



Development Feasibility Report

Project Address: **XYZ**

Date: June 9, 2025

Client: **XYZ**

Contact Number:

Email:

Prepared by:

Plan Review Department

Table of Contents

Description	Page
Executive Snapshot	3
A. Overview of the Project	3
B. Existing Development	3
Section 1: Context Map & Site Photo(s)	4
A. Figure 1: General Zoning Map	4
B. Figure 2: Existing Development	4
C. Figure 3: Street Dedication	5
• Xyz Ave	5
○ Right-of-Way	5
○ Roadway Width	6
• Xyz Blvd	7
○ Right-of-Way	7
○ Roadway Width	8
Section 2: Project Details	9
A. Property Data	9
B. Zoning Data	9
C. Base Development Standards	9
D. Street Dedication	10
E. Buildable Area	10
F. Zoning & Entitlement Factors	10
Section 3: Development Scenarios	11
A. Strategy 1: Density Bonus (By-right)	11
B. Strategy 2: TOC Tier 3	14
C. Strategy 3: AB 2334	17
D. Strategy 4: CHIP TOIA T2	20
E. Strategy 5: CHIP AHIP	23
F. Strategy 6: SB 79	26
G. Entitlement Comparison	27
Section 4: Post Analysis	28
Source References	29

Executive Snapshot

Overview of the Project:

This development feasibility study, designed to maximize the number of units by utilizing all available incentives for each entitlement. This project has two separate APNs: 12345678 has a lot area of 1234.56 square feet, and 12345678 has a lot area of 1234.56 square feet. This currently has two separate buildings, all of which are RSO units.

This development feasibility study will consider 6 entitlements, namely: By-right, Density Bonus AB 2334, TOC Tier 3, CHIP TOIA T2, CHIP AHIP, and SB 79. While approximately 53% of the lot area for APN 12345678 qualifies for CHIP OC3, this analysis does not account for it. The project's benefits from such entitlement would be limited since other areas of the property are not eligible. Also, since there are more than 12 units on site, it disqualifies the project from being eligible for ED1.

Existing developments:

Building 1 (APN: 12345678)	
Year Built	1953
Number of Units	12 (RSO Units at 700 sf/unit)
Number of Bedrooms	12
Number of Bathrooms	12
Building Square Footage	1,234.0 (sq ft)
Building 2 (APN: 12345678)	
Year Built	1953
Building Class	D55B
Number of Units	14 (RSO Units at 700 sf/unit)
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,234.0 (sq ft)

Section 1: Context Map & Site Photo(s)

