

## INFORMATION



# TRANSIT ORIENTED COMMUNITIES (TOC) PROGRAM Frequently Asked Questions (FAQs)

## Question 1: What is my TOC Tier?

Answer: A line item is available under the Planning and Zoning tab on [ZIMAS](#) for reference purposes. To verify your Tier, a Transit-Oriented Communities – Tier Verification Form ([CP- 4051](#)) shall be completed by the applicant and reviewed and signed by the Department of City Planning staff prior to filing an application for a case or building permit. Along with the Transit-Oriented – Tier Verification Form, please submit:

- A radius map demonstrating the distance from the project site to the nearest Major Transit Stop, with clearly marked rail stations entrances or bus intersections as applicable.
- Bus route timetables demonstrating a minimum of 20-minute headways during peak hours for two intersecting routes (if applicable).

Please submit your packet (form, map, and timetables) for review to Planning's Affordable Housing Services Section through the [Online Application System](#) (OAS) Portal. Forms will be reviewed in the order a complete packet (form, radius map, and bus schedules) is submitted and paid.

## Question 2: What are the benefits and Tiers of the TOC Program?

Answer: Please refer to Chart 1 and Chart 2 for quick Guides to TOC Incentives.

Disclaimer: These charts are included for reference purposes only. Please refer to the TOC Guidelines for more complete information.

### Chart 1: Base Incentives

	<b>Tier 1 (Low)</b>	<b>Tier 2 (Med)</b>	<b>Tier 3 (High)</b>	<b>Tier 4 (Regional)</b>
<b>Affordable Housing Requirement</b>	8% ELI 11% VL 20% Low	9% ELI 12% VL 21% Low	10% ELI 14% VL 23% Low	11% ELI 15% VL 25% Low
<b>Density</b>	50% increase	60% increase	70% increase	80% increase
Exception	RD Zones = 35% increase	RD Zones = 35% increase	RD Zones = 40% increase	RD Zones = 45% increase
<b>FAR (Residential Portion)</b>	40% increase	45% increase	50% increase	55% increase
Commercial Zones (including HI and CM)	At least 2.75:1	At least 3.25:1	At least 3.75:1	At least 4.25:1
Exception	See below	See below	See below	See below
<b>Residential Parking</b> (allows for unbundled)	0.5 per bedroom	0.5 per bedroom; no more than 1 required per unit	0.5 per unit	None
<b>Ground Floor Commercial</b>	10% reduction	20% reduction	30% reduction	40% reduction

Exceptions to the FAR incentive are as follows:

1. In the RD Zone or a Specific Plan or overlay that regulates FAR, the maximum FAR increase shall be limited to 45%.
2. If the allowable base FAR is less than 1.25 then the maximum FAR allowed per this section is limited to 2.75.
3. In the Greater Housing Downtown Incentive Area, the maximum FAR increase shall be limited to 40%, with all floor area being calculated per the definition in LAMC 12.22 A.29(c)(1).

**Chart 2. Menu of Additional Incentives**

	<b>Tier 1 (Low)</b>	<b>Tier 2 (Med)</b>	<b>Tier 3 (High)</b>	<b>Tier 4 (Regional)</b>
<b>Affordable Housing Requirement</b>	8% ELI 11% VL 20% Low	9% ELI 12% VL 21% Low	10% ELI 14% VL 23% Low	11% ELI 15% VL 25% Low
<b>Height</b>	11 feet (for one story)	11 feet (for one story)	22 feet (for two stories)	33 feet (for three stories)
Transitional Height	Low	Low	Med	High

Exception	See below	See below	See below	See below
<b>Yard/Setback</b> R Zones	25% reduction (one yard)	30% reduction (one yard)	30% reduction (two yards)	35% reduction (two yards)
C Zones	Same as RAS3	Same as RAS3	Same as RAS3	Same as RAS3
Exception	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases
<b>Open Space</b>	20% reduction	20% reduction	25% reduction	25% reduction
<b>Lot Coverage</b>	25% reduction	25% reduction	35% reduction	35% reduction
<b>Lot Width</b>	25% reduction	25% reduction	25% reduction	25% reduction
<b>Averaging</b>	Yes	Yes	Yes	Yes
<b>Density Calculation</b>	Yes	Yes	Yes	Yes
<b>PF Zone</b>	Yes	Yes	Yes	Yes

Exceptions to the height incentive apply to projects located on lots with a height limit of 45 feet or less, or located in a Specific Plan area or overlay district. In such cases, the top story shall be stepped-back back at least 15 feet from the front of the building's primary frontage, which is defined in the TOC Guidelines.

