



DENSITY BONUS PROJECT SUPPLEMENTAL APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

567 EL CAMINO REAL, SAN BRUNO, CA 94066
TEL: 650. 616. 7074

Consistent with Government Code §65915 (Density Bonus Law), the City of San Bruno provides a path for residential developers requesting a Density Bonus. The following is a list of Application Requirements for projects seeking a Density Bonus as described by City of San Bruno Municipal Code (SBMC) Chapter 12.250. Please prepare the required materials/information described herein, use the checklist to verify the material/information is included, and submit in one document entitled “Supplemental Application – Density Bonus Program”. All files shall be submitted in digital format (i.e. .doc(x), .xls(x), .pdf, .jpeg, etc) per City’s submittal instructions.

# & Item	Requirement Description	Completed
1 PROJECT LOCATION	Include the street address and APN(s) of the subject property. (APNs may be found using the County of San Mateo’s geographic information system portal: https://gis.smcgov.org/Html5Viewer/?viewer=raster)	
2 PROPERTY DESCRIPTION	Include information about the property, General Plan designation, zoning designation, and maximum density allowed by zoning standards. Include site map and aerial photograph	
3 SITE PLAN	In addition to the requirements identified in the City’s “PLAN CHECKLIST”, the Site Plan must contain the following information: <ul style="list-style-type: none"> • Square footage and acreage of parcel(s) • Street right-of-way • Existing Easements • Total number and location of all proposed dwelling units, including: <ul style="list-style-type: none"> ○ Average unit size ○ Unit mix by bedroom size ○ Affordable units (including average unit size and unit mix by bedroom size) ○ Density bonus units proposed 	
4 -- PROJECT DESCRIPTION. Describe the proposed project. Please make sure to include the following information:		
A	Total number of lots/units proposed (maximum density and density bonus units)	
B	Type of housing proposed and any anticipated construction phasing	
C	Number, location and income level of the proposed affordable units	
# & Item	Requirement Description	Completed (Y/N)
D	A description of the proposed housing development and a site plan, elevations, sections, and floor plans, with the total number and location of all dwelling units, average unit size, unit mix by bedroom size, affordable units (including average unit size and unit mix by bedroom size), and density bonus units proposed	

5 -- DENSITY BONUS REQUEST		
A Density Bonus Request	Requested Density Bonus that shall include the following information:	
A1	The zoning and general plan land use designations, maximum allowable gross residential density, assessor’s parcel number(s) of the project site, and a description of any density bonus, incentive, waiver, or parking reduction requested	
A2	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)	
A3	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)	
# & Item	Requirement Description	Completed (Y/N)
A4	Documentation demonstrating that the project is meeting the replacement housing requirements of Government Code Section 65915(c)(3), including submittal of the following information:	
A4i	A description of all dwelling units existing or demolished on the site, by bedroom size, in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period. If dwelling units on the site are currently rented, income and household size of all residents of currently occupied units, if known. If any dwelling units on the site were rented in the five-year period but are not currently rented or were demolished, the income and household size of residents occupying dwelling units when the site contained the maximum number of dwelling units, if known	
A4ii	Description of any recorded covenant, ordinance, or law applicable to the site that restricted rents to levels affordable to very low- or lower-income households in the five-year period preceding the date of submittal of the application	
A4iii	Description of any dwelling units on the site subject to rent or price control through a federal, state, local, or other public entity's exercise of the police power local in the five-year period preceding the date of submittal	
A5	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	
B Requested Incentive(s) ⁱ	Incentives include “incentives and concessions” as defined in State Density Bonus Law. In the event an application proposes incentives for a housing development pursuant to State Density Bonus Law, the density bonus report shall list <u>each incentive requested</u> and include the following minimum information for each incentive (additionally the incentive shall be shown on a site plan, if appropriate):	