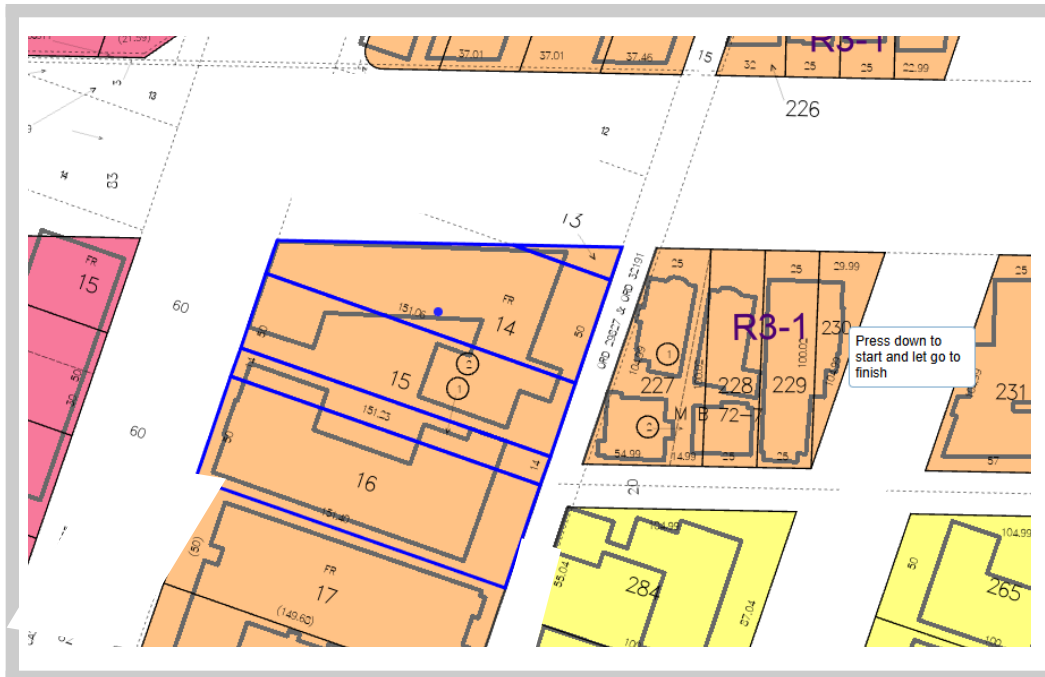


Figure 1: General Zoning Map

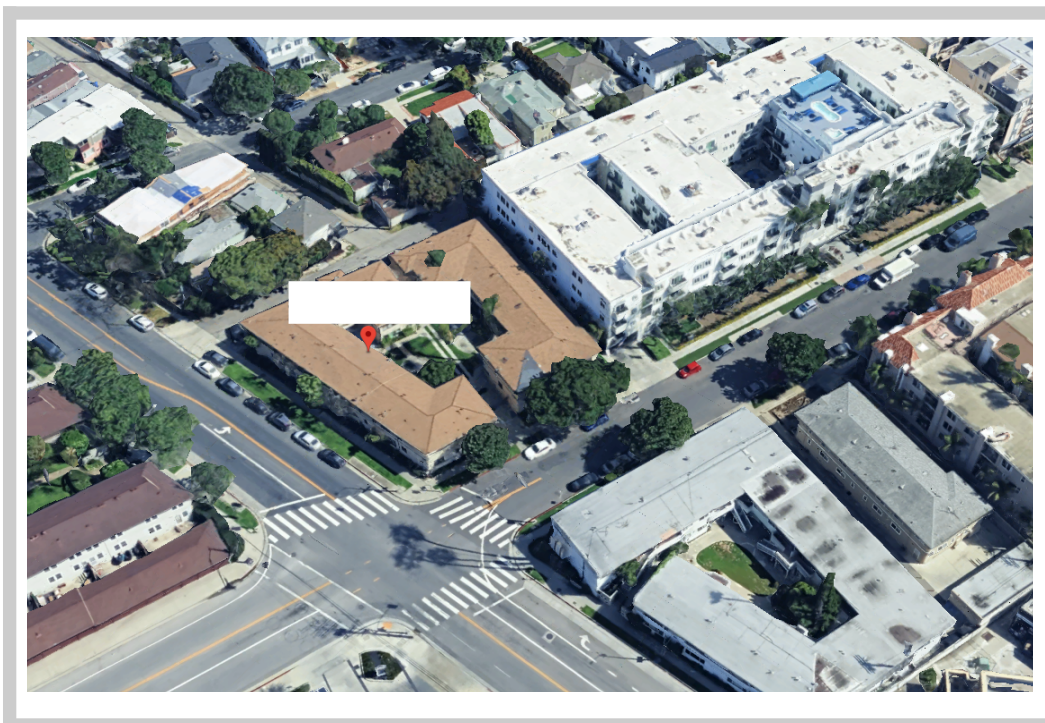
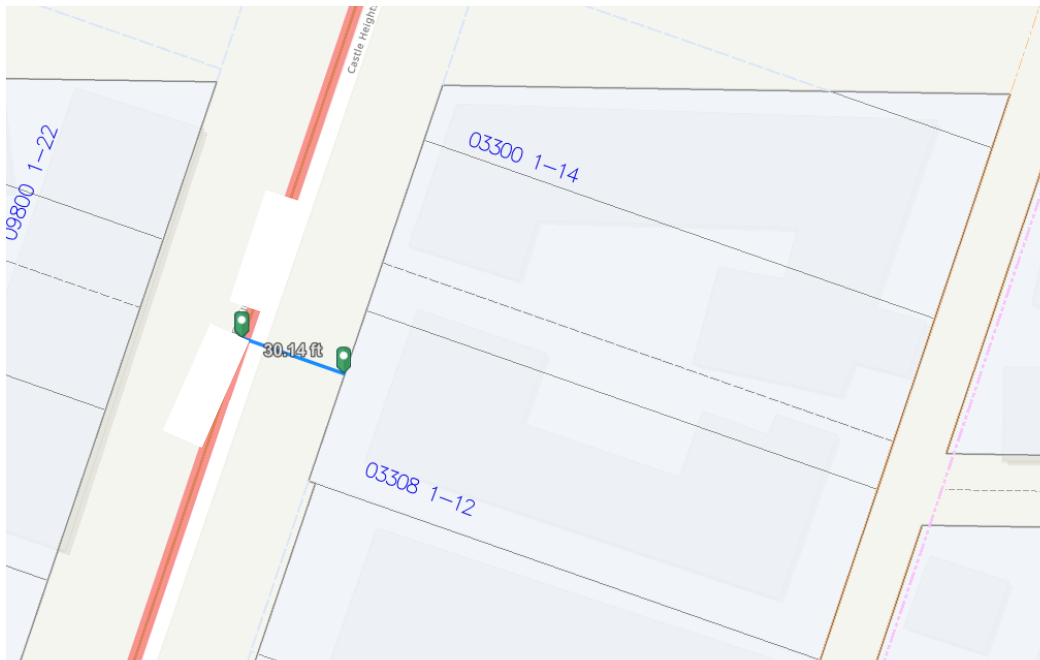
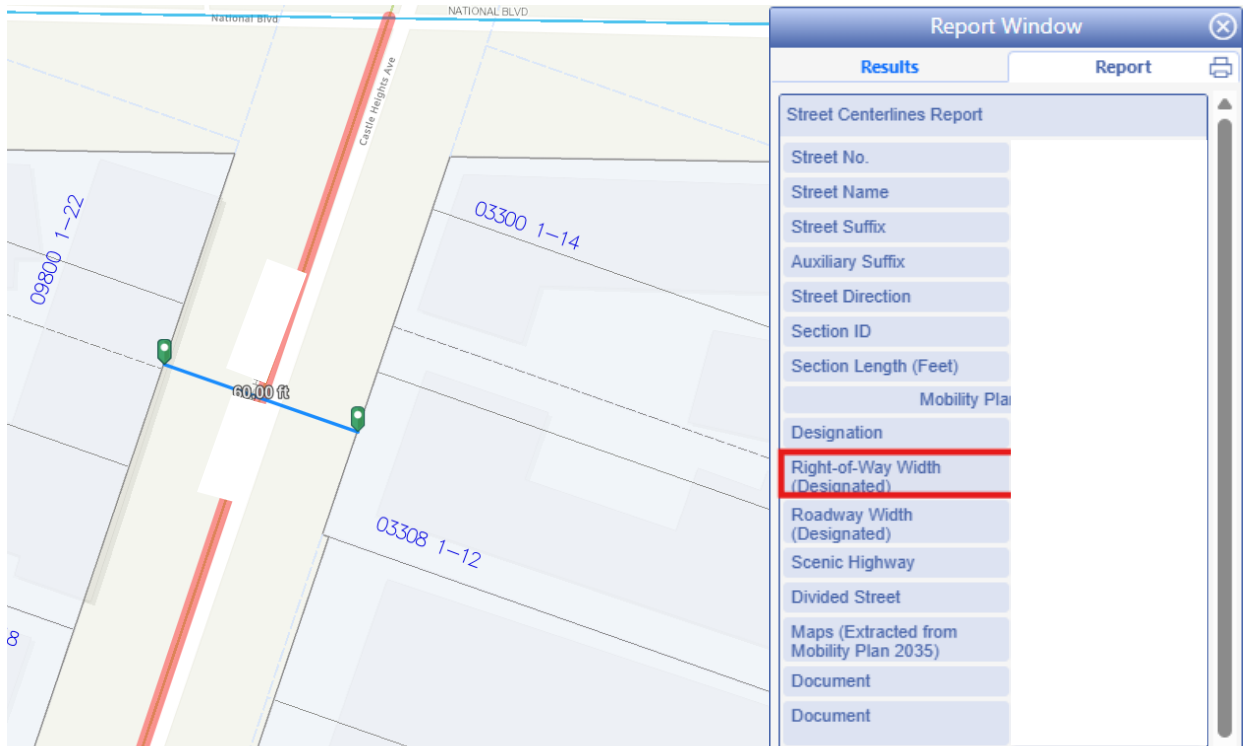


Figure 2: Existing Development

Street Dedication



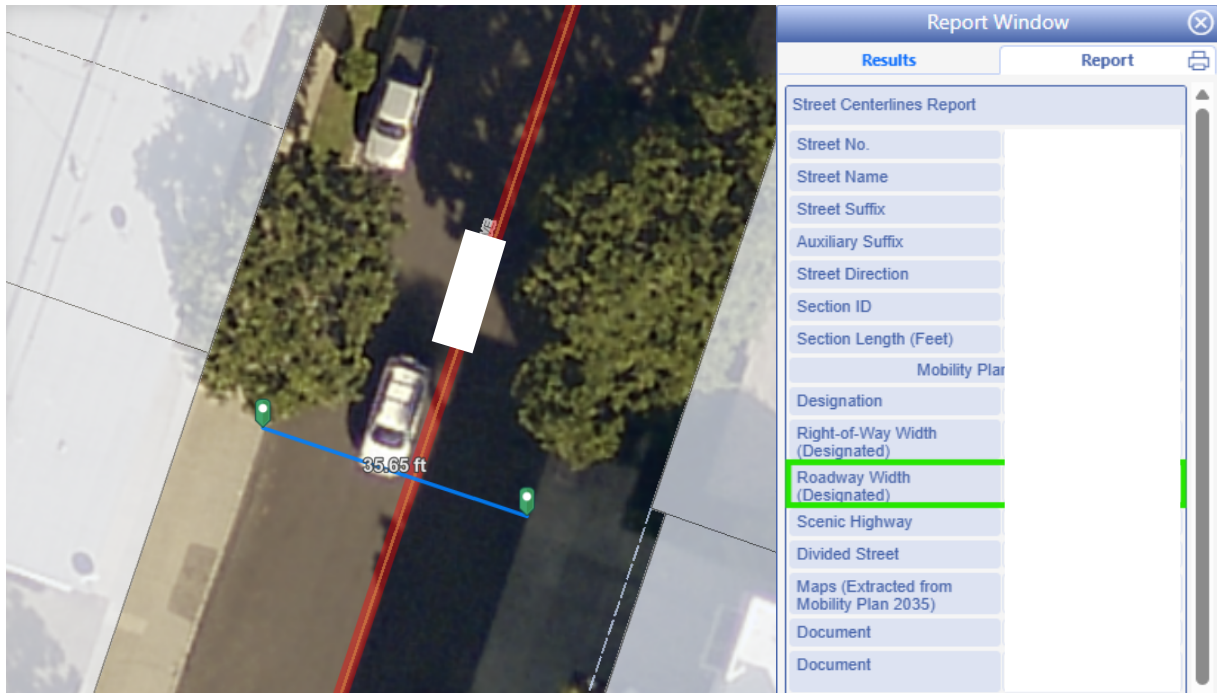
XYZ Ave.

