



**DENSITY BONUS REPORT  
 SUBMITTAL REQUIREMENTS**

A housing development including five or more residential units may propose a density bonus in accordance with [California Government Code Section 65915](#) et seq. (“Density Bonus Law”).

Any applicant requesting a density bonus and any incentives, waivers, or parking reductions provided by the Density Bonus Law must submit a Density Bonus Report as described below concurrently with the filing of the planning application for site and architectural design review. The requests in the Density Bonus Report will be processed concurrently with the planning application.

**REQUIRED INFORMATION**

***Requested density bonus<sup>1</sup>***

- Summary table including:
  - Maximum number of dwelling units permitted by zoning district and general plan
  - Proposed bonus percentage
  - Total number of dwelling units proposed onsite
  - Proposed number of affordable units by income level
  - Proposed number of density bonus units
  - Overall density in units per acre
- Tentative map or preliminary site plan, drawn to scale, showing the number and location of all proposed units, designating the location of proposed affordable units and density bonus units.
- Zoning and general plan designations and assessor’s parcel numbers (APNs) of the housing development site.
- Calculation of maximum number of dwelling units permitted under the City’s zoning ordinance and General Plan for the housing development, excluding any density bonus units.
- Number of bedrooms in the proposed market-rate units and the proposed affordable units.
- Description of all dwelling units existing onsite in the five-year period preceding date of application submittal and identification of any units rented in the five-year period.
  - If dwelling units onsite are currently rented, provide the income and household size of all currently occupied units.
  - If any dwelling units onsite were rented in the five-year period but are not currently rented, provide the income and household size of residents occupying dwelling units when the site contained the maximum number of dwelling units.
- Description of any recorded covenant, ordinance, or law applicable to the site that restricts rents to levels affordable to very low or lower income households in the five-year period preceding date of application submittal.
- If a density bonus is requested for a land donation, provide the location of the land to be dedicated, proof of site control, and evidence that each of the requirements included in California Government Code Section 65915(g) can be met.

***Requested incentives and concessions***

- For each requested incentive or concession, provide the City’s usual development standard and the requested development standard or regulatory incentive.
- Except where mixed-use zoning is proposed as an incentive, provide a project financial report (such as a pro forma) demonstrating that each requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions to the housing development and that they are required to provide for affordable rents or affordable housing costs, as applicable.

*Density Bonus Submittal Requirements*

<input type="checkbox"/> If approval of mixed-use zoning is proposed as an incentive, provide evidence for each of the following: <ul style="list-style-type: none"><li>▪ That nonresidential land uses will reduce the cost of the housing development.</li><li>▪ That nonresidential land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located.</li><li>▪ That mixed-use zoning is required to provide for affordable rents or sales prices.</li></ul>
<b><i>Requested waivers</i></b>
<input type="checkbox"/> For each requested waiver, provide the City’s usual development standard and the requested development standard.
<input type="checkbox"/> Provide evidence that each development standard for which each waiver is requested will have the effect of physically precluding the construction of the housing development with the density and incentives to which the applicant is entitled.
<b><i>Requested parking reduction</i></b>
<input type="checkbox"/> If a reduction in parking is proposed pursuant to California Government Code Section 65915(p), provide a table showing parking required by the zoning ordinance and parking proposed under Section 65915(p).
<input type="checkbox"/> If an additional parking reduction is proposed under the provisions of Section 65915(p)(2) or (p)(3), provide evidence that the project qualifies for the additional parking reduction.
<b><i>Additional requirements and considerations</i></b>
<input type="checkbox"/> If a density bonus or incentive is requested for a child care facility, provide evidence that all of the requirements included in California Government Code Section 65915(h) can be met.
<input type="checkbox"/> If a density bonus or incentive is requested for a condominium conversion, provide evidence that all of the requirements included in California Government Code Section 65915.5 can be met.
<input type="checkbox"/> Provide any additional information requested by the City to establish that the project is eligible for a density bonus, incentive, waiver, or parking reduction.
<input type="checkbox"/> Provide payment of any fee in an amount set by resolution of the City Council for staff or consultant time necessary to determine compliance of the Density Bonus Plan with state Density Bonus Law.

**Notes**

- 1 Round density bonus calculation up to the next whole number, including base density, restricted affordable units, and number of affordable units required to be eligible for a density bonus.