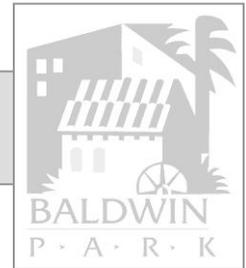


SUBCHAPTER 153.040 – RESIDENTIAL ZONES



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PART 3 – Housing Incentives

§ 153.040.120 – Intent and Purpose

These standards establish development policies that assist in the provision of affordable housing for low- and moderate-income households.

§ 153.040.130 – Density Bonus Incentive

Density bonus shall be granted if a development meets California Government Code § 65915.

§ 153.040.140 – General Requirements

- A. Conditional use permit.** A conditional use permit is required for any project in which agreement with the city is entered pursuant to California Government Code § 65915. The permit shall be obtained prior to the effective date of such agreement.
- B. Development plan.** A development plan submittal is required which shall contain the following:
 - 1. Location of dwelling units within the project intended for affordable housing.
 - 2. Total number of rental dwelling units and for-sale dwelling units within the project.
 - 3. Proposed rent schedules and/or sale prices.

§ 153.040.150 – Development Standards

Affordable housing units permitted by such density incentives shall comply with the following development standards:

- A. **Location/dispersal of units.** Affordable housing units shall be reasonably dispersed throughout the project.
- B. **Average number of bedrooms.** The average number of bedrooms per designated affordable housing dwelling unit shall be consistent with the average number of bedrooms per unit in the project.
- C. **Harmonious design.** Affordable housing units shall be designed harmoniously with the architectural styles of other units in the project.

§ 153.040.160 – Resale and Rental Controls

- A. **Recording, covenant and city review.** An agreement shall be recorded in the County Recorder's office and shall constitute a covenant running with the land. The agreement shall ensure continued affordability of all low- and very low income units that qualified for a density bonus award for 30 years or a longer period of time pursuant to California Government Code § 65915. Individual, affordable, for-sale housing units shall be owner-occupied. Upon change in ownership of an affordable housing unit, notice shall be given to the city. The city shall review each owner proposed to occupy an affordable housing unit to determine eligibility of such owner.
- B. **City's right of refusal.** The city shall have the right of refusal to lease affordable rental housing units. The city shall assign units to prospective tenants determined to be eligible by the city. Upon subsequent termination of tenancy, the right of refusal shall revert to the city for subsequent assignment to an eligible tenant.