Right-of-Way Width (Full) = 66 feet

Right-of-Way Width (Half) = 33 feet

Actual ROW (Half) = 30 feet

Street Dedication (ROW) = 3 ft

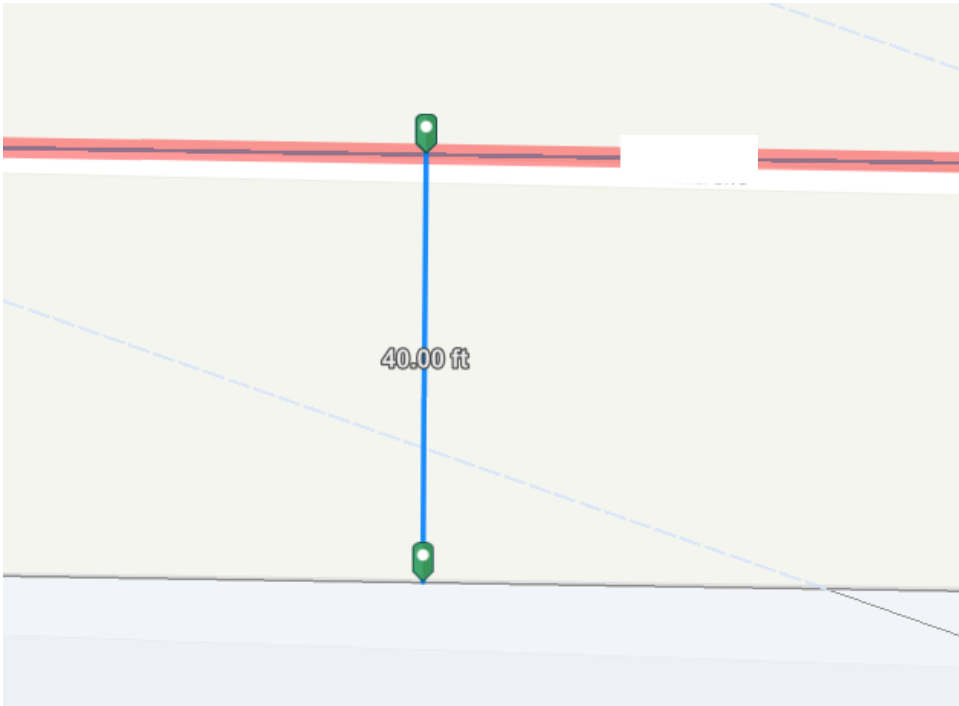
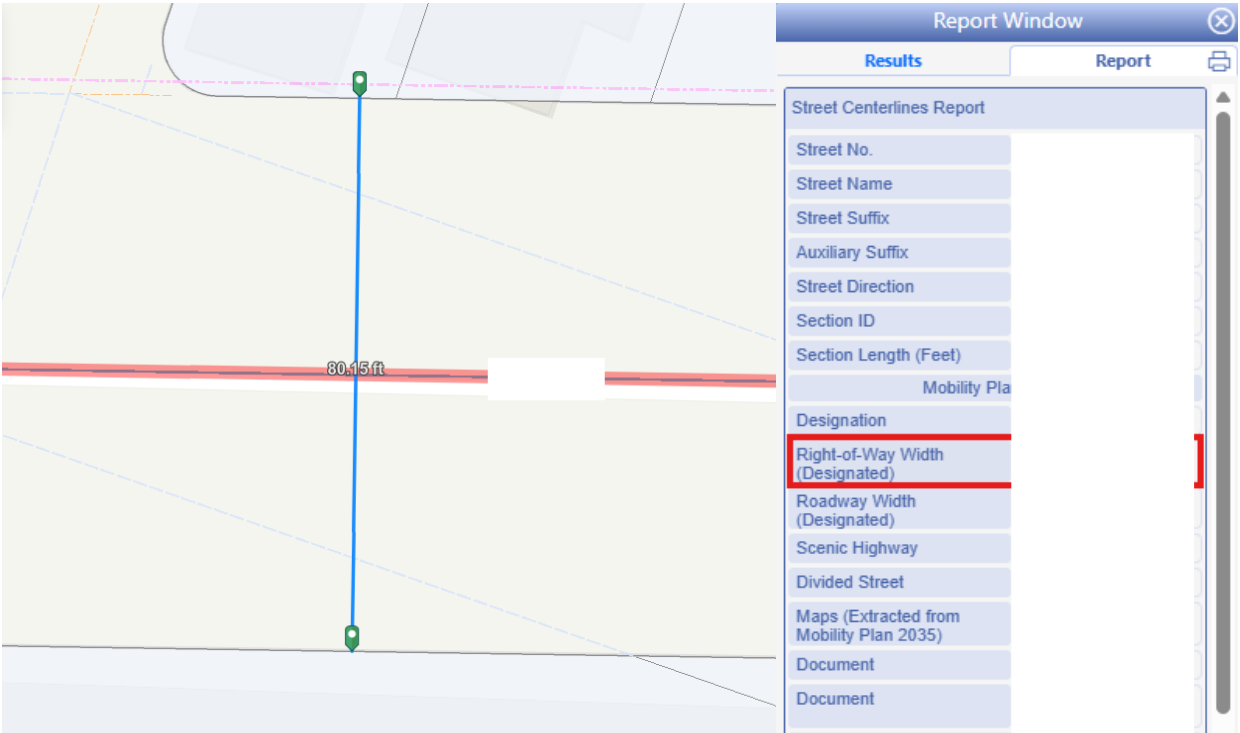
**XYZ Ave.**

