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CITY PLANNING**

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(213) 978-1300

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EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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August 13, 2025

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REPORT ON POTENTIAL MODIFICATIONS TO THE BOYLE HEIGHTS COMMUNITY PLAN
LOCAL AFFORDABLE HOUSING INCENTIVE PROGRAM; CF 23-0861**

On September 25, 2024, the City Council approved the Boyle Heights Community Plan Update (BHCPU). The approval included an instruction for the Department of City Planning (City Planning) to provide a report outlining how incentives for affordable housing provided under the BHCPU align with recently revised Density Bonus incentives established under State law, as well as incentives under the recently adopted Citywide Housing Incentive Program (CHIP), and to provide options for modification to any ordinances to ensure that the BHCPU incentive system is the most viable.

Background

The BHCPU includes updates to a 1998 policy document and land use map that guide new development, and is the second Community Plan update to adopt the new Zoning Code that uses a new modular zoning districts system. The primary goal of the BHCPU is to concentrate new housing growth and development along major transit intersections and corridors by encouraging residential infill development that contributes to the affordable housing supply. To achieve this goal, the BHCPU uses the Article 9 incentive system of the new Zoning Code that establishes procedures for implementing State Density Bonus provisions, the Local Affordable Housing Incentive Program (LAHIP) that incentivizes the production of affordable housing near transit, and other programs to incentivize public benefits for the community. The LAHIP was developed through years of community input and shaped in response to passage of Measure JJJ and the Transit Oriented Communities Program first implemented in 2017. Among the key features of the LAHIP are a new "Acutely Low Income" set aside category" (0-15% Area Median Income (AMI)), a requirement that at least 30% of the units in mixed-income projects or 60% in a 100% affordable

housing project be two-bedroom or greater, and a requirement to provide affordable units for a term of 99 years. The incentives offered by the LAHIP work in concert with newly adopted BHCPU policies and zoning tools adopted under the new Zoning Code.

The recently adopted CHIP component of the Housing Element Rezoning Program aims to help meet housing production targets¹ through density bonus incentive programs to expand opportunities for mixed-income and 100 percent affordable developments by also focusing on areas near jobs, transit, and Higher Opportunity Areas² citywide. The CHIP revises the existing citywide Density Bonus Program (DBP) to affirm consistency between the Los Angeles Municipal Code and recently updated State Density Bonus Law, creates an Affordable Housing Incentive Program (AHIP) for 80-100% affordable developments, and adopts a local Mixed Income Incentive Program (MIIP)³. The CHIP component does not modify the underlying zoning of a property, but instead offers greater density, among other incentives, in exchange for more affordable housing.

Within the Boyle Heights Community Plan Area (Boyle Heights CPA), components of the CHIP apply most notably around the transit stations, intersections, and corridors. MIIP is a subset of CHIP and does not apply in the Boyle Heights CPA since the BHCPU developed its own local value capture program in the form of the LAHIP (see Table 1). While this report examines and compares the LAHIP to the applicable DBP and AHIP incentives within the Boyle Heights CPA, the Transit Oriented Incentive Areas (TOIA) component under the MIIP was also analyzed to ensure that the LAHIP remains viable.

Table 1: CHIP Applicability in the Boyle Heights CPA

CHIP		
Programs that apply in the Boyle Heights CPA		Programs that do not apply in the Boyle Heights CPA and are replaced by the Boyle Heights Local Affordable Housing Incentive Program (LAHIP)
State Density Bonus Program (DBP)	Affordable Housing Incentive Program (AHIP)	Mixed Income Incentive Program (MIIP) ¹
<ul style="list-style-type: none"> State Density Bonus Law Technical Revisions Align with new AB 1287 to provide 100% density bonus 	<ul style="list-style-type: none"> Opportunity Based 100% Affordable Housing Incentives Faith Based Organization Incentives (80-100% Affordable) Public Facilities (PF) Zone/Publicly Owned Land Incentives 	<ul style="list-style-type: none"> Transit Oriented Incentive Areas (TOIA) Opportunity Corridors Corridor Transition Areas

1.The Boyle Heights CPA is not eligible per LAMC Sec. 12.22.

Overview of the New Zoning Code

The Boyle Heights CPA is one of the most transit-accessible communities in the City. While the 1998 Community Plan encouraged maximizing development along the Cesar Chavez Avenue corridor, the BHCPU shifts housing development potential to several of the Metro E-Line stations introduced in 2009 found along 1st Street and other commercial corridors, as well as adopting the

¹ See the [CHIP Ordinance Fact Sheet](#) for more details.

