

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CODE AMENDMENT 03-003: RESIDENTIAL DENSITY BONUSES
DATE: JULY 15, 2003

Needs: To consider a City-initiated amendment to the Zoning Code to establish regulations for residential density bonuses and “other incentives” consistent with state requirements.

- Facts:
1. Sections 65915 – 65917 of the California Government Code require local governments to grant density bonuses and “other incentives” for certain housing projects that are affordable to moderate-, low-, and very low-income households.
 2. Government Code Section 65915 requires local governments to adopt an ordinance to implement the State Law.
 3. Housing Element Policy 1.5 calls for the City to “encourage the construction of affordable owner and rental housing for very low, low and moderate income households”.
 4. Housing Element Program 1.14 calls for the City to “amend the Zoning Code to provide for the granting of density bonuses and additional incentives in conjunction with the construction of new housing designed and reserved for occupancy by low and very low income households and for the elderly in accordance with State Law”.
 5. In 2002, the State Legislature passed AB 1866, which included an amendment to Government Code Section 65915 to extend density bonuses to moderate income households.
 6. The proposed ordinance is subject to the California Environmental Quality Act (CEQA). An Initial Study has been conducted (copy on file in the Community Development Department), which concludes that the proposed code amendment will not have any significant effect on the environment and that no mitigation measures are necessary. It is proposed, therefore, that the City Council adopt a Negative Declaration for this code amendment.
 7. At its meeting of June 10, 2003, the Planning Commission conducted a public hearing on the proposed ordinance and unanimously recommended that the Council approve the draft ordinance in the form presented.

Analysis and
Conclusion:

The State Law governing density bonuses and “other incentives” is rather complex. Attached is a summary of the provisions of Government Code Sections 65915-65917.

The attached ordinance includes some provisions that supplement the State Law, and thus are optional in nature. Those provisions are denoted on the attached ordinance with stars (★). Briefly the policy options are as follows:

- ★ It is the intention of the ordinance to apply to projects with five or more dwelling units. However, on a case-by-case basis with a development plan application, multi-

family projects with 2-4 units may add one more unit, if the Planning Commission or City Council find that the additional unit will meet zoning requirements for setbacks, lot coverage, off-street parking, grading limitations, and oak tree preservation. In such cases, “other incentives” consisting of modifications of zoning standards shall be limited to such standards as building separations, open space, laundry rooms, and storage space.

- ★ In cases where a developer requests a density bonus of less than 25% (or less than 10% for moderate-income condominiums), the number of required target (affordable) dwelling units shall not be reduced from the number that would have been required for a 25% (or 10%) density bonus.

For example, without a density bonus, a hypothetical site could accommodate 20 units, and a developer would be eligible for an additional 5 units (bringing the total up to 25 units) if 4 of the units (20% of the 20 units) were set aside for low income households. If the developer seeks to only build 22 units (essentially a 10% density bonus), he/she would still be required to reserve 4 of the 22 units for low income households.

- ★ Where a density increase of more than 25% (or more than 10% for moderate-income condominiums) is requested, the requested amount of density bonus above the 25% (or 10%) is considered to be an “additional” density bonus and shall be considered to be an additional incentive. The Planning Commission or City Council may, at its discretion, grant an additional density bonus if they make a written finding that the additional density bonus is required in order for allowable housing expenses to be set as affordable. In granting an additional density bonus, the City may require some portion of the units achievable under the additional density bonus to be designated as target (affordable) dwelling units.

For example, without a density bonus, a hypothetical site could accommodate 20 units, and a developer would be eligible for an additional 5 units (bringing the total up to 25 units) if 4 of the units (20% of the 20 units) were set aside for low income households. If the developer seeks to build 27 units (essentially a 35% density bonus), he/she could be required to reserve more than 4 of the 27 units for low income households.

- ★ Target (affordable) dwelling units and density bonus dwelling units shall be built on-site and be distributed throughout the project site.
- ★ Compatibility. Target dwelling units shall be of similar design and similar quality as the market rate units. Exteriors and floor plans of target dwelling units shall be similar to the market rate units; interior features such as luxury flooring, appliances, and lighting fixtures need not be the same.
- ★ Developers shall use their best efforts to market and provide density bonus housing to persons already residing and/or working in Paso Robles.
- ★ A development plan (PD) application is required for all projects requesting a density bonus. If the application involves a request to the City for direct financial incentives, then any action by the Planning Commission on the application shall be advisory only, and the City Council shall have the authority to make the final decision on the development plan application and any related discretionary permits.

- ★ Required target (affordable) dwelling units shall be constructed at the same time as the market rate dwelling units unless both the City and the developer/applicant agree within the density bonus housing agreement to an alternative schedule for development.
- ★ Rental target dwelling units shall be managed/operated by the developer or his or her agent. Each developer of rental target dwelling units shall submit an annual report to the City identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant.
- ★ The City may charge owners of rental properties a fee to recover its costs for annually monitoring the target (affordable) units.

