



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

DENSITY BONUS APPLICATION GUIDELINES

Applications for Density Bonuses are processed by the Planning Division. Density Bonus requests are processed pursuant to Section 65915 et seq. of the California Government Code and Title 9, Chapter 3, Article 22 of the Huntington Park Municipal Code. They are intended to provide incentives and/or concessions for housing developments of five or more units when they include affordable or senior citizen housing.

Submittal Requirements:

1. DENSITY BONUS APPLICATION (ATTACHED).
2. ENVIRONMENTAL CHECKLIST FORM.
3. VICINITY/LOCATION MAP.
4. SITE PLAN. Site plan should be drawn to scale on 24" x 36" paper, folded to 8 ½" x 11", and include the following:
 - a. Square footage and acreage of parcel(s)
 - b. Property lines and dimensions
 - c. Street right-of-way
 - d. Existing easements
 - e. Existing/proposed on-site buildings and any buildings within 100 feet of property
 - f. Driveway and parking layout
 - g. Location of the proposed affordable units
5. FINANCIAL ANALYSIS REPORT. The financial analysis report for the project should indicate that the proposed Density Bonus and concessions and/or incentives are necessary to provide the proposed affordable units.
6. DRAFT DENSITY BONUS HOUSING AGREEMENT. The agreement shall include the minimum information and terms required in HPMC Section 9-3.2206.
7. DIGITAL FILES. A CD-Rom containing all files in digital .DOC, .PDF, or JPEG formats.
8. ADDITIONAL INFORMATION. Any other information as may be required by the Planning Division and/or Community Development Department.
9. FEES. Density Bonus Applications shall be accompanied by the following fees:
 - a. \$231.98 for Minor Development Permit for Density Bonus
 - b. \$237.13 for Environmental Review (minimum)

\$469.08 Total

How is the application processed?

Applications for a density bonus and concessions and/or incentives are considered and approved or denied by the Director of Community Development. The Director's decision may be appealed to the Planning Commission. Subsequently, the Planning Commission's decision may be appealed to the City Council. Upon the submittal of the above mentioned materials and payment of fees, the proposal will be given a case number, and will be reviewed to ensure that all appropriate zoning regulations are met. The Director of Community Development will either approve or deny the application after staff has completed a thorough review of the request.



DENSITY BONUS APPLICATION

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: _____ Initials: _____

A. PROPERTY INFORMATION

Property Address or General Location: _____
 Assessors Parcel Number (APN): _____
 Zoning Designation: _____ General Plan Designation: _____

B. APPLICANT'S INFORMATION

Applicant: _____
 Mailing Address: _____
 Phone 1: _____ Phone 2: _____ Fax: _____

C. PROPERTY OWNER'S INFORMATION

Property Owner: _____
 Mailing Address: _____
 Phone 1: _____ Phone 2: _____ Fax: _____

D. PROJECT DESCRIPTION. Please use additional pages as needed.

1. Lot size (square feet/acres): _____
2. Total number of units allowed without Density Bonus: _____
3. Total number of units proposed with Density Bonus: _____
4. Total number and percentage of units affordable to:
 - a. Lower Income Households: _____ %
 - b. Very-Low Income Households: _____ %
 - c. Moderate Income Households: _____ %
5. Total number of:
 - a. Studio Units: _____
 - b. 1-bedroom units: _____
 - c. 2-bedroom units: _____
 - d. 3-bedroom units: _____
 - e. 4 or more bedroom units: _____
6. Is the project a senior citizen housing development Yes
7. Does the project include donation of land to the City Yes
 - a. Size of land to be donated (square feet/acres) _____
8. Does the project include a child care facility Yes
 - a. Size of proposed child care facility (square feet) _____

E. DEVELOPMENT INCENTIVES. Please check the box next to all development incentives requested. All requests must be clearly indicated on plans.

- Increase in Maximum Lot Coverage
- Reduction in Minimum Lot Size
- Reduction in Minimum Lot Setbacks
- Reduction in Minimum Private Outdoor Open Space
- Increase in the Maximum Building Height and/or Number of Stories
- Reduction in Setbacks Between Buildings
- A Reduction in the Minimum Number of Parking Spaces Required by HPMC Section 9-3.2209(E)
- Approval of Mixed Use Zoning
- Other: _____
- _____
- _____
- _____

F. PARKING RATIOS. Please indicate the number of required parking spaces per HPMC Section 9-3.2209(E). This information should also be included on the site plan.

1. Total Number of Parking Spaces Required: _____
2. Total Number of Parking Spaces Provided: _____

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that permission has been granted by the property owner to conduct the proposed development applied for herein.

Applicant Signature (Required)

Date_____

Print Name

Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.

Property Owner Signature (Required)

Date_____

Print Name