² As in areas that have been identified with greater resources. More information can be found [here](#).

³ See the [Density Bonus Programs overview website](#) for more details on all three programs.

Hybrid Industrial land use designation that permits housing within industrially zoned areas near the Los Angeles River (referred to as the River-adjacent area).

In order to compare incentives between the different programs, it is essential to first understand how incentives work under the new Zoning Code. The BHCPU applies a tailored modular zoning district system developed after years of stakeholder input. The structure of the new Zoning Code is organized through objective standards that are distributed among five key “Districts” that make up a zoning string. The Form (Article 2) and Density (Article 6) Districts under the new Zoning Code most influence the development potential of a site. As a complementary structure, the Public Benefit Systems (Article 9) of the new Zoning Code provides instructions on how the incentive bonuses offered through Form and Density Districts are activated.

Form Districts

Form Districts regulate the placement, scale, and intensity of buildings and structures on a lot to ensure that building forms are compatible with their context. Form Districts tailor the scale of a development by regulating standards such as minimum and maximum lot size and widths, building coverage, height, and floor area ratio (FAR). Form Districts LM3 through LM7⁴ are designated along transit nodes and corridors throughout the Boyle Heights CPA (see Figure 1).

- LM3 is designated along streets that are characterized by their pedestrian-scale and mixed-uses, such as Cesar Chavez Avenue and Lorena Street. A height limit bonus of up to four stories under the LAHIP are assigned to preserve the historic character and community-oriented businesses and ensure that future growth in this area is context-sensitive.
- LM4 is designated along streets that are characterized with mixed-uses, such as Whittier Boulevard and Mission Road.
- LM5 is designated specifically to the Sears Building site along Olympic Boulevard, a portion of the USC Health Sciences Camp, and the White Memorial Hospital properties along Cesar Chavez Avenue. LM5 has a greater base and bonus FAR range and currently include bonus height limits of up to 120 feet.
- LM6 is designated within the River-adjacent area, north of the Sears Building along Soto Street, and primarily found around all four of the Metro E-Line stations in the Boyle Heights CPA. LM6 areas are vibrant places of activity that include a broad range of residential, commercial, and industrial uses and do not limit overall height.
- LM7 is designated within the River-adjacent area east of Mission Road, along 6th Street/Whittier Boulevard and the Sixth Street Parks, Arts, River & Connectivity (PARC)

Figure 1: “LM” Form Districts



⁴ The Low-Rise Medium, or “LM” Form District designation specifies that the “Low-Rise” category typically allows a range of 1.5 to 4.0 FAR. The “Medium” in the Form District refers to a building’s width category, allowing for a range of 100 to 210 feet of width.

project and surrounding lots. LM7 areas are characterized by industrial, institutional, and educational uses.

Density Districts

Density Districts determine the number of dwelling units on any site zoned for residential units and include Lot-Based Districts or Lot-Area Based Districts. Lot-Based Districts represent the maximum quantity of household dwelling units represented by an “L” and range from one to four dwelling units per lot. Lot-Area Districts represent how many hundreds of square feet of lot area are required per dwelling unit ranging from 200 to 3,000 square feet per household dwelling unit, with the exception of “FA” and “N” Density Districts, which are limited by floor area (FA) or not permitted (N), respectively. Table 2 identifies only the Density Districts that apply in the Boyle Heights CPA.⁵

Table 2: Density Districts in the Boyle Heights CPA

Lot-Limited Density Districts		Lot Area-Based Density Districts	
Density District	Dwelling Units Per Lot (max)	Density District	Lot Area per Household Dwelling Unit (min SF)
1L	1	FA*	Limited by floor area
2L	2	4*	400
		6	600
		8*	800
		15	1,500

*This Density District applies to the LM3 through LM7 Form Districts

Public Benefit Systems

A development project can achieve additional FAR, density, and/or height beyond the base maximums through a number of incentive programs⁶. The Public Benefit Systems (Article 9) of the new Zoning Code establishes those procedures in conjunction with Subarea A.1 map of the Boyle Heights Community Plan Implementation Overlay (CPIO)⁷, which applies to multi-unit, mixed-income, and 100 percent affordable housing developments. Table 3 below indicates the base and bonus FAR and height maximums for the LM3 through LM7 Form Districts that serve as a baseline for the analysis in this report, as well as the corresponding Density District and available residential density incentive increases offered by the LAHIP. Depending on the assigned Density District, developments that include the minimum amount of affordable housing units may then be eligible for a residential density incentive increase, including an additional 10 percent increase in density and/or height for 100 percent affordable housing developments in any “LM” Form District.

