Density Bonus Process

If you are considering the use of Density Bonus to build a project at greater density than otherwise permitted by the City's land use regulations, then the following process shall be followed:

1. Confirm the zoning and general plan designation on CVMapper City of Chula Vista GIS.

2. Density Bonus law allows developers to build more units than would otherwise be permitted under existing zoning and development standards in exchange for restricting a portion of units as affordable to low, very low, or moderate-income households. In order to determine the maximum number of units allowed through use of a Density Bonus, the **base density** must first be established. The base density is set according to whichever land use document (general plan, zoning ordinance, specific plan) allows for the greatest number of units. **If the site is part of the Urban Core Specific Plan (UCSP), refer to section 2(a). If the site is part of the Palomar Gateway Specific Plan, refer to section 2(b).**

    a. If the subject property is in the UCSP, then the applicant shall provide a base density study for the City's review and approval.

        i. Base density is determined by units per acre, per Gov. Code 65915(o)(6). A base density study must take into consideration all development standards of the proposed site. It is reviewed as if you are reviewing a proposed project.

        ii. The Urban Core allows for urban amenities that permit additional floor area ratio (FAR) and residential units if certain requirements are met, such as a 10% increase in FAR when additional public space is provided pg. VI-48 UCSP (chulavistaca.gov).

    b. If the subject property is in the Palomar Gateway Specific Plan, then the applicant shall provide a base density study if a general plan designation does not provide density in units per acre.

        i. Base density is determined by units per acre, per Gov. Code 65915(o)(6). A base density study must take into consideration all development standards of the proposed site. It is reviewed as if you are reviewing a proposed project.

        ii. If a general plan designation does exist, then an applicant can choose to use the general plan designation instead of providing a base density study.

3. If a base density study is needed or an applicant would like to confirm the base density, a preliminary review application must be submitted to the Development Services Department for review and approval prior to Step #4.

4. After the base density has been confirmed, determine the number of affordable units, the income category of the affordable units, and the number of bonus units. This ratio is set according to a table contained within Density Bonus law. The City's Density Bonus Application will help guide this step of the process and must be completed and approved by the Department of Housing and Homeless

Services prior to a project application being submitted and deemed complete. An initial meeting with the applicant may be required.