### Question 3: How is the density increase and the number of affordable units to be set aside calculated?

Answer: Please refer to the sample calculations below. Please note that unit calculations resulting in a fraction are rounded up at each step (calculating base density, the number of bonus units as well as the number of required affordable units)

- **Density Increase.** The density increase is based on your property's Tier and zoning. Example 1:
  1. Base zoning – R4, lot area – 15,000 square feet results in  $15,000/400 = 38$  base units (a) after rounding up.
  2. Tier 3 results in  $38 \times 1.7 = 65$  total units (b) after rounding up.
- **Affordable Units.** The affordable units to be set aside is based on your property's Tier and number of total units (b) from Example 1. The number of units set aside may be counted towards the requirement for Additional Incentives. Example 2:
  1. 65 total units, Tier 3 with 10% Extremely Low Income Units results in  $65 \times 0.1 = 7$  ELI units set aside after rounding up.
- **Additional Incentive Requirements.** If a project is requesting Additional Incentives, your required affordable units to be set aside is based on your property's Tier, number of requested Additional Incentives and number of base units (a) from Example 1. The number of units set aside can include affordable units required for Base Incentives. Example 3:

1. 38 base units (a), Tier 3 with three Additional Incentives at 11% Extremely Low Income Units results in  $38 \times 0.11 = 5$  ELI units set aside after rounding up. With 7 units already required for Base Incentives, this project will not need to set aside additional ELI units for three Additional Incentives, since the 7 units will already meet the requirements.

#### Question 4: What is a ministerial TOC project?

Answer: A project that only utilizes base incentives (residential density, floor area ratio, and automobile parking).

#### Question 5: How do I file a ministerial Transit Oriented Communities (TOC Guidelines) project?

Answer: Follow these instructions step by step:

1. Verify a TOC Tier by completing the Transit-Oriented Communities – Tier Verification Form ([CP- 4051](#)). Submit the Form to the Affordable Housing Services Section (AHSS) via OAS
2. Proceed to LADBS to apply for a building permit. LADBS will review the signed Transit-Oriented Communities – Tier Verification Form.
3. Proceed to LAHD to apply for a Land Use Covenant. LAHD will review the signed Transit-Oriented Communities – Tier Verification Form.
4. Obtain clearances from LAHD, LADBS, and City Planning

#### Question 6: How do I obtain a Transit-Oriented Communities Affordable Housing Form for a project seeking Additional Incentives?

Answer: Please submit your plans and completed Transit-Oriented Communities – Referral Form ([CP13-4050](#)) to the Affordable Housing Services Section through the [Online Application System](#) (OAS) Portal. Forms will be reviewed in the order a complete packet (form, radius map, bus schedules, and plans) is submitted and paid. Please note that the Affordable Housing Services Section will also verify the TOC Tier through this process.

#### Question 7: How do I file for Additional Incentive(s) from the TOC Guidelines?

Answer: Applications for TOC Incentives shall follow the density bonus procedures outlined in Los Angeles Municipal Code Section 12.22 A.37 of Chapter 1, or Section 9.2.1. (State Density Bonus Program) of Chapter 1A. Once application materials are gathered by the applicant, please request a Case Filing appointment via the [BuildLA Appointment System](#). Please also review the Department of City Planning Filing Instructions ([CP13-7810](#)) for more information on all required materials for case filing.

#### Question 8: What are the City Planning Fees associated with Transit-Oriented Communities projects?

Answer: Fees are subject to change. For the latest fee estimates, please use the [Fee Estimator](#) Tool on the Department of City Planning Website or schedule an appointment with a Development Services Center Staff through the [BuildLA Appointment System](#).