Roadway Width (Full) = 40 feet

Roadway Width (Half) = 20 feet

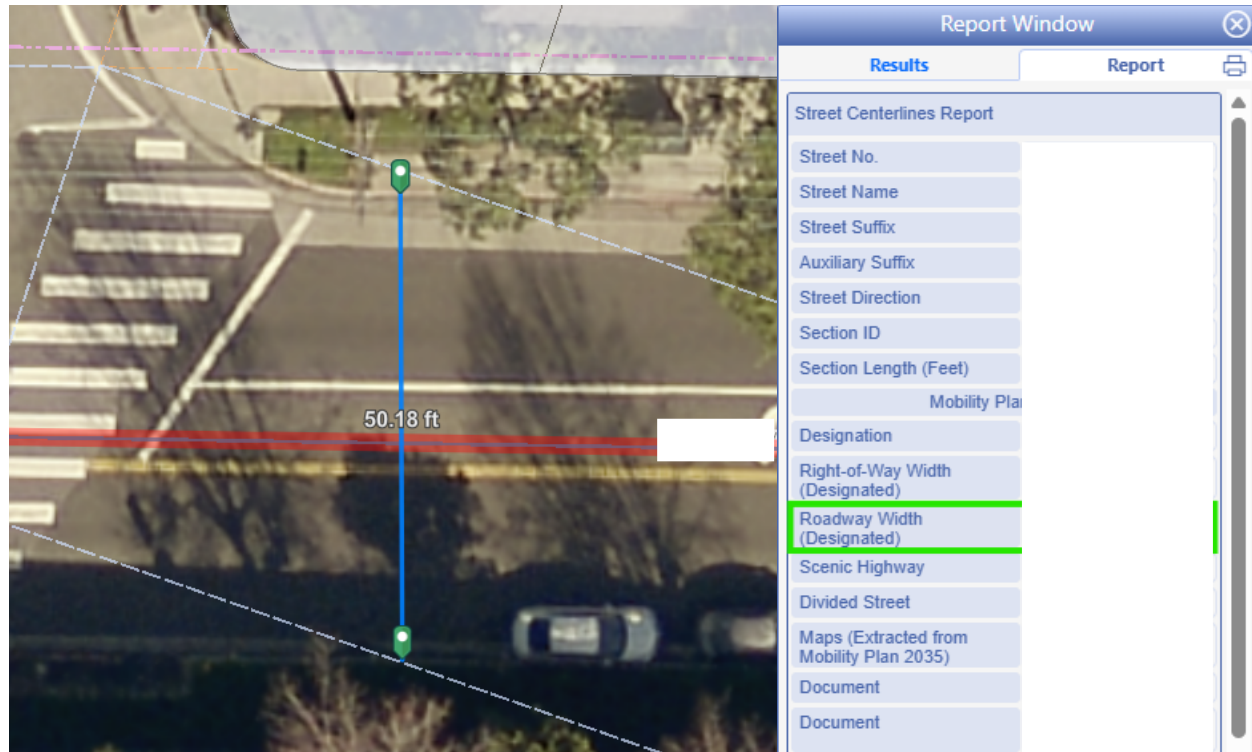
Actual Roadway Width (Half) ~ 15 feet

Possible Roadway Expansion ~ 5 ft



XYZ Blvd

Right-of-Way Width (Full) = 86 feet
Right-of-Way Width (Half) = 43 feet
Actual ROW (Half) = 40 feet
Street Dedication (ROW) = 3 ft

**XYZ Blvd.**

Roadway Width (Full) = 56 feet

Roadway Width (Half) = 28 feet

Actual Roadway Width (Half) ~ 23 feet

Possible Roadway Expansion ~ 5 ft

Section 2: Project Details

A. Property Data

Site Address:	Xyz Avenue
APN:	12345678 & 12345678
Lot Area:	21,269.68 sq ft

B. Zoning Data:

Base Zone:	R4
Height District:	1VL
Specific Plan:	Exposition Corridor Transit Neighborhood Plan
Overlay Zones:	N/A
Special Requirements:	N/A

C. Base Development Standards:

Category	Description	Value	Units	Notes
Density:	Base Density Ratio:	400.00	sf/unit	
	Maximum Base Units:	53.00	units	round down (by right)
	Maximum Base Units:	54.00	units	round up (density bonus)
Building Envelope:	FAR:	3.00		
	Maximum Floor Area:	63,809.04	sf	Lot Area x FAR
	Height Limit:	45.00	ft	† Buildings used entirely for residential (and ground floor commercial in the RAS Zones) are only limited as to feet, not stories.
	Stories:	unlimited	stories	
Setbacks:	Front:	10.00	ft	10 ft, specific plan
	Side:	7.00	ft	
	Street Side:	7.00	ft	
	Rear:	16.00	ft	

D. Street Dedication:

Category	Description	Value	Units	Notes
Required Dedication	Street:	3.00	ft	XYZ Ave
	Road Widening:	5.00	ft	XYZ Ave
	Street:	3.00	ft	XYZ Blvd
	Road Widening:	5.00	ft	XYZL Blvd
	Alley 1/2 Width:	7.50	ft	add to buildable area the 1/2 width of alley multiplied by its length

E. Buildable Area:

Category	Description	Value	Units	Notes
Buildable Area:	Lot Dimensions:			
	Average Width:	155.16	ft	right trapezoid
	Average Depth:	151.23	ft	right trapezoid
	Net Buildable Area:	17,056.60	sf	CAD Interpolation

F. Zoning & Entitlement Factors:

Description	Details
AB 2334: Very Low Vehicle Travel Area	Eligible
AB 2097: Within a half mile of a Major Transit Stop	Eligible
Residential Market Area	High
Transit-Oriented Communities (TOC)	Tier 3
CHIP - TOIA	T2
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within ½ mile)	Yes
Executive Directive 1 (ED 1)	Not Eligible (26 RSO units)

Section 3: Development Scenarios

Strategy # 1	Description	Base Value	Incentive	Value with Incentive	Units	Notes
Entitlement	Density Bonus (By-Right)					
Density	Max Density	53.00	35.00%	72.00	units	753.31 sf/unit
Building Envelope & Massing	Buildable Area	17,056.60		17,056.60	sqft	
	Max Floor Area	63,809.04		63,809.04	sqft	FAR x Lot Area
	FAR	3.00		3.00		
	Height	45.00		45.00	ft	
	Stories	unlimited		unlimited	stories	
Open Space	Total required OS	100		7,200.00	sqft	
	▪ Common OS	at least 50% of the total		3,600.00	sqft	
	▪ Private OS			3,600.00	sqft	
Affordability Requirement	ELI	none				
	VLI	none				
	LI	none				
	MI	none				
	Market Rate			72.00	units	
Parking and Mobility	Automobile	1		72.00	spaces	AB 2097
	Bicycle (Short)			6.00	spaces	
	Bicycle (Long)			57.00	spaces	

Test Fitting for Density Bonus (By-right)

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
By-right	Maximum Floor Area				63,809.04	
Ground Floor	Buildable Area for Ground Floor				17,056.60	
	Automobile Parking	300	0	spaces	0.00	AB 2097
	Bicycle (Short Term)	15	6	spaces	90.00	
	Bicycle (Long Term)	15	57	spaces	855.00	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	5	sf/unit	2,250.00	
	Open Space	100	5	sf/unit	500.00	
	Circulation Space	15%		sq.ft.	2,560.00	
	Total Area for Ground Floor				16,980.00	good
Second Floor	Buildable Area for Second Floor				17,056.60	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	6	sf/unit	2,700.00	
	Open Space	100	6	sf/unit	600.00	
	Circulation Space	15%		sq.ft.	2,560.00	
	Total Area for Second Floor				16,585.00	good

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
By-right						
3rd Floor	Buildable Area for 3rd Floor				14,472.30	
	Dwelling Unit 2	450	22	sf/unit	9,900.00	
	Open Space	100	22	sf/unit	2,200.00	
	Circulation Space	15%		sq.ft.	2,180.00	
	Total Area for 3rd Floor				14,280.00	good
4th Floor	Buildable Area for 4th Floor				7,842.61	
	Dwelling Unit 2	450	12	sf/unit	5,400.00	
	Open Space	100	12	sf/unit	1,200.00	
	Circulation Space	15%		sq.ft.	1,180.00	
	Total Area for 4th Floor				7,780.00	good
TOTAL BUILDING FLOOR AREA					55,701.60	good