The attached ordinance is designed to comply with the minimum requirements of state density bonus law and incorporate the additional provisions listed above.

Policy

Reference: General Plan: Housing Element; Government Code Sections 65915-65917

Fiscal Impact: Development impact fees assessed on new units are designed to offset impacts associated with the provision of public infrastructure. The ordinance includes a provision to require that owners of rental units pay a fee to offset the City's costs for annually monitoring the target (affordable) units.

Options: After consideration of all public testimony, that the City Council consider the following options:

- a. (1) Adopt Resolution No. 03-xx approving a Negative Declaration for Code Amendment 03-003;
- (2) Introduce for first reading Ordinance No. XXX N.S. amending the Zoning Code to establish regulations for Residential Density Bonuses, and set August 5, 2003, as the date for adoption of said Ordinance.
- b. Amend, modify or reject the foregoing option.

Prepared By:

Ed Gallagher
Housing Programs Manager

Attachments:

1. Resolution Adopting a Negative Declaration for the Proposed Ordinance (with attached Initial Study)
2. Ordinance Amending the Zoning Code to Establish Regulations for Residential Density Bonuses
3. Summary of State Density Bonus Law
4. Newspaper Notice

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE
TO ESTABLISH REGULATIONS FOR DENSITY BONUSSES AND OTHER INCENTIVES
(CODE AMENDMENT 03-003)

WHEREAS, California Government Code section 65915 et seq. requires local governments to grant density bonuses and “other incentives” for certain housing projects that are affordable to moderate-, low- and very low-income households; and

WHEREAS, Government Code section 65915 requires local governments to adopt an ordinance to implement state law; and

WHEREAS, Housing Element Policy 1.5 calls for the City to “encourage the construction of affordable owner and rental housing for very low, low and moderate income households”; and

WHEREAS, Housing Element Program 1.14 calls for the City to “amend the Zoning Code to provide for the granting of density bonuses and additional incentives in conjunction with the construction of new housing designed and reserved for occupancy by low and very low income households and for the elderly in accordance with State Law”; and

WHEREAS, at its meeting of June 10, 2003, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting of July 15, 2003, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;
- b. Considered the recommendation of the Planning Commission regarding this ordinance;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Based on the information contained in the Initial Study, the City Council found that there would not be a significant impact on the environment as a result of the adoption of the ordinance and adopted a Negative Declaration in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, hereby finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This ordinance is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 21.16L is hereby added to the El Paso de Robles Municipal Code, the text of which is attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2: Subsection C of Section 21.23A.020 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

“C. Planning Commission.

1. The planning commission shall have the authority to make final decisions on the following:
 - a. Tentative parcel maps;
 - b. Development plans;
 - c. Tentative tracts;
 - d. Waivers (curbs, gutters and sidewalks);
 - e. Conditional use permits;
 - f. Variances;
 - g. Lot line adjustments;
 - h. Interpretations of the zoning ordinance;
 - i. To modify or overrule all decisions of the development review committee in the manner prescribed by Section 21.23A.080 or upon the filing of an appeal in accordance with Section 21.23A.090.
 - j. To modify or overrule all decisions of the zoning administrator upon the filing of an appeal in accordance with Section 21.23A.090.
 - k. Density bonus applications in accordance with Section 21.16L.050.”

SECTION 3: Section 21.23B.040 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

“A. Development Plan. Discretionary review of major development projects to be conducted by the planning commission in conjunction with a noticed public hearing for commercial, industrial, and institutional projects subject to development plan review except for major development projects seeking an increased building height that is greater than the existing limitations prescribed by the zoning ordinance that are subject to discretionary review by the city council.

Approval of development plans shall be subject to findings:

1. Set forth in Section 21.23B.050 for major development projects subject to planning commission discretionary review; and
2. Set forth in Sections 21.23B.050 and 21.16A.070 for major development projects subject to city council discretionary review.

Conditions may be imposed in order to make the required findings.

3. Planned Development District. For development plans located within the planned development (overlay) district, the planning commission shall have the authority to grant

modifications to the base zoning district regulations as set forth in Section 21.16A.030, subject to additional findings set forth in Section 21.16A.070. Increases in permitted densities may not be granted.

4. For commercial, industrial, and institutional projects subject to development plan review pursuant to Section 21.23B(A)(5), the city council shall have the authority to increase the allowable building heights beyond the existing limitations prescribed by the zoning ordinance as set forth in Section 21.16A.030(4), subject to additional findings as set forth in Section 21.16A.070.
5. Density Bonuses and Other Incentives. The Planning Commission or City Council shall have the authority to modify the development standards of underlying residential zoning districts and to modify off-street parking standards for residential development where necessary to implement the provisions of Chapter 21.16L."

