

# BETHUNE LIBRARY OPPURTUNITY SITE RE-RELEASE

## Request for Proposals

### Q & A 3 – Via Email Wednesday, January 23, 2018

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**Q3:** Since this project is in a Tier 3 Transit Oriented Community (TOC) zone, will I be able to combine TOC incentives with the South Los Angeles Community Plan Implementation Ordinance (CPIO) incentives or do I have to choice one over the other?

**A:** Pursuant to RFP Section 2.5.1:

“... Development team must conduct their own due diligence before submitting a proposal and are strongly encouraged to review the following documents related to the planning, zoning, building conditions, and entitlements of this area:

1. Los Angeles City General Plan Framework-  
<https://planning.lacity.org/FrameWork.html>
2. South LA CPIO: [http://clkrep.lacity.org/onlinedocs/2017/17-1054\\_misc\\_11-20-2018.pdf](http://clkrep.lacity.org/onlinedocs/2017/17-1054_misc_11-20-2018.pdf),  
the FAR regulations can be found on page 57.
3. Community Plan – Policies, objectives, design guidelines-  
<https://planning.lacity.org/complan/cpa/cpa.htm>
4. Zone Information & Map Access System– (ZIMAS) - <http://zimas.lacity.org/> ...”

Particular references related to applicability of incentives can be found, but not limited to, in Chapter 3 under CPIO, starting with page 44.