with Waiver: |
|-----------------|------------|-----------------------|
| 1. _____        | _____      | _____                 |
| 2. _____        | _____      | _____                 |
| 3. _____        | _____      | _____                 |
| 4. _____        | _____      | _____                 |
| 5. _____        | _____      | _____                 |

Other:

TOTAL No. of Waivers Requested: \_\_\_\_\_

## 11. 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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## 12. 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 10) require covenants recorded with LA County and submitted City Planning.

### 13. REPLACEMENT UNITS

Applicants must obtain a Replacement Unit Determination from LAHD pursuant to LAMC Div. 4C.15. (Resident Protections) 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.*