

Property Owner:

**GENERAL INFORMATION** 

# City of Carson Planning Division 701 E. Carson St. Carson, CA 90745 Phone: 310-952-1700

Phone: 310-952-1700 http://ci.carson.ca.us

# **Density Bonus Application Form**

(For Staff Use Only)

Address:		Date:
		Received by:
Phone:	Email:	Amount Paid:
Applicant:		Case Number:
		l Case Planner
		NCR Date:
Phone:	Email:	
	<b>4</b>	#
		ty owner of the subject property and have read and
understand all statem	ents including the filing requirements on the re	everse side of this application. I hereby authorize
	to act as my repre	esentative and to bind me in all matters concerning
this application. I here	by affirm under penalty of perjury that the forego	ing statements, facts and attachments are true and
correct.		
☐ I understand the	hat this application for entitlement or variance man	ay be denied, modified or approved with conditions

Property Owner's Signature	Date	Applicant's Signature	Date
I,	am the	Architect/ Engineer of the subject propert	y and I voluntarily
grant permission to the City and its	employees to copy or ad	apt any submitted work for inclusion in	staff reports and
publication on the website.*			

☐ I understand that by filing the application, information on the application including, but not necessarily limited to, the

☐ I understand that by filing the application, I consent to allow the City of Carson to take pictures of the property for

Architect's/ Engineer's Signature

Date

and that such conditions or modifications must be satisfied prior to issuance of building permits.

name and address will be included on public records that are posted on the internet.

mapping purposes and/or images of construction progress via drone.\*

License No.

\*Granting permission is optional, and declining to grant permission will not preclude or affect review or action on the application.

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TY	PE OF REVIEW REQUESTED		
	Pre-Application	Density Bonus (Use checklist at the end of this application)	Other:
PR	POJECT LOCATION		
Ge	neral Location or Address of Project:		 
As:	sessor's Parcel Number:	 	 
	t Size:		
LA	ND USE & ZONING	 	 
Ex	isting Land Use Designation(s):	 	 
Ex	isting Zoning Designation(s):	 	 
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# **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	prope
, , , , , , , , , , , , , , , , , , , ,	
Project Address	•
Assessor Parcel Number(s)	
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