SECTION 4: Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with section 36933 of the Government Code.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 6. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on July 15, 2003, and passed and adopted by the City Council of the City of El Paso de Robles on the 5th day of August 2003 by the following roll call vote, to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mayor Frank R. Mecham

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

DENSITY BONUS: SUMMARY OF STATE LAW

Government Code Section 65915 Requirements

- The following types of housing projects qualify for a density bonus and additional concessions or incentives:
 - a. 20% of the total units are reserved for lower-income households;
 - b. 10% of the total units are reserved for very low-income households;
 - c. 50% of the total units are reserved for senior (or disabled) households;
 - d. 20% of the total units in a condominium project are reserved for moderate-income households.

NOTE: Density bonuses are not included when determining the number of housing units which equal to 10, 20, or 50 percent of the total.

- When a housing developer agrees or proposes to construct a housing project that qualifies for a density bonus, the City must either:
 - a. Grant one density bonus and at least one specified “concession or incentive”; or
 - b. Provide “other incentives or concessions” of equivalent financial value based on the land cost per dwelling unit.
- “Density bonus” is defined as follows:
 - a. For low- and very low-income households and seniors, a density increase of at least 25% over the otherwise maximum allowable residential density, unless the developer elects for a lesser amount (e.g., where the maximum allowable residential density allowed for 20 units, the “density bonus” would allow at least 5 additional units (25%) for a total of 25 allowable units);
 - b. For moderate-income households in condominiums, a density increase of at least 10% over the otherwise maximum allowable residential density, unless the developer elects for a lesser amount (e.g., in the same 20 unit maximum example as above, a total of 22 units would be allowed).
- The specified concessions or incentives are:
 - a. A reduction in development standards or a modification of zoning code requirements or architectural design requirements, 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.
 - 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 developer or the city that result in identifiable and actual cost reductions.
- City need not grant “additional concessions or incentives” if it makes either of the two written findings based on substantial evidence:
 - a. The additional concessions or incentives are not required in order to provide for affordable housing costs or rents, as defined by the Health and Safety Code; or

- b. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety, or the physical environment, or on property listed on the State Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- The project applicant must agree to record a deed restriction limiting occupancy of the target dwelling units (those for specified income groups or senior/disabled) for the following minimum periods of time:
 - a. 30 years for most projects;
 - b. 10 years for condominium projects.
- The City may not apply any development standard that would preclude the construction of a development meeting the criteria for housing project "type" described above at the densities or with the concessions or incentives permitted.
- The City is neither restrained from providing or required to provide direct financial incentives for a housing development.
- The granting of a density bonus and concessions or incentives shall not be interpreted, in and of itself, to require a general plan amendment, rezone, or other discretionary approval.

Government Code Section 65915.5 Requirements

- Applicants for conversion of apartments to condominiums in which at least 33% of the proposed units are reserved for moderate income persons or at least 15% of the proposed units are reserved for lower income persons are entitled to either:
 - a. A 25% density bonus; or
 - b. Other incentives of equivalent financial value.
- If a density bonus or other incentive(s) was previously granted to the apartment project, it shall be ineligible for an additional density bonus or incentives.

Government Code Section 65916 Requirements

If the City gives a direct financial contribution to a project under Section 65915 (through participation in cost of infrastructure, writedown of land costs, or subsidizing the cost of construction), a 30-year deed restriction to ensure affordability is required.

Government Code Section 65917 Requirements

In the absence of an agreement by the developer to meet the requirements of Section 65915, a density bonus shall not be granted.

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PLANNING DIVISION**

- 1. PROJECT TITLE:** Code Amendment 03-003
- Concurrent Entitlements:** None
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Ed Gallagher, Housing Programs Manager
Phone: (805) 237-3970
- 3. PROJECT LOCATION:** City-wide
- 4. PROJECT PROPONENT:** City of Paso Robles
- Contact Person:** Ed Gallagher, Housing Programs Manager
Phone: (805) 237-3970
- 5. GENERAL PLAN DESIGNATION:** Residential Land Use Categories
- 6. ZONING:** Residential Zoning Districts
- 7. PROJECT DESCRIPTION:** This code amendment proposes to amend the City's Zoning Code to establish regulating density bonuses and "other incentives" that are required by Government Code Sections 65915 - 65917.
- 8. ENVIRONMENTAL SETTING:** See the Environmental Impact Report for the 1991 Update of the Land Use and Circulation Elements of the City's General Plan
- 9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):** none
- 10. PERSONS PARTICIPATING IN THE PREPARATION OF THE INITIAL STUDY:**

Ed Gallagher, Housing Programs Manager

11. RELATED ENVIRONMENTAL DOCUMENTATION: none

12. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR PROJECT: The access to density bonuses and “other incentives” are a right secured by State Law for residential development projects that will reserve certain minimum percentages of the units for occupancy by low and moderate income households (provided that certain conditions exist). The code amendment itself will not cause any residential development to occur. As required by the California Environmental Quality Act, each future development project designed in accordance with the proposed code amendment will be the subject to preparation of its own environmental document.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect(s) that remain to be addressed.

