



## DENSITY BONUS

A density bonus is an increase over the maximum allowable residential density otherwise permitted by the Zoning Ordinance, applicable specific or policy plan, and/or General Plan. A density bonus provides applicants with an opportunity to increase the number of units within a proposed residential project in exchange for including within the project certain senior citizen housing opportunities or a specified number of units that would be affordable to low, or very low-income persons. Density Bonus request shall be submitted in conjunction with the application for planned development, design review, or other application necessary for the housing development.

### SUBMITTAL REQUIREMENTS

The completed master planning application and application fees shall be submitted at the time the application is filed. Project submittals that do not include the application, fees or submittal checklist items will not be accepted. All full size plans (24"x36") listed below shall be folded no larger than 9" x 12".

#### **Detailed Description**

Ten (10) copies of a detailed description of the requested density bonus shall be prepared and submitted, which shall include the following:

1. The density and maximum number of dwelling units possible under the existing zoning without a density bonus.
2. The percentage increase and number of dwelling units requested above the maximum allowable density.
3. The number and percentage of dwelling units proposed by income level.
4. Any proposed occupancy restrictions, such as restrictions to occupancy by seniors or to special needs tenants, and whether the units are proposed to be offered for sale or for rent.
5. The method proposed to guarantee the proposed affordability levels, such as proposed deed restrictions

#### **Concessions or Incentives**

If the application requests concessions or incentives, as defined in California Government Code Section 65915(k), include the following:

1. A detailed description of the requested concessions or incentives.
2. All documentation the applicant wishes to rely on to show how the incentive or concession would result in identifiable and actual cost reductions necessary to meet affordability levels as opposed to the project without the concessions or incentives.

#### **Waiver or Reduction**

If the application requests a waiver or reduction of any development standard based on an assertion that the development standard physically precludes the construction of a qualifying affordable housing development per California Government Code Section 65915(e), include the following:

1. A detailed description of the requested waiver or reduction of development standards.
2. All documentation the applicant wishes to rely on to show how the development standards physically preclude the construction of the qualified affordable housing development.
3. All documentation the applicant wishes to rely on to show that the waiver or reduction would not have a specific adverse impact, as defined in California Government Code Section 65589.5(d)(2),

upon health, safety, or the physical environment, including proposed mitigation or avoidance measures.

**Parking Ratio**

If the application requests parking ratios pursuant to California Government Code Section 65915(p), include the following:

1. The requested parking ratio.
2. Information on the number of dwelling units and number of bedrooms in each dwelling unit.
3. If the application requests parking ratios per California Government Code Section 65915(p)(2) or (3), evidence to show the proposal meets the criteria in those sections, including the distance to the nearest major transit stop, information on access to and any impediment to that transit stop from the housing development, information on the service provided at the transit stop, paratransit service available and its frequency, and any occupancy restrictions proposed.

**Citations to Legal Standards**

The application shall include citations to the legal standards and criteria upon which the density bonus, concessions, incentive, waiver, reduction in development standards, or parking ratio is requested and an explanation, evidence, and findings showing how the applicant contends the proposal meets the applicable standards and criteria.