⁵ See Article 6, [Part 6B. Density Districts](#) for the complete list of Density Districts in the new Zoning Code.

⁶ Public benefit options can include affordable housing, community facilities such as daycare.

⁷ The CPIO establishes and implements how to carry out the policy goals and objectives for the BHCPU through Article 9.

Table 3: Adopted Standards for “LM” Form Districts

Form					Corresponding Density	
District	FAR		Height			
	Base	LAHIP Bonus	Base	LAHIP Bonus	Minimum Lot Area (SF) Per Dwelling Unit	LAHIP Density Increase
LM3	1.5	2.5	2 Stories	4 Stories	1:800	70%
LM4	1.5	3.0	None	None	1:400, 1:800, FA¹	70-80%, n/a
LM5	2.0	4.0	75 Feet	120 Feet	1:400	80%
LM6	1.5	4.0	None	None	1:400, FA	80%, n/a
LM7	1.5	4.0	None	None	1:400	40%

The FA Density District (limited by floor area) is not assigned a LAHIP Density Increase and is denoted as “n/a” (not applicable).

Analysis

Comparison of Applicable Programs

Comparing incentive programs between the LAHIP and components of the CHIP is challenging, as the incentive options that can be accessed through each vary depending on the type of proposed development. For example, there are different minimum affordability set aside requirements, AMI set aside category options, menus for base and bonus incentives, and additional tiered bonuses incorporating public benefits, depending on the number of incentives used. The LAHIP can be compared to the DBP because the program is mandated per State Density Bonus Law and is an option within Article 9, while the AHIP includes state requirements that also serve a specific purpose for public benefit projects. With regards to the MIIP, the incentives are primarily catered around transit-serving areas Citywide and in Higher Opportunity Areas and its incentives can be modified in the future. The following sections expand on each program's relationship to one another and what incentives based on assumptions can be compared.

AHIP Incentives in Relation to the LAHIP and DBP

The AHIP aims to increase affordable housing production by applying density bonuses to 80-100% affordable housing developments and tailored incentives for sites owned by public agencies, religious institutions, nonprofit community land trusts, and cooperatives. The AHIP compliments the LAHIP and DBP rather than competing with the programs because it builds upon the incentives beyond what is offered, as well as modifies uses that expand floor area from a non-residential use into a residential use on public land, faith-based organization or shared equity projects. In the case of the Boyle Heights CPA, participation in the AHIP offers an increase of 3.0 FAR (or 35 percent increase off the base FAR, whichever is greater), a density increase of 80 percent, and a height incentive of two additional stories. The AHIP offers a maximum 4.5 FAR bonus for developments that are within a half-mile of a major transit stop, a density that is limited by floor area, and up to three (3) stories above the base height. Although the AHIP can offer greater incentives than had been envisioned by LAHIP (in some areas that are near a major transit stop), the program is ultimately designed to fill the gaps of generating more affordable housing units and does not directly compete with the LAHIP.

TOIA Incentives in Relation to the LAHIP and DBP

Although not included in the Boyle Heights CPA, the TOIA component of the MIIP is compared to the LAHIP as its incentives target those areas near major transit stations like the E-line along 1st Street. Most of the “LM” Form Districts within the Boyle Heights CPA fall within the TOIA program’s T-2B⁸ base incentive, which allows up to a 4.2 FAR. The TOIA program also contains a multi-bedroom public benefit option similar to the DBP that can potentially provide an additional 0.5 to 2.0 FAR, as well as additional height incentives. In terms of development potential, the maximum 4.0 bonus FAR offered by the LAHIP throughout the majority of Boyle Height CPA corridors is comparable to the 4.2 bonus FAR offered by TOIA T-2B incentives. For density, the TOIA program’s T-2B incentive offers a 110 percent density bonus, much greater than the maximum 80 percent density bonus incentive designated through the LAHIP.