I find that although the proposed project could have a significant effect(s) on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. (See item #11 above, for a specific reference to that EIR.)

Signature

Ed Gallagher

Printed Name

5/27/03

Date

Housing Programs Manager

Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided at the end of the checklist. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix I of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the needs and requirements of the City of Paso Robles.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as an attachment to this document.)_

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><i>Would the proposal result in or expose people to potential impacts involving:</i></p> <p><i>Landslides or Mud flows? (Sources: 1, 6)</i></p> <p><i>Discussion: The attached source list explains that 1 is the Paso Robles General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with general plan designation or zoning? (Source: Paso Robles Zoning Code.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Except in very limited circumstances, State Law preempts the City's ability to deny density bonuses and other incentives. Program 1.14 of the Housing Element of the General Plan calls for the City to adopt a density bonus ordinance in accordance with the state law.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be incompatible with existing land use in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See response to Item #1a.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See response to Item #1a.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to Item #1a.

II. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Since the granting of density bonuses is limited to low and moderate income households, and since recorded affordability covenants are required, the number of projects and additional dwelling units is anticipated to be insignificant in terms of the City's overall population projections.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fault rupture? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Seismic ground failure, including liquefaction? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or Mud flows? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Source: 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people or property to water related hazards such as flooding? (Source: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Changes in currents, or the course or direction of water movement? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Source: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Altered direction or rate of flow of groundwater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Impacts to groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

V. AIR QUALITY. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
c) Alter air movement, moisture, or temperature? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
d) Create objectionable odors? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Since the granting of density bonuses is limited to low and moderate income households, and since recorded affordability covenants are required, the number of projects and additional dwelling units is anticipated to be insignificant in terms of increases to the overall carrying capacity of the circulation system.				
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
c) Inadequate emergency access or inadequate access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Locally designated species (e.g., heritage trees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Use non-renewable resource in a wasteful and inefficient manner? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

IX. HAZARDS. Would the proposal involve:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) The creation of any health hazard or potential hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

X. NOISE. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|-----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? (Source: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Police Protection? (Source: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services? (Source: 1,9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communication systems? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities? (Source: 1,9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks? (Source: 1,9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage? (Source: 1,9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal? (Source: 1,9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies? (Source: 1,9) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII.AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Create light or glare? (Source: 1, 2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XIV.CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XV.RECREATION. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Affect existing recreational opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XVI.MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	1977 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Sewer Master Plan	Same as above
8	City of Paso Robles Housing Element	Same as above
9	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
10	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
11	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
12	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

Exhibit A**Chapter 21.16L****DENSITY BONUSES AND OTHER INCENTIVES****Sections:**

21.16L.010	Purpose
21.16L.020	Definitions
21.16L.030	Regulations for new residential construction
21.16L.040	Regulations for condominium conversions
21.16L.050	Density bonus application
21.16L.060	Review and approval of density bonus application
21.16L.070	Density bonus housing standards
21.16L.080	Density bonus housing agreement as a condition of development
21.16L.090	Eligibility requirements
21.16L.100	Management and monitoring
21.16L.110	Administrative fee for target dwelling units.

21.16L.010 Purpose

The density bonus and other incentives set forth in this Chapter are intended to meet the following objectives:

- A. To implement policies and programs of the Housing Element of the City's General Plan, which encourage the provision of affordable housing in the City by granting density bonuses and other incentives to developers of residential projects that construct or otherwise provide for housing units that will be available for purchase or rent by moderate income, lower income, and very low income persons and households and by senior citizens; and
- B. To implement the mandates for density bonuses and other incentives set forth in California Government Code section 65915 et seq. (the "Density Bonus Law").
- C. As specified in subsections (g) and (i) of section 65915 of the California Government Code, the granting of a density bonus or other incentives shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.
- D. As specified in section 65917 of the California Government Code, the City shall not offer a density bonus or any other incentive in the absence of an agreement by a developer in accordance with section 65915 of the California Government Code that would undermine the intent of the Density Bonus Law.
- ★E. This Chapter is intended to apply to residential projects consisting of five or more dwelling units. However, on a case-by-case basis, with a development plan application, multi-family properties on which the maximum allowable residential yield is two to four dwelling units may add one additional dwelling unit to meet the needs of one of the household groups defined in Section 21.16L.030.A, if the Planning Commission or City Council find that the additional unit will meet zoning requirements for setbacks, lot coverage, off-street parking, grading limitations, and oak tree preservation. In such cases, "other incentives" consisting of modifications of zoning standards shall be limited to such standards as building separations, open space, laundry rooms, and storage space.

