



CITY OF PLEASANT HILL

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SUPPLEMENTAL DENSITY BONUS INFORMATION

In accordance with California Government Code sections 65915 and 65915.5, when an applicant requests a Density Bonus for a housing development project, or for the donation of land for housing within the City of Pleasant Hill, the applicant shall provide the following information to the City to establish eligibility for the requested density bonus, incentives or concessions.

Density Bonus requests conforming to the [City's Density Bonus Ordinance](#) shall be submitted in combination with a formal "Application for Development Review" for a housing development project. The applicant shall provide the following information to the Planning Division as an attachment to an associated application. If additional space is needed, please attach additional pages to this form.

Related Entitlement(s)	<u>This Supplemental Density Bonus Information is being submitted in combination with the following entitlement(s) for a housing development project:</u>
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A. Project Description. Please use additional pages as needed.

- 1) Total number of units in the base density:
- 2) Percentage of affordability of base density:
- 3) Number of proposed affordable housing units:
- 4) Target affordability category: _____ Very-low _____ Low _____ Moderate (Ownership only)
- 5) Percentage of requested density bonus:
- 6) Total number of units in Project with density bonus:
- 7) Fill the table out below:

Total # of Bedrooms	Total # of Units	Total # of Affordable Units
Studio unit		
1-bedroom		
2-bedrooms		
3-bedrooms		
4 or more bedrooms		

B. Type of Density Bonus

☐ Affordable Housing Development

☐ Rental ☐ Ownership

☐ Senior Citizen Housing Development

☐ Low-Income ☐ Market Rate

☐ Donation of Land

Size of the land to be donated (square feet/acres) _____

☐ Child Care Facilities

Size of proposed childcare facility (square feet) _____

☐ Condominium Conversion Project

☐ Other _____

C. Development Incentives or Concessions. The number of incentives or concessions is based on the percentage of affordable units in the project (max of 4).

Mark number of incentives/concessions requested: ☐ One ☐ Two ☐ Three ☐ Four

Explain incentives or concessions requested:

1. _____
2. _____
3. _____
4. _____

D. Waivers and/or Modifications of Development Standards. List all requested waivers or modifications of development standards that will have the effect of precluding the construction of the Development at the proposed density.

1. _____
2. _____
3. _____

E. Parking Ratios. Please indicate the number of required parking spaces per the table below and the number of proposed parking spaces. Please also provide this information on the site plan.

Total Number of Parking Spaces Required: _____

Total Number of Parking Spaces Proposed: _____

(If proposed parking space is lesser than required amount, fill applicable section C or D above.)

Density Bonus Parking Provision				
Total Number of Bedrooms	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Density Bonus Maximum Required	1	1.5	1.5	2.5
Density Bonus Transit Proximate	.5	1	1.5	2

Attachments

- **Incentives and concessions, except mixed-use development:** Provide evidence that the requested incentive and concession results in identifiable, financially sufficient, and actual cost reductions.
- **Waivers or modifications:** Provide evidence the waiver or modification is necessary to make the Dwelling Units economically feasible and that the development standards will have the effect of precluding the construction of a Housing Development that qualifies for a Density Bonus at the densities or with the incentives or concessions permitted by this Density Bonus Ordinance.
- **Donation of land:** Provide documents showing the location of the land to be dedicated and provide evidence that all the conditions included in PHMC 18.20.150.B.7 are satisfied.
- **Childcare facility:** Provide document showing the location and square footage of the Childcare facility and provide evidence that each of the findings included in PHMC 18.20.150.B.8 can be made.