



City of Millbrae

DENSITY BONUS REPORT

DENSITY BONUS REPORT

A housing development project including five or more residential units may request a density bonus and other modifications of development standards in accordance with California Government Code Section 65915 et seq. ("Density Bonus Law"). The information below outlines the supplemental application materials that are required to be submitted for the City's review and consideration of the proposed density bonus application.

DENSITY BONUS REPORT REQUIREMENTS

The Density Bonus Report shall be provided as a separate document report at the time of application of the first submittal for a project and shall include the following minimum information:

- 1. Base Requirements.** The zoning and general plan land use designations, assessor's parcel number(s), and a list of all density bonuses, concessions or incentives, waivers, or parking reductions requested.
- 2. Summary Table.** Summary table showing the maximum number of dwelling units permitted by the zoning and general plan excluding any density bonus units, proposed affordable units by income level, proposed bonus percentage, number of density bonus units proposed, total number of dwelling units proposed on the site, and resulting density in units per acre. The applicant must demonstrate that the proposed units will satisfy the requirements of Government Code Section 65915(b) and identify whether the applicant is requesting a bonus under subparagraph (A), (B), (C) (D), (E), (F), or (G) of Government Code Section 65915(b)(1).
- 3. Proposed Rents or Sales Prices:** Proposed rents and sale prices demonstrating that any proposed lower and moderate-income units will satisfy the requirements of Government Code Section 65915(c) for the selected category under Section 65915(b)(1).
- 4. Requested Incentives or Concessions.**
 - (A) The city's usual development standard and the requested development standard, or other regulatory incentive, and the applicant's eligibility under Government Code Section 65915(d) for the number of incentives or concessions requested.
 - (B) Except where mixed-use zoning is proposed as an incentive, reasonable documentation to show that any requested incentive or concession will result in identifiable and actual cost reductions to provide for affordable housing costs or rents, including submittal of a financial analysis or report providing reasonable documentation that the requested concessions and incentives will: 1) result in identifiable and actual cost reductions; and 2) will provide for affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the affordable units to be set as specified in Government Code Section 65915(c).
 - (C) If approval of mixed-use zoning is proposed, reasonable documentation that nonresidential land uses will reduce the cost of the housing development, that the



City of Millbrae

DENSITY BONUS REPORT

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, and that mixed-use zoning will provide for affordable housing costs or rents.

5. Requested Waiver(s)/Reduction(s) for a Housing Development.

(A) A table showing the city's required development standards and the requested development standards and depicted on the required site plans and elevations for all locations on the site where a waiver is requested.

(B) Reasonable documentation to demonstrate that each development standard for which a waiver is requested would physically preclude the construction of the housing development with the requested density bonus and the requested incentives or concessions. Reasonable documentation consists of at least a site plan and elevations of the proposed project with the development standards required by the zoning ordinance overlaid on the site plan and elevations, demonstrating the physical limitations that preclude the density, concessions, and incentives requested. The documentation shall demonstrate the physical limitations at each location where a waiver is requested and shall demonstrate that other alternatives requiring fewer waivers or no waivers are not physically feasible at the density and with the concessions and incentives requested.

6. Requested Parking Reduction for a Housing Development. In the event an application requests the a parking ratio for a housing development pursuant to Government Code Section 65915(p), a table showing parking required by the zoning regulations, parking proposed under Government Code Section 65915(p), and reasonable documentation that the project meets all requirements for that ratio contained in Section 65915(p).

7. Land Donation Information. If a density bonus is requested for a land donation, the location of the land to be dedicated, proof of site control, and reasonable documentation that each of the requirements included in Government Code Section 65915(g) can be met.

8. Child Care Facility for a Housing Development. If a density bonus or incentive is requested for a child care facility in a housing development, reasonable documentation that all of the requirements included in Government Code Section 65915(h) can be met.

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

10. Commercial Development Bonus. If a commercial development bonus is requested for a commercial development, the application shall include the proposed partnered housing agreement and the proposed commercial development bonus, as defined in section 30.16.020(C)(11), and reasonable documentation that each of the standards included in section 30.16.020(c)(11)(c) has been met.



City of Millbrae

DENSITY BONUS REPORT

11. Replacement Housing Information. For a housing development project (2 or more units) if any units on the site were rented in the past five years and will be or have been demolished or converted to another use, including: number of units, number of bedrooms in each unit, any units that are or were deed restricted to be affordable, and incomes and household size of existing tenant households, if known. If units are vacant or were demolished in the past five years, incomes of last household to occupy the unit, if known. Also indicate any units withdrawn from rent or lease in the last 10 years under the Ellis Act that will be demolished. A relocation plan as required by Government Code Section 7260 et seq. and implementing regulations will be required if any of the units are determined to be "protected units" as defined by Government Code Section 66300(d)(2)(E)(ii),