21.16L.020 Definitions

Whenever the following terms are used in this Chapter, unless otherwise apparent from the context or unless inconsistent with a definition provided under state law in which case the definition under state law shall apply, they shall have the meanings established by this section:

- A. "Additional incentive" shall mean any incentive that is offered in addition to the twenty-five percent (25%) density bonus.
- B. "Affordable housing" shall mean housing meeting the requirements set forth in state and, where applicable, federal law, for "very low-income," "low-income," "lower-income," or "moderate-income households."
- C. "Allowable housing expense" shall mean the total monthly or annual recurring expenses required of a household to obtain shelter. For a for-sale unit, allowable housing expenses include loan principal, loan interest, property and mortgage insurance, property taxes, homeowners association dues, and a reasonable allowance for utilities (sewer, water, gas, trash and electricity). For a rental unit, allowable housing expenses include rent and a reasonable allowance for utilities.
- D. "Condominium project" shall have the same meaning as that set forth in subdivision (f) of section 1351 of the California Civil Code.
- E. "Conversion" shall mean the change of occupancy of a dwelling unit from rental to owner-occupied or vice versa.
- F. "Density bonus (condominium conversions)" shall mean a minimum density increase of at least twenty-five percent (25%) over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan, at the time of application .
- G. "Density bonus (new residential construction)" shall mean a density increase over the otherwise maximum allowable residential density under the zoning ordinance and land use element of the general plan, at the time of application in the following percentages:
 - 1. At least twenty-five percent (25%) for those projects listed in subsections A.1 through A.3 of Section 21.16L.030;
 - 2. At least ten percent (10%) for those projects listed in subsection A.4 of Section 21.16L.030.
- H. "Density bonus application" shall mean the application submitted by a developer, in conjunction with the development plan submitted pursuant to Section 23.23B for a housing development, requesting from the City a density bonus and additional incentive or an in-lieu incentive.
- I. "Density bonus dwelling units" shall mean those residential units granted pursuant to the provisions of this Chapter which exceed the otherwise maximum allowable residential yield of the project site.
- J. "Density bonus housing agreement" shall mean an agreement between a developer and the City guaranteeing the affordability of rental or ownership units in accordance with the provisions of this Chapter. The density bonus housing agreement shall establish the number of target dwelling units and density bonus dwelling units, the unit sizes, location, affordability tenure, terms and conditions of affordability, and unit production schedule.

- K. "Financial incentive" shall mean any additional incentive or in-lieu incentive offered by the City that consists entirely of financial or monetary assistance.
- L. "Housing development" shall mean a new residential development, substantial rehabilitation, or conversion of existing residential building(s) of five or more residential dwelling units.
- M. "In-lieu incentive" shall mean an incentive offered by the City that is offered in-lieu of the twenty-five percent (25%) density bonus and an additional incentive, but is of equivalent financial value based upon the land cost per dwelling unit(s).
- N. "Incentive" shall mean such regulatory "concession or incentive" as provided in Government Code section 65915(j), to include, but not be limited to, the reduction of site development standards or zoning code requirements, approval of mixed use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable cost reductions to enable the provision of affordable housing or housing for qualifying (senior) residents.
- O. "Low-income household" shall mean that segment of lower-income households that excludes very low-income households, that is, whose gross income is greater than fifty percent (50%), but does not exceed eighty percent (80%) of the median income of San Luis Obispo County as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50093 of the Health and Safety Code.
- P. "Lower-income household" shall mean a household with an income that does not exceed eighty percent (80%) of the median income of San Luis Obispo County, as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50079.5 of the Health and Safety Code.
- Q. "Market-rate unit" shall mean a dwelling unit whose rental rate or sales price is not restricted either by this Chapter or by any other requirement imposed through other local, state, or federal affordable housing programs.
- R. "Maximum allowable residential yield" shall mean the maximum number of residential units permitted on the project site under the development regulations of the underlying zoning district and the Land Use Element of the General Plan as of the date of the developer's application.
- S. "Moderate-income household" shall mean a household whose income exceeds eighty percent (80%) but does not exceed one hundred and twenty percent (120%) of the median income of San Luis Obispo County, as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50093 of the Health and Safety Code.
- T. "Monthly gross income" shall mean moneys derived from all sources except gifts to any household member, and income of minors.
- U. "Partial density bonus" shall mean a density bonus that is less than twenty-five percent (25%).
- V. "Qualifying (senior) resident" shall mean a senior citizen or other person eligible to reside in a senior citizen housing development as defined in section 51.3 of the California Civil Code.
- W. "Target dwelling unit" shall mean a dwelling unit that will be offered for rent or sale exclusively to and which shall be affordable to the designated income group or qualifying (senior) resident, as required by this Chapter.

- X. “Target income level” shall mean the income standards for very low-, low-, lower- and moderate-income levels within San Luis Obispo County as determined annually by the U.S. Department of Housing and Urban Development, and adjusted for household size.
- Y. “Very low income household” shall mean a household with an income that does not exceed fifty percent (50%) of the median income of San Luis Obispo County, as published and periodically updated by the State Department of Housing and Community Development pursuant to section 50105 of the Health and Safety Code.