Unlike the LAHIP, the TOIA program’s applicability is updated every year based on changing transit patterns. LAHIP codifies bonus incentives within the underlying zoning in concert with the Boyle Heights CPIO and Article 9 of the new Zoning Code. Doing so ensures that benefits are not as reliant on the fluctuations in major transit and concentrated more on the carefully crafted zoning that took into account the needs of the local community, as well as existing development patterns within the neighborhood. This approach is also being employed in subsequent Community Plan updates. The FAR bonuses offered through the LAHIP are comparable to the base incentives offered by the TOIA program without compromising the contextual integrity and scale of the community.

Findings/Results (Differences)

A set of assumptions and methodology are used to test, compare, and analyze the maximum development potential, measured in FAR, between the LAHIP and DBP for each “LM” Form District scenario (see Appendix A: Assumptions and Methodology for more information). Below is a summary of the analysis results used to inform the recommendations in this report.

- **Small and Large Lot Size Scenarios.** Scenarios with smaller lots ranging from approximately 5,000 square feet to 15,000 square feet reveal that any incentive program able to achieve a bonus FAR of 3.5 or more would be the most competitive in terms of greater development potential through achievable FAR. Table 4 indicates that the DBP can generally achieve a more competitive bonus FAR in most of the LM Form Districts analyzed, with the exception of LM6 and LM7, where LAHIP offers the most development potential. This is consistent with the BHCPU strategy to concentrate the highest FAR incentives near transit stations and the River-adjacent area.

In lots greater than 15,000 square feet in size, the analysis reveals that the DBP offers the highest level of bonus FAR for all LM Form Districts and is generally more competitive than LAHIP in terms of FAR. The only district where LAHIP has the potential for more bonus FAR is LM7, as it is not applied within a half-mile radius of a major transit stop to qualify for the on-menu FAR incentive under the DBP, and only the multi-bedroom incentive applies.

⁸ T-2B Transit Oriented Incentive Sets are located in moderate and lower opportunity areas and meet distance requirements to major transit stops criteria as defined in LAMC Ch.1A Sec. 1.5.16.

Table 4: Scenario Findings

Form District	Adopted LAHIP FAR Bonus	DBP FAR Bonus Scenarios	
		Average Lot Size	Large Lot Size
LM3	2.5	3.5	4.5
LM4	3.0	4.0	5.0
LM5	4.0	5.0	5.0
LM6	4.0	3.5	5.0
LM7	4.0	2.5	3.5

- Density Bonuses.** Unlike the LAHIP that applies to Subarea A.1 of the CPIO and is intended for multi-unit mixed-use and 100 percent affordable housing developments, the DBP applies to all lots where housing is permitted in the entire Boyle Heights CPA. This not only enables density bonuses where the LAHIP does not apply, but the stackable bonus system of the DBP outpaces LAHIP density bonuses across all applied Density Districts. As previously discussed, under LAHIP, density bonuses are linked to the Density Districts on any given lot where the program applies. Table 3 demonstrates that density bonuses are capped at 70 and 80 percent for Density Districts 8 and 4, respectively. The stackable density bonus offered by the DBP has the potential to reach up to a 100 percent density bonus on all lots, including the lots where LAHIP applies, leaving the LAHIP at a competitive disadvantage.
- Heights.** Different lot size scenario models under both LAHIP and DBP reveal that the maximum achievable FAR typically limits projects to six to seven stories in height regardless of height limits. As for LM5, while the LAHIP does offer approximately one story more in height in comparison to the DBP under similar conditions, the corresponding bonus FAR limits offered by both programs override any substantial competitive advantage in terms of height. Lastly for LM3, the DBP offers an additional story of height under similar conditions, yielding up to 5 stories, while the LAHIP has a bonus height of up to 4 stories.
- Lot Size Threshold.** The results show that the competitiveness of a program under the scenarios analyzed depends on the size of the lot. This is due to how density is calculated, where the larger lots yield more units, therefore any percentage increase would increase the total unit count. This is also compounded by the fact that the total unit count after any bonus on density is applied determines the additional 0.5 to 2.0 FAR for DBP projects that include the larger bedroom unit incentive. This links lot size and total unit count to more development potential through increased heights and FAR. Upon further analysis, in single or consolidated lots that were 15,000 square feet or larger, the DBP was more competitive in terms of achievable FAR across all LM Form Districts with the exception of LM3 and LM7. For lots below a 15,000 square foot threshold, the LAHIP is generally more competitive than the DBP since the bonus FAR is standardized across the LM Form Districts, and not contingent on the number of units permitted on any given lot.