	Description		Notes
Strategy#1 (by-right) Total Development	4 stories	Residential Building	Limited due to Max Height
	44 ft	Building Height	Limited due to Max Height
	71.00	Total Dwelling Units	26 RSO Units and the rest Market Rate units
	26.00	Dwelling units at 700 sf/unit	RSO Units
	45.00	Dwelling units at 450 sf/unit	
	63.00	Bicycle Parking Spaces	6 Short-term & 57 Long-term
	7750 sq.ft.	Open Space	Common & Private OS

Strategy #2	Description	Value	Incentive	Value (with Incentive)	Details	Notes
Entitlement	TOC Tier 3					
Density Bonus & Development Incentives	Buildable Area (1F-2F)	17,056.60		17,451.54	sqft	30% rear setback incentive
	Buildable Area (3F)			17,451.54	sqft	
	Buildable Area (4F)			17,451.54	sqft	
	Buildable Area (5F)			13,904.00	sqft	Additional Incentives, Total Height > Exception
	Buildable Area (6F)			13,404.72	sqft	
	Max Density	54.00	70%	92.00	units	884.32 sf/unit
	Max Floor Area			95,713.56	sqft	
Building Envelope & Massing	FAR	3.00	50%	4.50		TOC Additional Incentives
	Height	45.00	22	67.00	ft	
	Stories	unlimited	2	unlimited	stories	
Open Space	Total required OS	100		9,200.00	sqft	
	▪ Common OS	at least 50% of the total		4,600.00	sqft	
	▪ Private OS			4,600.00	sqft	
Affordability Requirement	ELI	10.00%		10.00	units	
	VLI	14.00%		13.00	units	
	LI	23.00%		22.00	units	
	MI	none				
	Market Rate			82.00	units	assuming all ELI
Parking and Mobility	Automobile	1		92.00	spaces	AB 2097
	Bicycle (Short)			7.00	spaces	
	Bicycle (Long)			70.00	spaces	

Test Fitting for TOC Tier 3

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
TOC	Maximum Floor Area				95,713.56	
Ground Floor	Buildable Area for Ground Floor				17,451.54	
	Automobile Parking	300	0	spaces	0.00	
	Bicycle (Short Term)	15	7.00	spaces	105.00	
	Bicycle (Long Term)	15	70.00	spaces	1,050.00	
	Dwelling Unit 1	700	16	sf/unit	11,200.00	
	Open Space	125	16	sf/unit	2,000.00	
	Dwelling Unit 2	450		sf/unit	0.00	
	Open Space	100		sf/unit	0.00	
	Circulation Space	15%		sq.ft.	2,620.00	
	Total Area for Ground Floor				16,975.00	good
Second Floor	Buildable Area for Second Floor				17,451.54	
	Dwelling Unit 1	700	17	sf/unit	11,900.00	
	Open Space	125	17	sf/unit	2,125.00	
	Dwelling Unit 2	450		sf/unit	0.00	
	Open Space	100		sf/unit	0.00	
	Circulation Space	15%		sq.ft.	2,620.00	
	Total Area for Second Floor				16,645.00	good
3rd Floor	Buildable Area for 3rd Floor				17,451.54	
	Dwelling Unit 2	700	17	sf/unit	11,900.00	
	Open Space	125	17	sf/unit	2,125.00	
	Circulation Space	15%		sq.ft.	2,600.00	
	Total Area for 3rd Floor				16,625.00	good
4th Floor	Buildable Area for 4th Floor				17,451.54	
	Dwelling Units	700	17	sf/unit	11,900.00	
	Open Space	125	17	sf/unit	2,125.00	
	Circulation Space	15%		sq.ft.	2,600.00	
	Total Area for 4th Floor				16,625.00	good

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
5th Floor	Buildable Area for 5th Floor				13,904.00	
	Dwelling Units	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Circulation Space	15%		sq.ft.	2,090.00	
	Total Area for 5th Floor				12,815.00	good
6th Floor	Buildable Area for 6th Floor				13,404.72	
	Dwelling Units	700	12	sf/unit	8,400.00	
	Open Space	125	12	sf/unit	1,500.00	
	Circulation Space	15%		sq.ft.	2,020.00	
	Total Area for 6th Floor				11,920.00	good
TOTAL BUILDING FLOOR AREA					91,605.00	good

	Description		Notes
Strategy#2 (TOC Tier 3) Total Development	6 Stories	Residential Building	Limited due to Max Units
	66 ft	Building Height	Limited due to Max Units
	92.00	Dwelling units at 700 sf/unit	10 ELI or 13 VLI or 22 LI and the rest for Market-Rate
	26.00	Dwelling units at 700 sf/unit	RSO Units
	66.00	Dwelling units at 700 sf/unit	
	77.00	Bicycle Parking Spaces	7 Short-term & 70 Long-term
	11500 sq.ft.	Open Space	Common & Private OS

Strategy #3	Description	Value	Incentive	Value (with Incentive)	Details	Notes
Entitlement	AB 2334					
Density Bonus & Development Incentives	Max Density	54.00	unlimited	163.00	units	449.21 sf/unit
	Buildable Area	17,056.60		17,056.60	sqft	
	Max Floor Area			86,142.21	sqft	
Building Envelope & Massing	FAR	3.00	35%	4.05		
	Height	45.00	33	78.00	ft	
	Stories	unlimited	3	unlimited	stories	
Open Space	Total required OS	100	sf/unit	16,300.00	sqft	
	▪ Common OS	at least 50% of the total		8,150.00	sqft	
	▪ Private OS			8,150.00	sqft	
Affordability Requirement	ELI	none				
	VLI	none				
	LI	80.00%		129.00	units	
	MI	20.00%		33.00	units	
	Manager's unit			1.00	unit	
Parking and Mobility	Automobile	1		163.00	spaces	AB 2097
	Bicycle (Short)			11.00	spaces	
	Bicycle (Long)			107.00	spaces	

Test fitting for AB 2334

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
AB 2334	Maximum Floor Area				86,142.21	
Ground Floor	Buildable Area for Ground Floor				17,056.60	
	Automobile Parking	300	0	spaces	0.00	AB 2097
	Bicycle (Short Term)	15	6	spaces	90.00	
	Bicycle (Long Term)	15	57	spaces	855.00	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	5	sf/unit	2,250.00	
	Open Space	100	5	sf/unit	500.00	
	Circulation Space	15%		sq.ft.	2,560.00	
	Total Area for Ground Floor				16,980.00	good
Second Floor	Buildable Area for Second Floor				17,056.60	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	6	sf/unit	2,700.00	
	Open Space	100	6	sf/unit	600.00	
	Circulation Space	15%		sq.ft.	2,560.00	
	Total Area for Second Floor				16,585.00	good
3rd Floor	Buildable Area for 3rd Floor				14,472.30	
	Dwelling Unit 2	450	22	sf/unit	9,900.00	
	Open Space	100	22	sf/unit	2,200.00	
	Circulation Space	15%		sq.ft.	2,180.00	
	Total Area for 3rd Floor				14,280.00	good
4th Floor	Buildable Area for 4th Floor				7,842.61	
	Dwelling Unit 2	450	12	sf/unit	5,400.00	
	Open Space	100	12	sf/unit	1,200.00	
	Circulation Space	15%		sq.ft.	1,180.00	
	Total Area for 4th Floor				7,780.00	good