21.16L.030 Regulations for new residential construction

- A. The City shall either grant a density bonus and at least one additional incentive, as set forth in Section 21.16L.060.D, or an in-lieu incentive of equivalent financial value, as set forth in Section 21.16L.060.D, to an applicant or developer of a housing development of at least five units, who agrees or proposes to construct any one of the following:
 1. A minimum of twenty percent (20%) of the total units of a housing development for lower-income households; or
 2. A minimum of ten percent (10%) of the total units of a housing development for very low-income households; or
 3. A minimum of fifty percent (50%) of the total units of a housing development for qualifying (senior) residents.
 4. A minimum of twenty percent (20%) of the total units of a condominium project for moderate-income households

The density bonus shall not be included when determining the number of housing units that is equal to 10, 20, or 50 percent of the total units. Any resulting decimal fraction shall be rounded to the next larger integer.

- B. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this section, the maximum allowable residential yield for the site shall be multiplied by 0.25 for those projects listed in subsections A.1 through A.3 of this Section and by 0.10 for those projects listed in subsection A.4 of this Section. Any resulting decimal fraction shall be rounded to the next larger integer.
- ★C. If a developer requests a density increase, pursuant to subsection B of this Section 21.16L.030, of less than twenty-five percent (25%) for a project that qualifies for a density bonus pursuant to subsections A.1 through A.3 of this Section 21.16L.030 or of less than ten percent (10%) for a project that qualifies for a density bonus pursuant to subsection A.4 of this Section 21.16L.030, no reduction in the number of target dwelling units required shall be allowed.
- ★D. If a developer requests a density increase of more than twenty-five percent (25%) for a project that qualifies for a density bonus pursuant to subsections A.1 through A.3 of this Section 21.16L.030 or of more than ten percent (10%) for a project that qualifies for a density bonus pursuant to subsection A.4 of this Section 21.16L.030, the requested density increase shall be considered an additional density bonus and shall be considered an additional incentive, in accordance with Section 21.16L.060.D. The City Council may, at its discretion, grant an additional density bonus if a written finding is made by the City Council that the additional density bonus is required in order for allowable housing expenses for the proposed housing development to be set as affordable. In granting an

additional density bonus, the City may require some portion of the additional density bonus to be designated as target dwelling units.

- E. If a developer agrees to construct both twenty percent (20%) of the total units of a housing development for lower-income households and ten percent (10%) of the total units of the same housing development for very low-income households, the developer shall be entitled to only one density bonus and at least one additional incentive.
- F. A density bonus housing agreement shall be a condition of discretionary permits (i.e., tentative maps, parcel maps, and development plans) for all housing developers who request a density bonus and additional incentive or in-lieu incentive. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a housing development which are designated for the location of target dwelling units. The density bonus housing agreement shall be consistent with Section 21.16L.080.

21.16L.040 Regulations for condominium conversions

- A. The City shall either grant a density bonus or provide an in-lieu incentive of equivalent financial value, as set forth in Section 21.16L.060.D, to an applicant/developer proposing to convert apartments to condominiums, and who agrees to provide the following:
 1. A minimum of thirty-three percent (33%) of the total units of the proposed condominium project for low-income or moderate-income households; or
 2. A minimum of fifteen percent (15%) of the total units of the proposed condominium project for lower-income households.

The density bonus shall not be included when determining the number of housing units which is equal to thirty-three percent (33%) or fifteen percent (15%) of the total units. Any resulting decimal fraction shall be rounded to the next larger integer.

- B. An applicant/developer proposing to convert apartments to condominiums shall be ineligible for a density bonus or in-lieu incentive under this Section 21.16L.040 if the apartments proposed for conversion constitute a housing development for which a density bonus or in-lieu incentive was previously provided under the provisions of this Chapter.
- C. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this Section 21.16L.040, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by 0.25. Any resulting decimal fraction shall be rounded to the next larger integer.
- ★D. If a density increase of less than twenty-five percent (25%) is requested, no reduction in the number of target dwelling units required shall be allowed.
- E. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, parcel maps, and development plans) for all condominium conversion proposals that request a density bonus or in-lieu incentive. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a housing development that are designated for the location of target dwelling units. The density bonus housing agreement shall be consistent with the terms of Section 21.16L.080.

21.16L.050 Density bonus application

★A. All developers applying for a density bonus, additional incentive and/or in-lieu incentive pursuant to this Chapter 21.16L, shall submit such density bonus application in conjunction with a development plan application pursuant to Chapter 21.23B, which may be processed simultaneously with other applications for general plan amendments, rezones, and/or subdivision (tract or parcel) maps. Target dwelling units shall be designated on the project plans. All applicants/developers shall be provided with a copy of this Chapter and all required application forms.

