

MAXIMUM ALLOWABLE DENSITY BONUS WORKSHEET



This worksheet is to be used for density bonus projects in areas where neither the applicable General Plan Land Use Designation, nor the applicable Zoning District provide a maximum residential density standard.

For projects in these locations, the maximum allowable residential density for a site shall be imputed on a project-by-project basis. The identified maximum residential density shall be used for calculating the applicable density bonus for the project.

ESTABLISHING THE IMPUTED RESIDENTIAL DENSITY FOR THE SITE

To determine the imputed maximum residential density for a site with no residential density limits in the General Plan or applicable Zoning District, applicants shall submit the following:

1. a “base project” design with no density bonus units or related density bonus incentives, concessions, waivers, or reductions, that achieves the following:
 - a. substantially conforms to applicable Santa Rosa development standards and design guidelines (without consideration of development incentives, concessions, waivers, or reductions that may be received through density bonus provisions).
 - b. complies with building and fire codes
 - c. clearly identifies the residential and non-residential floor area, if applicable. Residential floor area shall include living spaces and related utility, circulation, and amenity areas.
2. a “density bonus” project design that identifies the below-market rate units provided to establish eligibility for a density bonus, and the requested density bonus units. The “density bonus” project design shall achieve the following:
 - a. substantial consistency with the setbacks and ceiling heights of the base project (not including concessions/incentives/waivers/reductions).
 - b. clearly identifies the number and targeted income level for below market rate units to establish eligibility for a density bonus.
 - c. clearly identifies the density bonus units in the project.

Staff shall verify that the “base project” meets the conditions outlined above and determine the imputed maximum residential density for the site by completing the attached worksheet.

Based on the imputed maximum residential density, staff shall confirm the eligible density bonus percentage based on the proposed density bonus project, and make a determination regarding the requested incentives and concessions, waivers and reductions.



CITY OF SANTA ROSA
 DENSITY BONUS WORKSHEET TO DETERMINE
 AN IMPUTED MAXIMUM RESIDENTIAL DENSITY

WORKSHEET PROCESS:			
STEP	ITEM	EXAMPLE	
A	Identify the floor area dedicated to residential uses	15,000 sq. ft.	
B	Identify the proposed number of dwelling units in the “base project” prior to receiving any density bonus units	17 units	
C	Calculate <i>Average Unit Size</i> (A ÷ B), round down to whole number <i>As a project condition of approval, the average unit size must be maintained in the project unless a concession is granted otherwise.</i>	882 sq. ft.	
D	Calculate average number of project units (A ÷ C), round down to whole number	17 units	
E	Define the number and income level of <i>below market rate</i> (BMR) units, round up to a whole number	3 (low income)	
F	Determine percentage of BMR units relative to total units (E ÷ D), round up to a whole number	17%	
G	Calculate the eligible density increase (%) based on STEP F using Santa Rosa Zoning Code §20-31.060	30.5%	
H	Calculate the number of bonus units granted for the project (G x D), round up to a whole number	6 units	
I	Determine the eligible number of incentives or concessions based on STEP F and Zoning Code §20-31.090	1	
J	Review written request for incentives or concessions and determine if it may be denied per Zoning Code §20-31.090(B) and SDBL 65915(d)(1)		
K	Review written request for waivers or reductions and determine whether it may be denied per Zoning Code §20-31.100(G) and SDBL 65915(d)(1)		