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# DENSITY BONUS APPLICATION



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PLANNING & BUILDING DEPARTMENT  
10601 Magnolia Avenue  
Santee, CA 92071  
(619) 258-4100, Ext 167

## **PURPOSE:**

The Density Bonus Application facilitates the implementation of State Density Bonus Law (Section 65915 et seq. of the California Government Code) at the local level and allows multifamily projects consisting of five or more units with qualifying affordability criteria or development characteristics to be eligible for additional residential units beyond those allowed by the density restrictions of the corresponding zone. Qualifying projects are also allowed waivers and/or reductions to development standards in order to make the project viable at its maximum allowable density (permitted base density combined with density bonus). In addition, for those developments that include affordable units, 1-4 concessions or incentives may be granted depending on the percentage of affordable units and level of affordability provided.

## **PROCESS:**

A Density Bonus Application is submitted in conjunction with a Development Review Permit Application and/or Tentative Map Application and processed in accordance with the procedures of those master applications. As all multifamily residential projects are reviewed and approved at the discretion of the City Council, approval of a Density Bonus Application would also be completed under the authority of the City Council as part of the overall multifamily project entitlement. As part of the project entitlement for a housing development including a density bonus, a Density Bonus Housing Agreement will be executed.

## **APPLICATION:**

The following supplemental Density Bonus Application must be filed concurrently with a Tentative Map Application and/or Development Review Application. Environmental review of the Density Bonus request will be completed as part of one of these master applications. The submittal of plans, environmental and technical studies, and other supporting documents for the Density Bonus Application will be satisfied by the submittal checklist of the master application. However, for those qualifying affordable projects seeking financial incentives or concessions a Financial Analysis Report is required to support the request.

List the associated Tentative Map or Development Review Project Case Number(s) below:

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## **FEE:**

A Density Bonus Application is processed under the full cost recovery fee of the corresponding Development Review Permit Application or Tentative Map Application (master application).

## 1. Project Characteristics:

- A. Total number of units allowed without Density Bonus: \_\_\_\_\_
- B. Total number of units proposed with Density Bonus: \_\_\_\_\_
- C. Is the project a senior citizen housing development ☐ Yes ☐ No
- D. Does the project include affordable units ☐ Yes ☐ No (Skip to 5.F.)
- E. Total number and percentage of units affordable to:
1. Lower Income Households: \_\_\_\_\_ %
  2. Very-Low Income Households: \_\_\_\_\_ %
  3. Moderate Income Households: \_\_\_\_\_ %
- F. Total number of:
1. Studio Units: \_\_\_\_\_
  2. 1-bedroom units: \_\_\_\_\_
  3. 2-bedroom units: \_\_\_\_\_
  4. 3-bedroom units: \_\_\_\_\_
  5. 4 or more bedroom units: \_\_\_\_\_
- G. Does the project include donation of land to the City ☐ Yes ☐ No
1. Size of land to be donated (square feet/acres) \_\_\_\_\_
- H. Does the project include a child care facility ☐ Yes ☐ No
1. Size of proposed child care facility (square feet) \_\_\_\_\_

**2. Waiver and/or reduction of development standards.** If any City development standard would physically prevent the project from being built at the maximum allowable density (permitted base density combined with density bonus), the developer may propose to have those standards waived or reduced. A development standard waiver or reduction request must relate to building configuration and siting issues or to the number of required parking spaces and cannot cause an environmental, public health or life safety concern. If a waiver or reduction request is not clearly related to the viability of a project, additional justification for the request may be requested.

Please check the box next to all development standards waivers and/or reductions requested. A block entitled "Density Bonus Development Standard Waivers/Reductions" must be provided on the cover sheet of the architectural drawings of the master application with all waivers and reductions and their respective figures and calculations listed.

☐ Increase in Maximum Lot Coverage

Lot coverage % required \_\_\_\_\_ Lot coverage % proposed \_\_\_\_\_

☐ Reduction in Minimum Lot Setbacks

Required front yard setback \_\_\_\_\_ Proposed front yard setback \_\_\_\_\_

Required back yard setback \_\_\_\_\_ Proposed back yard setback \_\_\_\_\_

Required interior side yard setback \_\_\_\_\_ Proposed interior side yard setback \_\_\_\_\_

Required exterior side yard setback \_\_\_\_\_ Proposed exterior side yard setback \_\_\_\_\_

☐ Reduction in Separation Between Buildings

Required separation\_\_\_\_\_ Proposed separation\_\_\_\_\_

- ☐ Increase in the Maximum Building Height and/or Number of Stories

Maximum permitted building height\_\_\_\_\_ Proposed building height\_\_\_\_\_

Maximum stories permitted\_\_\_\_\_ Proposed stories\_\_\_\_\_

- ☐ A Reduction in the Minimum Number of Parking Spaces Required

Parking spaces required\_\_\_\_\_ Parking spaces proposed\*\_\_\_\_\_

\*Reduction in parking must be in accordance with State Density Bonus Law provisions

- ☐ Other:\_\_\_\_\_

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**3. Concessions/Incentives.** For those developments that include affordable units, 1-4 concessions or incentives may be granted depending on the percentage of affordable units provided and level of affordability as follows:

NO. OF INCENTIVES/ CONCESSIONS	VERY LOW INCOME PERCENTAGE	LOWER INCOME PERCENTAGE	MODERATE INCOME PERCENTAGE
1	5%	10%	10%
2	10%	17%	20%
3	15%	24%	30%
4	100%Low/Very Low/Mod (20% Moderate allowed)	100%Low/Very Low/Mod (20% Moderate allowed)	100%Low/Very Low/Mod (20% Moderate allowed)

The concession or incentive request must result in identifiable and actual cost reductions and cannot cause an environmental, public health or life safety concern. In order to support any financial incentive or concession request, such as the waiver of development impact fees, a Financial Analysis Report must be provided.

Please check the box next to all requested concessions/incentives:

- ☐ Deferral of development impact fees to final inspection/certificate of occupancy.
- ☐ Approval of mixed-use zoning in conjunction with the housing project.
- ☐ Reduction in common open space area and/or elimination of common open space amenity requirements.
- ☐ Elimination of long-term bicycle parking requirement.
- ☐ Elimination of per unit lockable storage space requirement.
- ☐ Approval of tandem parking.
- ☐ Other:\_\_\_\_\_

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**4. Architectural Cover Sheet Statement.** The cover sheet of the architectural plan set must include the following statement: **This project includes a Density Bonus established pursuant to Section 65915 et seq. of the California Government Code.**

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## CERTIFICATE AND AFFIDAVIT OF APPLICANT

I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that permission has been granted by the property owner to conduct the proposed development applied for herein.

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Applicant Signature (Required)

Date\_\_\_\_\_

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Print Name