B. Preliminary Application. An applicant/developer proposing a density bonus housing development may, prior to the submittal of any formal requests for approvals of such housing development, submit a preliminary application to the Community Development Director. The preliminary application shall include the following information:

1. A brief description of the proposal including the number of target dwelling units and density bonus units proposed;
2. The zoning, general plan designations and assessors parcel number(s) of the project site;
3. A site plan, drawn to scale, which includes: building footprints, driveway and parking layout, building elevations, existing contours and proposed grading;
4. A letter identifying what specific incentives (i.e., standards modifications, density bonus, or fee subsidies) are being requested of the City; and
5. In the case of a request for any incentive(s), a pro forma for the proposed housing development.

Within ninety (90) days of receipt of the preliminary application, the Community Development Director shall provide to an applicant/developer a letter that identifies: (i) issues of concern; (ii) the density bonus and/or incentive that the Community Development Director may recommend to the Planning Commission or City Council; and (iii) the procedures for compliance with this Chapter.

C. Density Bonus Application Submittal. In addition to the information required by Section 21.23B.130, the completed density bonus application, submitted as part of the applicant's/developer's development plan application(s), shall include the following information:

1. A legal description of the total site proposed for development of the target dwelling units including a statement of present ownership and present and proposed zoning;
2. A letter signed by the applicant/developer stating what incentive, if any, is being requested from the City;
3. Site plans, designating the total number of units proposed on the site, identifying the number and locations of target dwelling units, and supporting plans per the application submittal requirements; and
4. In the case of a condominium conversion request, a report documenting the following information for each unit proposed to be converted: the monthly gross income of tenants of each unit throughout the prior year, the monthly rent for each unit throughout the prior year, and vacancy information for each unit throughout the prior year.

Any applicant/developer applying for an additional incentive or in-lieu incentive shall submit supporting financial documents with the density bonus application. Such financial documents shall support or establish that the incentive is necessary to provide for affordable housing costs.

21.16L.060 Review and approval of density bonus application

- A. Planning Commission Review. Except for those density bonus applications that request a financial incentive, the Planning Commission shall have the authority to review and act upon an application for a density bonus, additional incentive, and/or in-lieu incentive. A final decision by the Planning Commission shall be appealable to the City Council pursuant to Sections 21.23A.100 and 21.23A.110.
- B. City Council Review. If the density bonus application involves a request to the City for direct financial incentives, then the Planning Commission shall make a recommendation to the City Council, which shall take final action on the density bonus application.
- C. A density bonus application shall be evaluated for conformance with the density bonus housing standards set forth in Section 21.16L.070.
- D. Additional incentive and in-lieu incentive
 - 1. An additional incentive or in-lieu incentive, as defined in Sections 21.16L.020 A and M, respectively, may include, but is not limited to, the following:
 - a. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards approved by the State 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 vehicle parking spaces that would otherwise be required;
 - b. Approval of mixed-use zoning in conjunction with the housing development if mixed-use zoning will reduce the cost of the housing development and if the mixed-use zoning is compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located; or
 - c. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable and actual cost reductions;
 - d. Partial or additional density bonus;
 - e. Subsidized planning, plan check or permit fees; and
 - f. Direct financial aid including, but not limited to redevelopment Low and Moderate Income Housing funding, Community Development Block Grant funding, Home Investment Partnership Act (HOME) funding, or subsidizing infrastructure, land cost or construction costs, or other incentives of equivalent financial value based upon the land costs per dwelling unit.
 - 2. The value of each incentive will vary from project to project. Therefore, each additional incentive or in-lieu incentive shall be determined on a case-by-case basis.

3. It is within the sole discretion of the City to offer an in-lieu incentive of equivalent financial value, based upon the land cost per dwelling unit, instead of a density bonus and additional incentive.
- E. Except as provided in subsection G of this Section 21.16L.060, upon successful application by a developer, pursuant to Section 21.16L.030 for a new housing development, either (i) a density bonus and at least one additional incentive or (ii) an in-lieu incentive of equivalent financial value shall be granted to qualified lower-income, very low-income, qualifying (senior) resident, and condominium project housing developments.
 - F. Except as provided in Subsection G of this Section 21.16L.060, upon successful application by a developer, pursuant to Section 21.16L.040 for a condominium conversion, either (i) a density bonus or (ii) an in-lieu incentive of equivalent financial value shall be granted to qualified lower-income, low-income, and moderate-income housing developments.
 - G. Exceptions.
 1. Pursuant to California Government Code section 65915, the City is not required to approve an additional incentive if it makes a written finding, based on substantial evidence, of either of the following:
 - a. The incentive is not required in order to provide for affordable housing costs, as defined in section 50052.5 of the California Health and Safety Code, or for rents for the targeted units;
 - b. The incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code section 65589.5, 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.
 2. Pursuant to California Government Code section 65915.5(e), the City is not required to approve a proposal to convert apartments to condominiums.