B1	Identify why the incentive requested is required to provide for affordable housing costs, or for rents to targeted units to be set as provided under State Law	
B2	A table showing 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	
# & Item	Requirement Description	Completed (Y/N)
B3	<p>Except where mixed-use zoning is proposed as an incentive, reasonable documentation to show that any requested incentive will result in identifiable and actual cost reductions to provide for affordable housing costs or rents, including submittal of a financial analysis or report showing that the requested incentive will result in actual cost reductions to provide for affordable housing costs or rents. However, no further documentation is required for the following incentives, if consistent with applicable design guidelines:</p> <ul style="list-style-type: none"> • Reduced setbacks or buffers; • Increased maximum lot coverage; and • Location of land proposed for land donation within one-half mile of the project, so long as the applicant demonstrates to the City's satisfaction that building the requisite number of affordable units on-site is infeasible and there is an identified source of funding for the very low-income units 	
B4	If approval of mixed-use zoning is proposed, reasonable documentation that nonresidential land uses will reduce the cost of the housing development, that the 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	
C Requested Waiver(s) ⁱⁱ	In the event an application proposes waivers of development standards for a housing development pursuant to State Density Bonus Law, the density bonus report shall list each waiver requested and include the following minimum information for each waiver:	
C1	Identify why the waiver from a required development standard is necessary in order for the development to be physically feasible	
C2	A table showing the City’s required development standards and the requested development standards and show on the required site plans and elevations for all locations where a waiver is requested	
C3	Base Density Housing Development and Proposed Housing Development Comparison. Demonstrate whether the average unit size and unit mix is comparable between the base density housing development and the proposed housing development	
# & Item	Requirement Description	Completed (Y/N)
C4	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 or with the incentives permitted by Government Code Section 65915. 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	
D REQUESTED PARKING REDUCTION	Requested Parking Reduction. In the event an application proposes a parking reduction for a housing development pursuant to Government Code Section 65915(p), a table showing parking required by the zoning regulations, parking proposed under Section 65915(p), and reasonable documentation that the project meets all the requirements for that parking reduction contained in Section 65915(p)	
E CHILD CARE FACILITY	Child Care Facility. If a density bonus or incentive is requested for a childcare facility in a housing development, reasonable documentation that all of the requirements included in Government Code Section 65915(h) can be met and the square footage of the proposed Child Care Facility	
F CONDOMINIUM CONVERSION	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	
G COMMERCIAL DEVELOPMENT BONUS	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, pursuant to Government Code Section 65915.7, and reasonable documentation that each of the standards included in Government Code Section 65915.7 has been met	
H FEE	Fee. Payment of any fee in an amount set by resolution of the City Council for staff time necessary to determine compliance of the density bonus report with State Density Bonus Law	

ⁱ Cities are required to grant concessions or incentives (referred to as concessions) to a developer that seeks and agrees to include affordable units in their development. One to four incentives/concessions are available for each development depending on the percentage of affordable housing that will be included within the development. A concession is one of three following categories (Section 65915(k)(1, 2 & 3)):

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed minimum building standards that result in identifiable and actual costs reductions. “Development Standard” includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation. (Section 65915(o)(2)).
- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if such uses are compatible with the housing project and the existing or planned development in the area.
- Other regulatory concessions proposed by the developer or city that result in identifiable and actual cost reductions.

The City shall grant the concession unless one or more of the following written findings can be made (Section 65915(d)(1)(A, B & C)):

- The concession does not result in identifiable and actual cost reductions to provide for affordable housing costs, or for rents for the targeted units.
- The concession would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.
- The concession would be contrary to state and federal law.

ⁱⁱ In addition to concessions, an applicant may submit a proposal for a waiver or reduction (referred to as waiver) of development standards. (Section 65915(e)(1)). In no case may a city apply any development standard that will have the effect of physically precluding the construction of a development at the density or concessions permitted. The city shall grant the waiver unless one or more of the following written findings can be made (Section 65915(e)(1)):

- The development standard does not have the effect of physically precluding the construction of the development.

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- The waiver will have a specific adverse impact upon health, safety, or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
 - The waiver will have a specific adverse impact on any real property listed in California Register of Historical Resources.
 - The waiver would be contrary to state and federal law.
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Project Team Information. The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Are you in escrow to purchase the propezertry? YES NO

Property Owner of Record Same as applicant Different from applicant. If different from applicant, please provide consent of property owner as was required for the preliminary application.

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Agent/Representative Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: Owner Applicant Agent/Representative Other

By my signature below, I certify that the information submitted for the SB 35 Application is true and correct and I consent to the filing and processing of this SB 35 Application.

Applicant Signature _____

Printed Name _____

Date _____

Property Owner Signature _____

(if different from the Applicant)

Printed Name _____

Date _____