Recommendations

City Planning recommends modifications to the LAHIP bonus FAR, height, and density increase standards for the “LM” Form Districts analyzed, as shown below in Table 5. The proposed modifications achieve the goal of maintaining the viability of LAHIP by approximately matching the maximum development potential offered under components of the CHIP.

Table 5: Proposed Standards for “LM” Form Districts

Form					Corresponding Density	
District	FAR		Height			
	Base	Recommended LAHIP Bonus	Base	Recommended LAHIP Bonus	Minimum Lot Area (SF) Per Dwelling Unit	Recommended LAHIP Density Increase
LM3	1.5	4.0 2.5	2 Stories	5 Stories 4-Stories	1:800	FA 70%
LM4	1.5	4.0 3.0	None	None	1:400, 1:800, FA¹	FA 70-80%, n/a
LM5	2.0	4.0	7 Stories 75 Feet	11 Stories 120 Feet	1:400	FA 80%
LM6	1.5	4.0	None	None	1:400, FA	FA 80%, n/a
LM7	1.5	4.0	None	None	1:400	FA 40%

1. The FA Density District (limited by floor area) is not assigned a LAHIP Density Increase and is denoted as “n/a” (not applicable).

Figure 2 shows the location of the LM3, LM4, and LM5 Form Districts that are the only “LM” Form Districts with FAR and height standards proposed for modification.

Figure 2: “LM” Form Districts with Proposed FAR & Height Modifications

- LM3 and LM4 Bonus FAR.** The proposed modification to increase the bonus FAR to 4.0 FAR for LM3 and LM4 aligns with the existing adopted bonus FARs of LM5, LM6, and LM7 and enhances overall potential development capacity in alignment with the BHCPU goal to concentrate new housing growth around transit nodes, commercial corridors, and the River-adjacent area.
- LM3 Bonus Height.** The proposed modification to the bonus height limit for LM3 LAHIP to five stories is recommended to provide a slight increase in capacity, while still preserving the policy intent of where it is applied.
- LM5 Base and Bonus Height.** The proposed modification to the LM5 base and bonuses height standards to seven (7) and 11 stories is recommended as a consistency edit since newly drafted “LM” Form Districts have abandoned the approach of using “feet” as a height standard for Form Districts that are not strictly low scale residential. This proposed modification does not alter the development potential of a project in LM5 as the proposed height in stories is comparable to the adopted height standards measured in feet (see Table 3).



- **LAHIP Density Increase.** The proposed modification to increase the LAHIP allowable density from a percentage increase to now be limited by floor area for all "LM" Form Districts for corresponding Density Districts 4 and 8 is recommended as to not prescribe any limitations in density and better compete with the DBP.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:SMMB:cw:ug:ap:eg.og

Enclosures

Appendix A: Assumptions and Methodology

Appendix B: Recommended New Zoning Code Edits for City Council Consideration

Appendix A: Assumptions and Methodology

Assumptions

- **Lot Size.** The size of a lot ultimately determines how much buildable floor area can be achieved on a development because it is a function of a site's FAR. The lot size in conjunction with the Density District also determines the number of dwelling units permitted on a site. Using standardized lot size assumptions under each program scenario is necessary to get a more comparable analysis. The analysis explores a range of lot sizes from average lot sizes per Form District between 5,000 and 8,000 square feet, and lots up to approximately five-acres in size.
- **Family-Sized Units.** Through the CPIO, LAHIP requires that 30 percent of the total project units are larger family sized (two or more bedrooms). Although not a requirement in the DBP, there is a public benefit option that offers additional FAR and height increases if at least 10 percent of the total project units are of three or more bedrooms. The amount of additional FAR and height that can be achieved through this public benefit option is contingent upon the total number of units that can be achieved on a lot, which in turn is determined by the lot size. For a more comparable analysis of both programs, family sized units are included in all scenarios to achieve the maximum possible FAR and height under each program.
- **Maximum Development Potential.** The maximum development potential in terms of FAR and height is assumed for each scenario. Since most of the LM Form Districts analyzed are limited by FAR and not height, the maximum potential buildable floor area is calculated by exhausting the maximum potential FAR on a given lot for each program. Under the DBP, FAR increases are an optional on-menu incentive, capped at a total of 3.0. Additionally and as previously mentioned, if at least 10 percent of the total project units have three or more bedrooms, additional 0.5 to 2.0 FAR can be achieved on top of the 3.0.⁹ The amount of additional FAR that a qualifying project would achieve under the DBP with 10 percent larger bedroom units is used to determine the total FAR assumption under the DBP scenarios.
- **Maximum Density Calculations.** The amount of density is maximized for any given lot. This includes the maximum base density and the maximum bonus density offered under both the LAHIP and DBP.