21.16L.070 Density bonus housing standards

- ★A. Required target dwelling units shall be constructed concurrent with market-rate dwelling units unless both the City and the applicant/developer agree within the density bonus housing agreement to an alternative schedule for development.
- B. Target dwelling units shall remain restricted and affordable to the designated group for a period of at least thirty (30) years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, under the following circumstances:
 1. Both a density bonus and at least one additional incentive are granted by the City, except for condominium projects;
 2. An in-lieu incentive in the form of a direct financial contribution is granted by the City; or
 3. Any target dwelling unit which is within a condominium conversion.

- C. Target dwelling units shall remain restricted and affordable to the designated group for a period of at least ten (10) years for any target unit for moderate-income households in a condominium project, except as provided in Section 21.16L.070.B.2.
- ★D. Target dwelling units and density bonus dwelling units shall be built within the housing development, as that term is defined in Government Code section 65915(h).
- E. All housing developments shall comply with all applicable development standards, except those which may be modified as an additional incentive as provided herein. In addition, all units must conform to the requirements of the applicable building and housing codes.
- ★F. Compatibility. Target dwelling units shall be of similar design and similar quality as the market-rate units. Exteriors and floor plans of target dwelling units shall be similar to the market-rate units; interior features such as luxury flooring, appliances, and lighting fixtures need not be the same.
- G. No target dwelling unit shall be rented or sold except in accordance with this Chapter.
- H. California Government Code section 65915(e) prohibits the City from applying any development standard that will have the effect of precluding the construction of a development meeting the criteria of California Government Code section 65915(b) at the densities or with the concessions or incentives permitted by California Government Code section 65915.
- ★I. Developers receiving a density bonus and/or additional incentive or in-lieu incentive for a housing development shall use their best efforts to market and provide such housing to persons already residing and/or working in the City.

21.16L.080 Density bonus housing agreement as a condition of development

- A. Any developer requesting a density bonus, additional incentive, or in-lieu incentive pursuant to this Chapter shall execute a density bonus agreement in a form approved by the City Attorney. The density bonus agreement shall be approved by the City Council and shall run with the land and shall be binding on the developers, their heirs, transferees, assigns, successors, administrators, executors and other representatives and recorded on the deed for the requisite time period.
- B. A density bonus housing agreement processed pursuant to this Chapter shall include the following:
 1. The number of density bonus dwelling units granted;
 2. Incentives and/or financial assistance provided by the city;
 3. The number of moderate-income, lower-income, low-income, and/or qualifying (senior) resident dwelling units proposed;
 4. The unit size(s) (square footage) of target dwelling units and the number of bedrooms per target dwelling unit;
 5. The proposed location of the moderate-income, lower-income, low-income, and/or qualifying (senior) resident target dwelling units;
 6. Tenure of restrictions for target dwelling units (of at least ten or thirty years);
 7. Schedule for production of target dwelling units;
 8. The standards for maximum qualifying incomes for affordable units;
 9. The standards for maximum rents or sales prices for affordable units;
 10. The process to be used to certify tenant/homeowner incomes;
 11. The arrangements with a third party approved by the City for monitoring of the affordable units;
 12. A description of how vacancies will be marketed and filled;
 13. Restrictions and enforcement mechanisms binding on property upon sale or transfer;

14. Penalties and enforcement mechanisms in event of failure to maintain affordability provisions; and
15. Any other provisions deemed necessary by the City to fulfill the requirements of this Chapter.

- C. Following the approval and the signing by all parties, the completed density bonus housing agreement shall be recorded with the County Recorder's Office and the relevant terms and conditions therefrom filed and recorded as a deed restriction on those individual lots or units of a property which are designated for the location of target dwelling units. The approval and recordation shall take place prior to final map approval, or, where a subdivision or parcel map is not being processed, prior to issuance of building permits for such lots or units.

21.16L.090 Eligibility requirements

Only households meeting the standards for moderate-income households, lower-income households, low-income households, and qualifying (senior) residents as defined in Section 21.16L.020 shall be eligible to occupy target dwelling units.

★21.16L.100 Management and monitoring

Rental target dwelling units shall be managed/operated by the developer or his or her agent. Upon request to the developer by the City, each developer of rental target dwelling units shall submit an annual report to the City's Housing Programs Manager identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly gross income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant.

★21.16L.110 Administrative fee for target dwelling units

During the density bonus application period and throughout the term of the affordability covenants for the target dwelling units, the City will either directly or, via one or more third parties, provide a number of recurring services associated with the administration and monitoring of such units. Although the provision of some of these services will be within the normal purview of existing City activities, others will involve new costs to the City for which there are no existing funding sources. Therefore, the City Council hereby establishes an administrative fee for target dwelling units, the amount to be established by City Council resolution and paid prior to the issuance of building permit(s). In no event shall such administrative fee exceed the actual cost of providing services pursuant to this Chapter 21.16L.