







# Density Bonus Application Checklist

The information listed in this checklist is required to be completed for all development applications requesting a Density Bonus pursuant to Government Code Sections 65915 – 65918 (State Density Bonus Law) and Carson Municipal Code Article IX, Part 3-B, Section 93113.9 (Density Bonus Application). Please complete and submit the Density Bonus Checklist, Development Application and the required materials/information described in this checklist at one time to the City of Carson Planning Division.

**PROJECT LOCATION**

Include the street address, lot area, and APN(s) of the subject property.

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Project Address

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Assessor Parcel Number(s)

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Lot Area

**PROPERTY DESCRIPTION**

- Include property information such as any existing uses on-site, site characteristics (i.e., slopes, habitat, drainage), typical neighborhood setting, Carson 2040 General Plan designation, zoning designation, and maximum density allowed by zoning.
  - If the project site currently contains dwelling units, provide a description of all dwelling units over the last five years, and identify any units which were rented over that period. If dwelling units on the site are currently rented, provide income levels and household size of all residents. If any dwelling units on the site were previously rented sometime over the past five- year period but are currently not rented, provide the income levels, household size of residents occupying dwelling units, and dates of when the unit was last occupied.
  - Include a 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 the date of submittal of the application.
  - If a density bonus or concession is requested for a land donation, please provide a description and the location of the land to be dedicated for low-income housing units, proof of site control, and evidence that that each of the requirements included in Government Code Section 65915 (g) can be met.
- Describe the proposed project and provide the following information.
- Total number of units and/or lots proposed (maximum base density and density bonus units)
  - Proposed number of units for special targeted groups. Identify the number of affordable housing units, senior housing units, or age-restricted mobile home park spaces including the level of affordability of all affordable inclusionary units qualifying the development for a density bonus. Type of housing proposed and any anticipated construction phasing.
  - Type of tenure proposed (rented or for-sale)
  - Site map showing the number, location, and income level of the proposed affordable units within each floor plan of the building(s)

- Project access and any proposed amenities, open space and/or childcare facilities
- Vicinity map showing the location of the proposed project

**CHILDCARE FACILITY**

If a density bonus or incentive is requested for a childcare facility in a development project, reasonable documentation that all the requirements included in Government Code Section 65915 (h), as it may be amended from time to time, can be met.

- Provide the location and square footage of the childcare facilities that is being proposed as part of the qualifying housing development premises or on an adjacent property.

**TENTATIVE MAP AND/OR PRELIMINARY SITE PLAN**

- The development plan shall show that the base plan project meets all existing general plan and zoning development standards.
- Ensure that the site plan is drawn to scale, showing the number and location of all proposed lots/units, designating the location of proposed affordable units and density bonus units, all building and structure footprints or locations, drive aisles and parking layout, floor plans of all structures and buildings, and architecture elevations of all buildings and structures.

**AFFORDABLE HOUSING PLAN**

An Applicant shall submit an Affordable Housing Plan (AHP) as part of the application for a development project that includes:

- The location, structure (attached, semi-attached, or detached), proposed tenure (sale or rental), and size and number of bedrooms of proposed market-rate and affordable housing units and the proposed size of non-residential uses included in the development.
- The income level at which each affordable housing unit will be made affordable.
- For phased Residential Development Projects, a phasing plan that provides for the timely development of the number of Affordable Housing Units proportionate to each proposed phase of development. Please note that the phasing plan is different from a construction phasing plan.
- Any other information reasonably requested by the Director to aid in the implementation of this Division. An example (not limited to) is providing a preliminary marketing plan that describes how the Applicant intends to inform the public, and those within the appropriate income groups, of the availability of Affordable Housing Units.

**WAIVERS(S), IF REQUESTED**

In the event an application proposes waivers of development standards for a residential development project pursuant to State Density Bonus Law, the density bonus report shall include the following minimum information for each waiver requested, shown on a site plan if appropriate:

- The City's required development standard and requested development standard waiver.
- Evidence/documentation in form of a site plan, drawing or written explanation to justify why a waiver is necessary to allow construction of the development on the site and that the development standards for which a waiver is requested will have the effect of physically precluding the construction of a development at the densities proposed and/or with the concessions or incentives permitted by State Density Bonus Law. A financial report or pro forma is not required to justify a waiver.

**PHASED PROJECTS**

If construction of a project is to be:

- Phased over more than two years, and those entitlements are vested by instruments such as a Development Agreement or other similar instrument, and
- The vesting document(s) allows for the phased submittal of Design Review plans including the floor plans and elevations of proposed buildings, the applicant may be allowed to phase submittal

of the floor plans and elevations required by subsection E of all residential buildings until such time that the Design Review plans are submitted pursuant to the vesting documents.

**DENSITY CALCULATIONS**

Indicate the number of units and number of affordable units. Include the following information.

- Show all density calculations including proposed density with and without the density bonus.
- Income levels of the affordable units
- Number of “Concessions/Incentives” requested.
- Number of “Waivers” requested.

**CONDOMINIUM CONVERSION**

If a density bonus or incentive is requested for a condominium conversion, reasonable documentation that all the requirements included in Government Code Section 65915.5 can be met.

**REQUESTED PARKING REDUCTION**

Except for projects subject to Government Code Section 65863.2, in the event an application proposes a parking reduction for a residential development project pursuant to Government Code Section 65915 (p), as it may be modified from time to time, a table showing parking required by the zoning regulations, parking proposed under Government Code Section 65915 (p), as may be modified from time to time, and reasonable documentation that the project is eligible for the requested parking reduction. Applications for parking reduction requests that are less than those allowed under Government Code Section 65915(p), as may be modified from time to time, shall also include a transportation demand management (TDM) plan that demonstrates a reduction in parking demand.

**FEE**

An administrative fee shall be charged to the Applicant for City review of all materials submitted in conjunction with a density bonus application as part of a planning entitlement. The amount of the fee/deposit required is described in the City of Carson Master Fee schedule