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
5th Floor	Buildable Area for 5th Floor				7,842.61	
	Dwelling Unit 2	450	12	sf/unit	5,400.00	
	Open Space	100	12	sf/unit	1,200.00	
	Circulation Space	15%		sq.ft.	1,180.00	
	Total Area for 5th Floor				7,780.00	good
6th Floor	Buildable Area for 6th Floor				7,842.61	
	Dwelling Unit 2	450	12	sf/unit	5,400.00	
	Open Space	100	12	sf/unit	1,200.00	
	Circulation Space	15%		sq.ft.	1,180.00	
	Total Area for 6th Floor				7,780.00	good
TOTAL BUILDING FLOOR AREA					71,185.00	good

	Description		Notes
Strategy#3 (AB 2334) Total Development	4 stories	Residential Building	Limited due to Max Height
	44 ft	Building Height	Limited due to Max Height
	95.00	Total Dwelling Units	75 LI, 19 MI & 1 Manager's Unit
	26.00	Dwelling units at 700 sf/unit	RSO Units
	69.00	Dwelling units at 450 sf/unit	
	63.00	Bicycle Parking Spaces	6 Short-term & 57 Long-term
	10150 sq.ft.	Open Space	Common & Private OS

Strategy #4	Description	Value	Incentive	Value (with Incentive)	Details	Notes
Entitlement	CHIP (TOIA T2)					
Setbacks	Front	10.00		10.00	ft	
	Side 1	7.00	30% reduction	4.90	ft	round up to 5, for fire regulation (10ft building separation)
	Side 2	7.00		4.90	ft	
	Rear	16.00		11.20	ft	
Density Bonus & Development Incentives	Buildable Area (1F-4F)	17,056.60		18,296.76	sqft	GF-4F with Transitional Height (10 ft)
	Buildable Area (5F-6F)			15,493.78	sqft	5F-6F with Transitional Height (30 ft)
	Buildable Area (7F and above)			12,594.28	sqft	7F and above with Transitional Height (50 ft)
	Max Density	54.00	unlimited	175.00	units	449.4 sf/unit
	Max Floor Area			92,523.11	sqft	
Building Envelope & Massing	FAR	3.00	45%	4.35		
	Height	45.00	22	67.00	ft	
	Stories	unlimited	2	unlimited	stories	
Open Space	Total required OS	100		17,500.00	sqft	
	▪ Common OS	at least 50% of the total		8,750.00	sqft	
	▪ Private OS			8,750.00	sqft	
Affordability Requirement	ELI	12.00%		21.00	units	
	VLI	16.00%		28.00	units	
	LI	25.00%		44.00	units	
	MI	none				
	Market-Rate Units			154.00	units	Assuming all ELI
Parking and Mobility	Automobile	1		175.00	spaces	AB 2097
	Bicycle (Short)			12.00	spaces	
	Bicycle (Long)			113.00	spaces	

Test Fitting for CHIP TOAI T2

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
CHIP TOAI	Maximum Floor Area				92,523.11	
Ground Floor	Buildable Area for Ground Floor				18,296.76	
	Automobile Parking	300	0	spaces	0.00	
	Bicycle (Short Term)	15	9	spaces	135.00	
	Bicycle (Long Term)	15	88	spaces	1,320.00	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	6	sf/unit	2,700.00	
	Open Space	100	6	sf/unit	600.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for Ground Floor				18,230.00	good
Second Floor	Buildable Area for Second Floor				18,296.76	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	8	sf/unit	3,600.00	
	Open Space	100	8	sf/unit	800.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for Second Floor				17,875.00	good
3rd Floor	Buildable Area for 3rd Floor				18,296.76	
	Dwelling Unit 2	450	28	sf/unit	12,600.00	
	Open Space	100	28	sf/unit	2,800.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for 3rd Floor				18,150.00	good

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
CHIP TOIA						
4th Floor	Buildable Area for 4th Floor				18,296.76	
	Dwelling Unit 2	450	28	sf/unit	12,600.00	
	Open Space	100	28	sf/unit	2,800.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for 4th Floor				18,150.00	good
5th Floor	Buildable Area for 5th Floor				15,493.78	
	Dwelling Unit 2	450	23	sf/unit	10,350.00	
	Open Space	100	23	sf/unit	2,300.00	
	Circulation Space	15%		sq.ft.	2,330.00	
	Total Area for 5th Floor				14,980.00	good
6th Floor	Buildable Area for 6th Floor				5,138.11	
	Dwelling Unit 2	450	7	sf/unit	3,150.00	
	Open Space	100	7	sf/unit	700.00	
	Circulation Space	15%		sq.ft.	780.00	
	Total Area for 6th Floor				4,630.00	good
TOTAL BUILDING FLOOR AREA					92,015.00	good

	Description		Notes
Strategy#4 (CHIP TOIA T2) Total Development	6 Stories	Residential Building	Limited due to Max Floor Area
	66 ft	Building Height	Limited due to Max Floor Area
	126.00	Total Dwelling Units	16 ELI or 21 VLI or 32 LI and the rest for Market-Rate
	26.00	Dwelling units at 700 sf/unit	RSO Units
	100.00	Dwelling units at 450 sf/unit	
	97.00	Bicycle Parking Spaces	9 Short-term & 88 Long-term
	13250 sq.ft.	Open Space	Common & Private OS

Strategy #5	Description	Value	Incentive	Value (with Incentive)	Details	Notes
Entitlement	CHIP (AHIP)					
Setbacks	Front	10.00		10.00	ft	
	Side 1	7.00	30% reduction	4.90	ft	round up to 5, for fire regulation (10ft building separation)
	Side 2	7.00		4.90	ft	
	Rear	16.00		11.20	ft	
Density Bonus & Development Incentives	Buildable Area (1F-4F)	17,056.60		18,296.76	sqft	GF-4F with Transitional Height (10 ft)
	Buildable Area (5F-6F)			15,493.78	sqft	5F-6F with Transitional Height (30 ft)
	Buildable Area (7F and above)			12,594.28	sqft	7F and above with Transitional Height (50 ft)
	Max Density	54.00	unlimited	187.00	units	449.57 sf/unit
	Max Floor Area			98,904.02	sqft	
Building Envelope & Massing	FAR	3.00	55%	4.65		
	Height	45.00	33	78.00	ft	
	Stories	unlimited	3	unlimited	stories	
Open Space	Total required OS	100		18,700.00	sqft	
	▪ Common OS	at least 50% of the total		9,350.00	sqft	
	▪ Private OS			9,350.00	sqft	
Affordability Requirement	ELI	none				
	VLI	none				
	LI	80.00%		148.00	units	
	MI	20.00%		38.00	units	
	Manager's unit			1.00	unit	
Parking and Mobility	Automobile	1		187.00	spaces	AB 2097
	Bicycle (Short)			12.00	spaces	
	Bicycle (Long)			119.00	spaces	

Test Fitting for CHIP AHIP

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
CHIP AHIP	Maximum Floor Area				98,904.02	
Ground Floor	Buildable Area for Ground Floor				18,296.76	
	Automobile Parking	300	0	spaces	0.00	
	Bicycle (Short Term)	15	10	spaces	150.00	
	Bicycle (Long Term)	15	93	spaces	1,395.00	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	5	sf/unit	2,250.00	
	Open Space	100	5	sf/unit	500.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for Ground Floor				17,770.00	good
Second Floor	Buildable Area for Second Floor				18,296.76	
	Dwelling Unit 1	700	13	sf/unit	9,100.00	
	Open Space	125	13	sf/unit	1,625.00	
	Dwelling Unit 2	450	8	sf/unit	3,600.00	
	Open Space	100	8	sf/unit	800.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for Second Floor				17,875.00	good
3rd Floor	Buildable Area for 3rd Floor				18,296.76	
	Dwelling Unit 2	450	28	sf/unit	12,600.00	
	Open Space	100	28	sf/unit	2,800.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for 3rd Floor				18,150.00	good

