CITY OF BEVERLY HILLS

DENSITY BONUS PERMIT APPLICATION INSTRUCTIONS

1. PRELIMINARY

Prior to preparing the application, the applicant should first review Article 15.2 of Chapter Three of Title Ten of the Beverly Hills Municipal Code, as well as other applicable Code Sections, and consult with the Community Development Department.

AN APPLICATION FOR A DEVELOPMENT PLAN REVIEW PERMIT MUST BE FILED CONCURRENTLY WITH AN APPLICATION FOR A DENSITY BONUS PERMIT. THE APPLICANT SHOULD REVIEW THE DEVELOPMENT PLAN REVIEW PERMIT APPLICATION FOR FURTHER INFORMATION.

2. PREPARING THE APPLICATION

A complete application shall consist of the following items:

a. Application

1) The attached application form must be completely filled out and signed. If the applicant is not the property owner, a letter of authorization from the owner shall accompany this application.

2) A related Development Plan Review Permit application must be completed, and that completed application, with all attachments, including plans with conceptual approval stamps from the Building and Safety Division, and architectural plans, must accompany the Density Bonus Permit application. The floor plans must show the area of each dwelling unit and the units that are reserved for "eligible households."

b. Environmental Assessment

Please consult with staff regarding this requirement.

c. Public Notice

Public notice requirements are the same as those required for a Development Plan Review permit and may be fulfilled concurrently.
Please refer to the Development Plan Review permit application for the requirements.

d. Additional Information

Any other pertinent information which would help to better illustrate the density bonus proposal, particularly as it may affect/impact the neighboring property or properties (photos, illustrations...).

3. FILING FEE

Please see current Fee Schedule for fees. Checks should be made payable to the City of Beverly Hills.

4. PLANNING COMMISSION

After the application is submitted and determined to be complete, the Density Bonus Permit application, with the related Development Plan Review application, will be scheduled on the Planning Commission agenda.
CITY OF BEVERLY HILLS
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR DENSITY BONUS PERMIT

Project Address:_____________________________________________________

Legal Description:   ______________   ______________   ______________

Tract               Block              Lot(s)

Property Owner      Applicant or Agent

Name:_____________________________  Name:_____________________________
Address:_____________________________  Address:_____________________________
City:_____________________________  City:_____________________________
State & Zip:_____________________________  State & Zip:_____________________________
Phone/Fax:_____________________________  Phone/Fax:_____________________________

Project Description
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

Land Use Designation (Zone):___________________________________________

Site Size:____________________________________________________________

Site Area Requirement (Sec. 10-3.1204):________________________________

Maximum Number of Units Allowed (Site Size/Site Area Requirement):__________

Proposed Number of "Eligible Units" (Show Calculation):
____________________________________________________________________
____________________________________________________________________

Density Bonus August 2004
Information regarding units to be reserved for "eligible households":

<table>
<thead>
<tr>
<th>Type of Eligible Household</th>
<th>Low/Mod Income</th>
<th>Lower Income</th>
<th>Very-Low Income</th>
<th>Senior</th>
</tr>
</thead>
</table>

Number of Units

Number of Density Bonus Units Requested:_____________________________________

Total Number of Units In Project (Include Density Bonus Units):__________________

INCENTIVES

Indicate below all incentives the applicant seeks as provided in Section 10-3.1526 of the B.H.M.C., pursuant to California Government Code Section 65915, (Section 10-3.1527 of the B.H.M.C., notwithstanding). Attach additional pages as necessary.

Construction Incentives

The applicant seeks the following construction incentives. (Check all boxes that apply.) Attach schedule showing Code requirement and requested modification from the Code requirement for each incentive checked.

☐ Section 10-3.1526(a)(b)(1); reduction in the required minimum floor area of the minimum number of units that are required to qualify the project for the Density Bonus Permit and which are designated for use by "eligible households."

☐ Section 10-3.1526(a)(b)(2); allow a greater number of guest parking requirements to be fulfilled through the use of a greater number of compact or tandem spaces than would otherwise be permitted.

☐ Section 10-3.1526(a)(b)(3); reduction of parking requirements.

☐ Section 10-3.1526(a)(b)(4); authorization of construction of an additional story in certain, limited areas.

☐ Section 10-3.1529.5; other modifications to development standards. (On attached schedule, be specific as to Code requirement and requested modification.)
Financial Incentives

1. Incentives In Lieu Of Bonus Units
   Identify any reduction or waiver of any development application fee or tax imposed by the City on construction, or an award of a grant, loan or other money that is requested as a financial incentive in lieu of construction of any of the density bonus units pursuant to Sec. 10-3.1526(b). Be specific as to type and dollar amount.

2. Additional Financial Incentives
   Identify the type and dollar amount of any additional financial incentives requested from the City, including the reason for the request.
REQUIRED PROJECT PRO FORMA

Attach complete, accurate pro forma calculations on the project, and other financial information as necessary, to determine the financial value of each density bonus unit and the value of each alternative construction and/or financial incentive if any incentive(s) is proposed. Include assumptions and copies of any background data used to support assumptions.

I, ______________________________, am the property owner or authorized agent of the subject property and I have read and understand all statements including the Guidelines for density bonus permit applications approved by the City Council and on file in the Community Development Department, pursuant to Section 10-3.1530.5 of the Beverly Hills Municipal Code (B.H.M.C.). I acknowledge the requirement to provide written notice of tenancy termination and to furnish relocation benefits to tenants to be displaced by the project in conformance with Article 6 of Chapter 5 of Title 4 of the B.H.M.C. I also acknowledge the requirement that each displaced tenant shall be given a right of first refusal to occupy any unit for which the tenant qualifies in the newly constructed or renovated building, in accordance with Section 10-3.1528 of Article 15.2 of Chapter 3 of Title 10 of the B.H.M.C. I hereby declare (affirm) that the foregoing statements, facts, and attached plans and materials are true and correct.

Signature of ( ) Property Owner or ( ) Authorized Agent

I, _____________________________, am the property owner of the subject property. I have read and understand all foregoing statements, and hereby authorize the processing of this application.

Signature of Property Owner Date

(for office use only)

Date Received: Application Fee Paid: