

DENSITY BONUS APPLICATION GUIDELINES
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF WALNUT CREEK

CODES

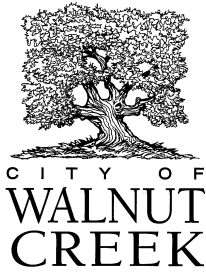
The Planning Division processes Density Bonus applications. Density Bonus requests are processed pursuant to Section 65915 et sq. of the California Government Code and Title 10, Chapter 2, Part 3, Article 10 of the Walnut Creek Municipal Code.

UPDATES

The Density Bonus Ordinance of the City of Walnut Creek is undergoing a comprehensive update for state law compliance. To the extent that the City of Walnut Creek's Density Bonus Ordinance includes any provisions inconsistent with state law, refer to the State Density Bonus Law.

SUPPLEMENTAL APPLICATION

This is a supplemental application and must be accompanied by a standard Planning Application and Statement of Understanding.



DENSITY BONUS APPLICATION

Supplement to Planning Application
Community Development Department, Planning Division
1666 North Main Street
Walnut Creek, CA 94596
(925) 256-3558 information (925) 256-3500 fax
www.walnut-creek.org website

Staff

For Staff Use Only
(Date Stamp)

Received By: _____

APPLICANT: PLEASE PRINT CLEARLY AND FILL IN ALL APPLICABLE SECTIONS

PROJECT NAME: _____

PROJECT SITE ADDRESS: _____ APN: _____

PROJECT DESCRIPTION: _____

CURRENT ZONING: _____ CURRENT GENERAL PLAN DESIGNATION: _____

APPLICANT CONTACT INFORMATION:

NAME: _____
COMPANY: _____
ADDRESS: _____
CITY, STATE: _____ ZIP: _____
PHONE #: _____ FAX #: _____
CELL #: _____ EMAIL: _____

- OWNER ARCHITECT
 ENGINEER OTHER:

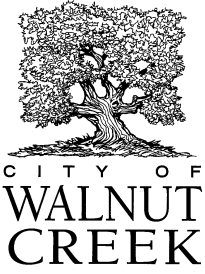
PROPERTY OWNER OR AGENT AUTHORIZATION (if different):

NAME: _____
COMPANY: _____
ADDRESS: _____
CITY, STATE: _____ ZIP: _____
PHONE #: _____ FAX #: _____
EMAIL: _____

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: x _____
3. Number of proposed affordable housing units (round up #): = _____
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		



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B. TYPE OF DENSITY BONUS

Affordable Housing Development

Rental Ownership

Senior Citizen Housing Development

Low-Income Market Rate

Donation of Land Sec. 10-2.3.1006.

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

Child Care Facilities Sec. 10-2.3.1007.

a. Size of proposed child care 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). Sec. 10-2.3.1004.2.

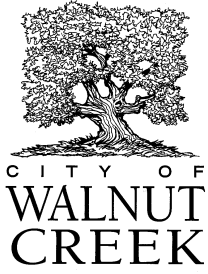
Mark number of incentives/concessions requested: One Two Three Four

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. Sec. 10-2.3.1005.

1. _____
2. _____
3. _____



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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. *Sec. 10-2.3.1008.*

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 Bedroom	3 Bedroom	4 Bedroom
Density Bonus Maximum Requirement	1	2	2	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 of the conditions included in Article 10 Sec.10-2.3.1006 are satisfied.
- **CHILD CARE FACILITY:** Provide document showing the location and square footage of the Child Care Facility and provide evidence that each of the findings included in section 10-2.3.1007 of Article 10 can be made.

SIGNATURE OF APPLICANT

- I am the property owner and hereby authorize the filing of this application.
- I am the applicant and authorized by the owner to file this application.

SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____