Story/ Floor	Description	Area per unit (sq. ft.)	Quantity	Units	Total Area (sq. ft.)	Notes
CHIP AHIP						
4th Floor	Buildable Area for 4th Floor				18,296.76	
	Dwelling Unit 2	450	28	sf/unit	12,600.00	
	Open Space	100	28	sf/unit	2,800.00	
	Circulation Space	15%		sq.ft.	2,750.00	
	Total Area for 4th Floor				18,150.00	good
5th Floor	Buildable Area for 5th Floor				15,493.78	
	Dwelling Unit 2	450	23	sf/unit	10,350.00	
	Open Space	100	23	sf/unit	2,300.00	
	Circulation Space	15%		sq.ft.	2,330.00	
	Total Area for 5th Floor				14,980.00	good
6th Floor	Buildable Area for 6th Floor				11,979.02	
	Dwelling Unit 2	450	17	sf/unit	7,650.00	
	Open Space	100	17	sf/unit	1,700.00	
	Circulation Space	15%		sq.ft.	1,800.00	
	Total Area for 6th Floor				11,150.00	good
TOTAL BUILDING FLOOR AREA					98,075.00	good

	Description		Notes
Strategy#5 (CHIP AHIP) Total Development	6 Stories	Residential Building	Limited due to Max Floor Area
	66 ft	Building Height	Limited due to Max Floor Area
	135.00	Total Dwelling Units	107 LI, 27 MI & 1 Manager's Unit
	26.00	Dwelling units at 700 sf/unit	RSO Units
	109.00	Dwelling units at 450 sf/unit	
	103.00	Bicycle Parking Spaces	10 Short-term & 93 Long-term
	14150 sq.ft.	Open Space	Common & Private OS

Strategy # 6	Description	Base Value	Incentive	Value with Incentive	Units	Notes
Entitlement	Density Bonus (SB 79)					
Density	Max Density	59.00	50.00%	89.00	units	710.99 sf/unit
Building Envelope & Massing	Buildable Area	none		none	sqft	
	Max Floor Area			74,443.88	sqft	FAR x Lot Area
	FAR			3.50		
	Height	75.00		75.00	ft	
	Stories	unlimited		unlimited	stories	
Open Space	Total required OS	100		8,900.00	sqft	
	▪ Common OS	at least 50% of the total		4,450.00	sqft	
	▪ Private OS			4,450.00	sqft	
Affordability Requirement	ELI					
	VLI	15.00%		14.00	units	50% density bonus
	LI	24.00%		22.00	units	
	MI	44.00%		40.00	units	
	Market Rate			13.00	units	
Parking and Mobility	Automobile	1		89.00	spaces	AB 2097
	Bicycle (Short)			6.00	spaces	
	Bicycle (Long)			57.00	spaces	

Entitlement Comparison

Description	By right	TOC Tier 3	AB 2334 (100% Affordable)	CHIP TOIA T2	CHIP AHIP (100% Affordable)	SB 79
Max Units (units)	71.00	92.00	95.00	126.00	135.00	89.00
Average Unit Size (sf)	26 units at 700sf/unit & 45 units at 450 sf/unit	92 units at 700 sf/unit	26 units at 700sf/unit & 69 units at 450 sf/unit	26 units at 700sf/unit & 100 units at 450 sf/unit	26 units at 700sf/unit & 109 units at 450 sf/unit	89 units at 700 sf/unit
Height (ft)	44.00	61.00	44.00	67.00	67.00	61.00
Stories	4.00	6.00	4.00	6.00	6.00	6.00
Open Space (sf)	7,750.00	11,500.00	10,150.00	13,250.00	14,150.00	8,900.00
Affordability Requirement (units)	26 RSO Units and the rest Market Rate units	10 ELI or 13 VLI or 22 LI and the rest for Market rate	75 LI, 19 MI & 1 Manager's Unit	16 ELI or 21 VLI or 32 LI and the rest for market rate units	107 LI, 27 MI & 1 Manager's Unit	14 ELI or 22 LI or 40 MI and the rest for market rate units
Auto Parking (spaces)	0	0	0	0	0	0
Bicycle Parking (spaces)	6 Short-term & 57 Long-term	7 Short-term & 70 Long-term	6 Short-term & 57 Long-term	9 Short-term & 88 Long-term	10 Short-term & 93 Long-term	7 Short-term & 68 Long-term
Limiting Factor	Max Height	Max number of units	Max Height	Max Floor Area	Max Floor Area	Max number of units

Section 4: Post Analysis

1. Will SB 79 offer more units than the CHIP Ordinance?

No, as shown in the comparison of entitlements, SB79 will be limited to only 89 units compared to CHIP TOIA of up to 126 units. Even with SB 79 allowing up to 75 feet of building height to projects within ¼ mile of a major transit stop, it will still be limited to 61 feet due to the Transitional height. It is also clear that increased height does not necessarily translate to a greater number of housing units.

2. What are the other advantages that the CHIP Ordinance has to offer compared to SB 79?

As shown in the street dedication, there is a 3-foot ROW and 5 feet of possible roadway expansion. The CHIP Ordinance offers an exemption from these regulations, while SB 79 does not. This equates to a much higher allowable floor area for the building.

3. Can CHIP TOIA T2 and SB 79 be combined to maximize the height up to 75 feet?

We have contacted the planning department regarding this matter. According to them, since SB 79 is a fairly new law, there are still no implementation guidelines in place. However, it should be noted that under CHIP TOIA and AHIP entitlements, the project has already reached the maximum allowable floor area; this means that increasing the height in stories or feet would not yield more units or bigger unit sizes, rather, it just allows the redistribution of the number of units per story.

Disclaimer: Land Use Feasibility Services

Our land use feasibility services are provided solely for informational and advisory purposes related to zoning, entitlements, and development potential. These services are independent of and separate from any real estate brokerage activities.

This feasibility analysis does not constitute legal, financial, or real estate brokerage advice, nor does it guarantee project approvals or development outcomes. Clients are encouraged to consult with licensed real estate brokers, attorneys, and financial advisors for matters related to property transactions, acquisitions, or investment decisions.

All findings and recommendations are based on the most current publicly available data and city regulations at the time of the analysis. However, zoning laws, entitlement processes, and development guidelines are subject to change, and final project feasibility is always contingent on formal approvals from the relevant Municipal Agencies.

