

DENSITY BONUS CHECKLIST



Project Information

Project Name: _____

Site Address: _____

APPLICATION SUBMITTAL REQUIREMENTS

REQUIRED APPLICATION FORMS:

- [Universal Application Form](#)
- [Indemnification Form](#)
- [Disclosure Form](#)
- [Copyright Release Form](#)
- [Electronic Signature Disclosure Form](#)
- [Property Owner Consent Form](#) (in lieu of property owner signing Universal Application)
- Density Bonus Checklist (Page 1 of this Form)

REQUIRED PROJECT INFORMATION:

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. **See instructions on the following page for those requirements.**

REQUIRED DOCUMENTS:

- Density Bonus Project Narrative
- Density Bonus Unit Map
- [Maximum Allowable Density Bonus Worksheet](#)*
- Cost Reduction Statement
- [Traffic Analysis](#) as determined by the linked guidance*

PROJECT PLAN SET COMPONENTS:

- Floor Plan Sheet
- Site Plan Sheet

*May be required, see plan sheet requirements and document requirements linked below

REQUIRED FEES:

Use the City's online [Fee Schedule](#) to determine your project's required Application Fee(s).

INSTRUCTIONS FOR APPLICATION REQUIREMENTS

ALL Required Project Information must comply with the City's [Universal Digital File Standards](#).

PROJECT DOCUMENTS – All documents must reflect the [document requirements](#). Use the [document requirements](#) to determine if you should include that document.

PROJECT PLAN SET COMPONENTS – All plans/sheets must reflect the [plan sheet requirements](#). Use the [plan sheet requirements](#) to determine if you should include that plan set component.

DENSITY BONUS INFORMATION & PROCESS

State density bonus law provides a 35% density bonus maximum to eligible projects, applies citywide to eligible projects, as indicated in the [City's Density Bonus Ordinance](#). As of January 1, 2020, State law permits an 80% density bonus, and four concessions or incentives, for projects that include at least 80% low-income units and 20% moderate-income units. Recent State law also allows unlimited residential density for projects within ½ mile of a [major transit stop](#), where the existing height limit may be increased another 3-stories or 33 feet. A State density bonus is issued by the Planning and Economic Development Department, following a review for compliance with the [City's Density Bonus Ordinance](#).

A Supplemental Density Bonus of up to 65% above the State density bonus maximum, or a combined 100% above the allowed General Plan residential density, is available for eligible projects located within the North Station Specific Plan and Downtown Station Specific Plan outlined in [Section 20-28.060](#) of the Zoning Code. A Supplemental Density Bonus requires the submittal of a [Minor Conditional Use Permit](#) application. This application is processed during a public meeting by the Zoning Administrator or by other review authorities (Planning Commission, Design Review Board, or City Council) concurrent with other planning applications.