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930 Irwin Street
San Rafael, CA
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4.C Density Bonus Statement

J. Application for a Density Bonus and/or Concessions or Incentives for Residential Development Projects. Application for a Density Bonus shall be made in the following manner:

a. Request for a Density Bonus and/or request for concessions or incentives for a residential project shall be made by filing a separate application along with the following information:

i. Density Bonus size requested:

20% Density Bonus

ii. Density Bonus submittal checklist: This checklist shall include, but not be limited to the following information: Property location; lot size, zoning allowable residential density, and allowable number of base units;

Property location: 930 Irwin Street, San Rafael, CA
Lot size: 40,200 SF
Zoning allowable residential density: Form Based Code
Allowable number of base units: 177 (see sheet A0.2)

iii. Density Bonus eligibility table: This table shall include: the Number of market rate units in the project; the number of affordable housing units proposed & level of affordability for each of the designated affordable units; the number of other eligible units (senior housing, supportive housing, etc); number of density bonus units requested; total allowable density bonus (see Table 3 of this City Council Resolution);

DENSITY BONUS ELIGIBILITY TABLE
(Per State Density Bonus Law):

Base Density (see sheet A0.2)	177
Low-Income percentage of base density	10%
Low-Income units (rounds up)	18
Density Bonus	20%
Bonus units (rounds up)	36
Maximum project with bonus units	213
Market rate units	195

iv. Project plans showing the total number of units, the number and location of the affordable units and the number and location of the proposed density bonus units;

See Sheets A0.1, A0.2 & A2.0-2.6 of project plans, dated 06.13.2024, for the 213 total units, 18 affordable units, and 36 density bonus units.

v. Parking Ratios Table: this table shall include the total number of proposed parking and the total number of required parking spaces for affordable housing units or for special projects as shown in Tables 1 and 2 above;

The project provides more parking than the minimum requirement per the DSRPP for zoning T5N 50/60 and T4N 40/50.

vi. List of requested Concessions/Incentives: The application shall include the total number of concessions or incentives being requested; the total number of concessions or incentives for which the project is eligible for by this City Council Resolution Table 4; a list of the requested concessions or Incentives; written financial documentation that demonstrates how the requested concessions/ incentives result in identifiable and actual cost reductions. The written statement shall include the actual cost reduction achieved through the concession/incentive and evidence that the concession/incentive allows the applicant to develop affordable housing at the specified affordable rents/sales price; The cost of reviewing any required financial data submitted as part of the application in support of a request for a concession or incentive, including, but not limited to, the cost to the city of hiring a consultant to review said data, shall be borne by the applicant;

As a density bonus project that provides at least 10% of the base project units as affordable, the project is eligible for 1 concessions/incentives.

However, the project as currently proposed does not request any concessions or incentives.

vii. A list of requested waivers or reduction of development standards. Any request for waivers or reduction of development standards shall be accompanied with evidence that the development standards for which a waiver is requested would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by Government Code Section 65915;

The following list of waivers or reduction of development standards are required in order to physically accommodate the proposed density bonus project:

- Waiver of 50' height limit in T5N 50/70 and 40' limit in T4N 40/50
- Waiver of 7' front and side street setback at the T4N 40/50 portion of site
- Waiver of 5' side yard setback at the T4N 40/50 portion of site
- Waiver of 15' rear yard setback at the T4N 40/50 portion of site
- Waiver of front and side setbacks above 35'
- Waiver of setbacks for civic area

viii. If a density bonus is requested for a qualified land donation, the application shall show the location of the land to be dedicated and provide evidence that the requirements of Subsection C.g. of this Section have been met, thus entitling the project to the requested density bonus;

Not applicable.

ix. If a density bonus is requested for construction of a child care facility the application shall show the location and square footage of the proposed facility and provide evidence that the requirements of Subsection C.f. above have been met, thus entitling the project to the requested density bonus.

Not applicable.