



CITY OF MURRIETA
Development Services Department
 Planning Division

1 Town Square | Murrieta, CA 92562 | 951-461-6061

Density Bonus Supplemental Application Checklist (DS-257)

The information listed in this checklist is required to be completed for all residential development applications being processed under Government Code §65915 (Density Bonus Law). Please prepare the required materials/information described in this checklist and submit in one document entitled "Supplemental Application – Density Bonus Program". Refer to [Information Bulletin #IB-212](#) for additional information.

PROJECT LOCATION

Include the street address and APN(s) of the subject property.

PROPERTY DESCRIPTION

- Include information about the property and immediate area such as general location, prior uses on site, site characteristics (i.e., slopes, habitat, drainage), neighborhood setting, General Plan designation, zoning designation, and maximum density allowed by zoning.

PROJECT DESCRIPTION

Describe the proposed project. Please make sure to include the following information.

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- Total number of lots/units proposed (maximum density and density bonus units)
 - Type of housing proposed and any anticipated construction phasing
 - Number, location and income level of the proposed affordable units
 - Project access, infrastructure, and any proposed amenities/open space

DENSITY CALCULATIONS

Indicate the number of lots proposed and how many are proposed to be designated as affordable. Include the following information:

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- Show all density calculations (see Section IV of IB-212 for example)
 - Income levels of the affordable units
 - Number of 'Concessions/Incentives' requested
 - Number of 'Waivers' requested

CONCESSION(S)/INCENTIVE(S), if requested¹

Please provide evidence demonstrating that the requested concession/incentive results in identifiable, financially sufficient, and actual cost reductions that contribute significantly to the economic feasibility of the reserved affordable units. Please include the following in the response.

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- Provide specific information on and discussion of each concession/incentive proposed
 - Include discussion of why the findings to deny grant of the proposed concession/incentive are not supportable for the proposed project:
 - Why is the concession/incentive required to provide for affordable housing costs, or for rents to targeted units to be set as provided under State Law?
 - Would the grant of the concession/incentive have a specific adverse impact upon public health and safety or the physical environment or listed historical property? If yes, are there feasible methods to mitigate or avoid such impacts without rendering the development unaffordable?

WAIVERS(S), if requested²

Please provide evidence demonstrating that the requested Waiver from a required development standard is necessary in order for development to be physically feasible. Please include the following in the response.

- Provide specific information on and discussion of each concession/incentive proposed
- Provide specific information on and discussion of each waiver/reduction proposed. Include discussion of why the findings to deny grant of the proposed waivers/reductions are not supportable for the proposed project:

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- How would application of the development standard proposed to be waived/reduced physically preclude the construction of the development at the density proposed or with proposed concessions/incentives?
- Would the waiver or reduction have a specific adverse impact upon public health and safety or the physical environment or listed historical property? If yes, are there feasible methods to mitigate or avoid such impacts without rendering the development unaffordable?

¹ 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 things (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, financially sufficient 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)(1)).
- 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, financially sufficient 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 is not required in order 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.

² 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 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