Source References

A. Citywide Housing Incentive Program (CHIP) relevant provisions:

a. Affordability Requirements:

TABLE 12.22 A.38(c)(3)(iii) ¹ Single Affordability Options for Meeting Restricted Affordable Units					
Market Tier	Incentive Program		Minimum Percent of Total Units Provided as Restricted Affordable Units		
	Transit Oriented Incentive Area	Opportunity Corridor Incentive Area	Income Level		
			Extremely Low Income (For Rental or For Sale)	Very Low Income (For Rental or For Sale)	Lower Income (For Rental or For Sale)
Low and Medium Market Tiers	T1	OC-1	9%	12%	21%
	T2	OC-2	10%	14%	23%
	T3	OC-3	11%	15%	25%
High Medium and High Market Tiers	T1	OC-1	11%	14%	23%
	T2	OC-2	12%	16%	25%
	T3	OC-3	13%	17%	27%

Footnote

1. A Type I Unified Adaptive Reuse Project shall provide Restricted Affordable Units in accordance with the project site's Market Tier location and Base Incentives used. Type I Unified Adaptive Reuse Projects that utilize Base Incentives contingent on a site's location in a Transit Oriented Incentive Area shall provide Restricted Affordable Units in conjunction with a site's applicable Transit Oriented Incentive Area Tier. Type I Unified Adaptive Reuse Projects that utilize Base Incentives contingent on a site's location in an Opportunity Corridor Incentive Area shall provide Restricted Affordable Units in conjunction with a site's applicable Opportunity Corridor. Restricted Affordable Units shall be provided and distributed throughout the entire Type I Unified Adaptive Reuse Project in compliance with Section 16.61 B of this Code.

b. Procedures:

- i. **Los Angeles Department of Building and Safety Review.** A project seeking Base Incentives described in Paragraphs (e)(2), (f)(2), or (g)(3), and/or Additional Incentives listed on the Menu of Incentives in Paragraph (h) shall be considered ministerial and processed by the Department of Building and Safety.
- ii. **A Project Requesting Incentives Not Listed On The Menu of Incentives.** A project that requests Incentives not listed on the Menu of Incentives described in Section 12.22 A.38(h)(2) of this Code may be subject to a public hearing as described in Section 13B.3.2.D in Chapter 1A of this Code. A project also shall satisfy the below criteria in order to remain eligible for approval through this subdivision:
 1. A project requesting Incentives not listed in on the Menu of Incentives in Paragraph (h) shall be required to meet a minimum of 35 points under the Landscape and Site Design Ordinance of Section 12.40 of this Code, and the Landscape and Site Design Point System.
 2. A project shall refrain from requesting an Incentive not on, or in excess of, the Menu of Incentives in the following Development Standard areas: Floor Area Ratio (FAR), Height, Open Space requirements, tree planting requirements, ground story requirements, and/or yards/setback requirements. A project that seeks any of these types of Incentives **not on the menu** are **not eligible for approval** through this Subdivision 38, and instead shall seek approval pursuant to the Procedures, Incentive menu and other requirements described in Section 12.22 A.37 of this Code.
 3. A project utilizing the **Opportunity Corridor** Transition Incentive Area Base Incentives as defined in Paragraph (g)(3)(i) is **only** eligible for Incentives contained in Paragraph(g) and is not eligible to combine requests for Incentives on or off any other Incentive menu.

c. Base Incentives:

Table 12.22 A.38(e)(2)(i) Transit Oriented Incentive Area Base Incentives				
Eligibility Subarea	Density Bonus	Parking	Floor Area Ratio (FAR)	Height
	In each subarea, the maximum increase in the otherwise Maximum Allowable Residential Density shall be as follows:	In each subarea, the required parking ratio shall be as follows: ^{1 2 6}	In each subarea, the maximum allowable FAR shall be as follows: ^{3 4}	In each subarea, the maximum allowable height permitted shall be equal to the following: ⁵
T-1	Moderate and Lower Opportunity Areas: 100%	No parking minimum required. If parking is provided, up to 40% of spaces may be provided as compact vehicular spaces. Tandem parking may also be permitted so long as a 24-hour attendant is present on-site.	R - zones: 40% increase.	One additional story, up to 11 additional feet.
			C - zones: 3.25:1 max. total, or 40% increase, whichever is greater.	
	Higher Opportunity Areas: 120%		R - zones: 40% increase.	
			C - zones: 4.2:1 max. total, or 45% increase, whichever is greater.	
T-2	Moderate and Lower Opportunity Areas: 110%		R - zones: 40% increase.	Two additional stories, up to 22 additional feet.
			C - zones: 4.2:1 max. total, or 50% increase, whichever is greater.	
	Higher Opportunity Areas:		R - zones: 45% increase.	
	Limited by Floor Area		C - zones: 4.5:1 max. total, or 50% increase, whichever is greater.	
T-3	Moderate and Lower Opportunity Areas: 120%		R - zones: 45% increase.	Three additional stories up to 33 additional feet.
			C - zones: 4.5:1 max. total, or 50% increase, whichever is greater.	
	Higher Opportunity Areas:		R - zones: 50% increase.	
	Limited by Floor Area		C - zones: 4.65:1 max. total, or 55% increase, whichever is greater.	

- d. **Roadway Widening.** A project shall be **exempt** from any applicable **roadway widening requirements** pursuant to Section 12.37 of this Code which for the purposes of this Base Incentive shall mean the relocation of an established curb or curb and gutter, pursuant to Section 12.37 of this Code. A project shall further be **eligible for relief** from some **required dedication**, where specified by Section 12.37 of this Code.
- e. **Additional Incentives.** In addition to the Base Incentives established in Paragraphs (e) and (f), a project that satisfies eligibility criteria set forth in Section 12.22 A.38(c) of this Code shall have the ability to select up to four Incentives from the Menu of Incentives provided in Section 12.22 A.38(h)(2) of this Code below or use an Incentive to seek a deviation from a Development Standard elsewhere in the Los Angeles Municipal Code.

i. **Menu of Incentives:**

1. **Yard Incentives:**

TABLE 12.22 A.38(h)(2)(i)a Allowed Yard Incentives	
Zone	Yard Incentive
C Zones	Side, Rear and Front Yards. A project may utilize any or all of the yard requirements for the RAS3 zone per Section 12.10.5 of this Code. A project on a commercially zoned site adjacent to a property zoned RD or more restrictive may provide a rear yard of not less than five feet.
R Zones	Front Yards. Front yard reductions are limited to no more than the average of the front yards, regardless of a required Building Line of adjacent buildings along the same street frontage. Or, if a site is a corner lot or adjacent to a vacant lot, the front yard setback may align with the façade of the adjacent building along the same front lot line. If there are no adjacent buildings, no reduction is permitted. If a project occupies all the lots on an entire street frontage, a reduction to the front yard is permitted so long as it is to the same dimension as a corresponding increase to the rear yard. Side and Rear Yards. Up to 30% decrease in the required width or depth of any individual yard or setback.

2. **Ground Floor Height.** A project involving the construction of a new building or addition may receive up to a 20% reduction in any Ground Floor Height restrictions contained in an overlay, Specific Plan, Q condition or D condition.

3. **Transitional Height.** A project may select the following transitional height requirements in Table 12.22 A.38(h)(2)(iii)a below, as illustrated by Figure 12.22 A.38(h)(2)(iii)b, in lieu of those found in: Section 12.21.1.A.10 of this Code; any applicable transitional height limits in a project site's applicable zoning, Community Plan, Specific Plan, or overlay; any requirements for reduced building heights or stepbacks when a project site is adjoining a RW1 or more restrictive zone; the transitional height requirements found in Section 12.21.1.A.10 of this Code or any applicable Specific Plan or overlay for the portion of a project site abutting the OS zone

TABLE 12.22 A.38(h)(2)(iii)a Allowed Transitional Height Incentives	
	Step Back Distance*
Side or Rear Setback	10-feet
4 Story Step-Back	30-feet
6 Story Step-Back	50-feet

*Setback and Step-back is measured from the property line.

FIGURE 12.22 A.38(h)(2)(iii)b

