



**Planning and Community Development Department
Supplemental Density Bonus Application**

The density bonus provisions outlined in section 9674 of the Agoura Hills Municipal Code (AHMC) aim to provide incentives for the production of specific housing types for populations, including, but not limited to, very low income, lower income, moderate income, and senior households in accordance with Government Code Section 65915, commonly referred to as the State Density Bonus Law. The intent of this supplemental density bonus application is to facilitate the development of the goals, objectives, and policies of the City's housing element and general plan, as well as to comply with state law.

This application shall be submitted and processed in the same manner as, and concurrently with, the application for a development plan review or administrative approval that is required by the AHMC.

Property Information

Applicant: _____

Email: _____ Phone: _____

Property Address: _____

Assessor Information Number(s): _____

Information Required for Density Bonus

Please explain why the project is eligible for a density bonus and provide specific details as to how the project meets one or more of the criteria listed in California Government Code 65915(b)(1)(A) through (G) [please refer to the particular subparagraph].

Explain:

Is the housing development proposed on a property that:

- A. Has rental dwelling units subject to a recorded covenant restricting rents?
 Yes No

- B. Had rental dwelling units that were vacated or demolished in the five-year period preceding the application where those units were subject to a recorded covenant restricting rents? Yes No

- C. Has rental units that are occupied by low or very low income households?
 Yes No

If you answered “yes” to any of the above, please specify the number of units at each income level (i.e., very low or low)?¹

APN	Very Low Income	Low Income
Total		

Please fill out the table and information below.

Type of Proposed Units	No. of Units	% of Project
Market Rate:		
Manager’s Unit(s) - Market Rate:		
Extremely Low Income:		
Very Low Income:		
Low Income:		
Moderate Income:		
Total Affordable Units:		
Total Units Proposed (Excluding Density Bonus):		100%
Total Density Bonus Units		

¹ If you answered “yes” to any of the above, please be aware of the potential “replacement unit” obligations under state law, including, but not limited to, Government Code Sections 66300(d) and 65915(c).

How many acres is the project site? _____ Acres²

What is the “maximum allowable residential density” under the base zoning district?³
_____ Dwelling Units Per Acre

How many of the units allowed on the site under the “maximum allowable residential density” per the base zoning district will be reserved as affordable units? _____
Dwelling Units

How many density bonus units are being requested (i.e., how many additional units above what would otherwise be allowed)? _____ Dwelling Units

What is the proposed percentage of the density bonus increase over the otherwise applicable maximum allowable gross residential density as of the date of application?⁴
_____ %

Incentives and Concessions

Pursuant to Government Code Section 65915, an applicant for a density bonus may submit a proposal for specific incentives or concessions. For the purposes of this application, concession or incentive means any of the following:

- A. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c) of Government Code Section 65915.
- B. 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 the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- C. Other regulatory incentives or concessions proposed by the applicant that result in identifiable and actual cost reductions to provide for affordable housing costs, as

² Please provide acreage to the hundredth (e.g., 8.42 acres)

³ If developing under the Affordable Housing Overlay District standards, the base zoning is 20-25 du/acre, which means the maximum allowable residential density must be calculated based on 25 du/acre.

⁴ The density bonus increase shall not be greater than the amount allowable pursuant to Government Code Section 65915.

defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c) of Government Code Section 65915.

The applicant may only receive the number incentives or concessions allowable under Government Code Section 65915.

How many incentives or concessions are being requested? ____

Please state/describe the specific incentive(s) or concession(s) you are requesting:

If incentives or concessions are being requested, this application shall include materials (e.g., a fiscal analysis) that provide reasonable documentation showing that the requested incentives or concessions would result in identifiable and actual cost reductions to provide for affordable housing costs or the affordable rents for the specific income level of the units that qualify the project for a density bonus.

Has a fiscal analysis or similar documentation been submitted with this application?

Yes No

Briefly explain why the concession(s) or incentive(s) would not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 95589.5, upon health or safety, and for which there is no feasible method to mitigate or avoid the specific adverse impact:

Please certify the information below.

To the best of my knowledge, the granting of the requested concession(s) or incentive(s) would not be contrary to state or federal law.

Waivers or Reduction of Development Standards⁵

An applicant for a density bonus may submit a proposal to waive or reduce development standards which will have the effect of physically precluding the construction of a development at the allowable density with the concessions or incentives permitted under the AHMC and Government Code Section 65915.

How many waiver(s) and/or reduction(s) are being requested? ____

Please list and describe the development standards you are requesting that the City waive and/or reduce:

If any waivers or reductions of development standards are being requested, an analysis must be provided with this application that provides reasonable documentation of how the given development standard(s) would physically preclude the construction of the development at the allowable density and/or with the concessions or incentives permitted under the AHMC and Government Code Section 65915.

Has an analysis been provided with the application? Yes No

Briefly explain why the waiver(s) or reduction(s) would not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 95589.5, upon health or safety, and for which there is no feasible method to mitigate or avoid the specific adverse impact:

⁵ "Development standard" is currently defined in state law as "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."

Please certify the information below.

To the best of my knowledge, the granting of the requested waiver(s) or reduction(s) would not be contrary to state or federal law.

Parking Ratios

The applicant for a development meeting the criteria of subdivisions (b) and (c) of Government Code Section 65915 may request a reduction in required parking ratios. If an eligible project has requested a parking ratio reduction, the City shall not impose a vehicular parking ratio that exceeds the following ratios:

- A. Zero to one bedroom: one onsite parking space.
- B. Two to three bedrooms: one and one-half onsite parking spaces.
- C. Four and more bedrooms: two and one-half parking spaces.

The applicant may request reductions of parking standards beyond the ratios described above if the development meets the criteria provided in paragraphs (2), (3), and (4) of Government Code Section 65915. Further reductions of required parking ratios can also be requested as one of the development's allowable incentives or concessions.

Are you requesting a reduction in vehicular parking ratios? Yes No

If "yes", are you requesting a reduction in vehicular parking ratios beyond the default ratios outlined above? Yes No

If the answer to both of the previous questions is "yes", please list your requested parking ratios and explain why the project is eligible for a reduction of parking standards beyond the ratios described above:

Have you provided a housing plan with your primary development application that demonstrates how the project will meet the requirements of subdivision (c) of Government Code Section 65915? Yes No

If “no”, please submit a housing plan demonstrating how the applicant plans to ensure the continued affordability of all residential units that qualify the applicant for the award of the density bonus and compliance with subdivision (c) of Government Code Section 65915.

I hereby submit an application for the density bonus identified in this application, and certify that the information and exhibits submitted are true and correct to the best of my knowledge.

I certify that I have read and understand all of the instructions and submittal requirements for my application and have made a good faith effort to comply with these instructions and to provide all of the materials and information that are required for a complete application.

I certify that I am aware that the information provided in my application package may be subject to public inspection that occurs as a result of any request made in accordance with the requirements of the California Government Code [§6253(a) et seq].

Applicant’s Signature

Date