Methodology

- **Maximizing Buildable Floor Area.** The maximum buildable floor area and height is modeled for the LAHIP and the DBP for each LM Form District scenario. This is calculated by multiplying the lot size by the maximum bonus FAR achievable for each LM Form District under both the LAHIP and the DBP, incorporating any applicable height limits, and any other standards that regulate building form.
- **Lot Size Scenarios.** Various lot sizes ranging from approximately 5,000 square feet to larger lots of up to approximately five acres (over 216,000 square feet) are analyzed for all LM Form District scenarios where housing is permitted. The LM Form District bonus FAR is applied as the maximum achievable FAR under the LAHIP. Similarly for the DBP, the maximum on-menu

⁹ This produces a maximum potential FAR cap of 5.0 for qualifying projects under the DBP.

FAR of 3.0 is used and the maximum achievable additional FAR for the 10 percent large bedroom set-aside is applied to all LM Form District scenarios.

- **Heights Limits.** The LM4, LM6, and LM7 Form Districts have no height limits, and are therefore limited by how much buildable floor area can be achieved through the FAR, as reflected in their LAHIP and DBP scenarios. LM3 and LM5 are the only LM Form Districts that have assigned height standards (see Table 3) and can use the DBP to access an additional story on top of the base as a by-right on-menu option, and up to an additional two stories if the 10 percent large bedroom set-aside public benefit option is applied. Similarly, LM3 and LM5 Form Districts can achieve additional height through the LAHIP (see Table 3).
- **Maximizing Density.** Both incentive programs offer unit density increases with different applicability standards and ranges. The LAHIP relies on the Residential Density Incentive “Set B” in Article 9, with Density Districts 4 and 8 allowing for an 80 percent and 70 percent bonus increases, respectively. The corresponding density increase is applied to each zoning scenario under the LAHIP. The DBP offers density increases based on the percent of restricted affordable unit set asides a development allocates depending on the AMI rent level options. Using the assumption of maximizing density incentives under the DBP, the analysis applies the maximum 100 percent density bonus. This is achieved by providing an additional amount of affordable units to obtain an additional 50 percent density bonus on top of the initial 50 percent density bonus (referred to as the stackable density bonus), totaling 100 percent. This is applied to all scenarios utilizing the DBP.

Appendix B: Recommended New Zoning Code Edits for City Council Consideration

Below are City Planning's recommended edits to Article 2 and 9 of the new Zoning Code to modify the base and bonus FAR and height standards for the LM3, LM4, and LM5 Form Districts and residential density increases for City Council consideration:

Technical Modifications to Article 2 of Chapter 1A of the Los Angeles Municipal Code (LAMC)

LAMC Chapter 1A, Article 2 (Form Districts, Sec. 2B.9.3 (Low-Rise Medium 3 (LM3)):
Modify the existing FAR & Height Bonus FAR number of 2.5 to 4.0 and Bonus height in stories (max) number from 4 to 5.

LAMC Chapter 1A, Article 2 (Form Districts, Sec. 2B.9.4 (Low-Rise Medium 4 (LM4)):
Modify the existing Bonus FAR number of 3.0 to 4.0.

LAMC Chapter 1A, Article 2 (Form Districts, Sec. 2B.9.5 (Low-Rise Medium 5 (LM5)):
Modify the existing Height Base height in feet (max) from 75' to 7 stories and Bonus height in feet (max) from 120' to 11 stories.

Technical Modifications to Article 9 (Public Benefit Systems) of Chapter 1A of the Los Angeles Municipal Code

Article 9, Division 9.3.2 Local Affordable Housing Incentive Program:
a. Revise section 9.3.2.C.1.a table as follows;

RESIDENTIAL DENSITY INCENTIVE							
Density District	Allowable Density Increase						
	SET A	SET B	SET C	SET D	SET E	SET F	SET G
2,3,4	80%	80% FA	70%	70%	60%	50%	40%
6, 8	80 %	70% FA	70%	60%	60%	50%	40%
10, 12	60%	60%	50%	50%	45%	45%	35%
15, 20, 25, 30, 40, 50 60	45%	40%	40%	40%	35%	35%	35%
1L, 2L, 3L, 4L, FA	n/a	n/a	n/a	n/a	n/a	n/a	n/a