

C. All building permits for affordable units qualifying a housing development for a density bonus shall be issued concurrently with, or prior to, issuance of building permits for the market rate units, and the affordable units shall be constructed concurrently with, or prior to, construction of the market rate units. Occupancy permits and final inspections for affordable units qualifying a housing development for a density bonus shall be approved concurrently with, or prior to, approval of occupancy permits and final inspections for the market rate units.

Section 9411 Application Requirements.

A. An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this section shall be submitted with the first approval of the housing development and processed concurrently with all other applications required for the housing development in compliance with Section 9173.1 of the Carson Municipal Code. Further, a qualified density bonus application providing affordable housing shall be exempt from CMC Section 9172.21 "Conditional Use Permit", however, all density bonus applications for affordable housing shall be subject CMC Section 9172.23 "Site Plan and Design Review".

B. For affordable units qualifying the housing development for a density bonus, the application shall include the following information:

1. A site plan identifying the base project without the density bonus, number and location of all inclusionary units, affordable units qualifying for the project for a density bonus, and proposed density bonus units; and
2. Proposed category(-ies) qualifying the housing development for a density bonus; and
3. Level of affordability of all affordable and inclusionary units and proposals for ensuring affordability, if applicable; and
4. A description of any requested incentives, concessions, waivers or modifications of development standards, or modified parking standards.
5. If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in Section 9403 can be made.
6. If the density bonus or incentives of equivalent financial value are based upon a condominium conversion with affordable units or senior citizen housing, the application shall demonstrate that the project meets the qualifications for a density bonus applicable to such projects under this chapter.
7. If a density bonus or concession is requested for a child care facility, the application shall show the location and square footage of the child care facility and provide evidence that the findings included in Section 9405 can be made.

C. Upon submission of the application to the city, the Director shall determine if the application is complete and conforms to the provisions of the requirements hereof and the

