

ATTACHMENT 2
PLANNING CASE NO. PL23-0272
DENSITY BONUS PROJECT PROPOSAL

Kenosha Holdings, LLC is proposing the development of a density bonus project consisting of 14 new residential lots/units on acres within the R-1-10 zone. Thirteen of the new housing units are to be market-rate single-family homes and one to be an affordable unit (Lot 10) which will be restricted to “very low-income” households.

Pursuant to Escondido Municipal Code Sections 33-1412 and 33-1413, the applicant for a density bonus project shall submit a written proposal for the project including the information provided below. This document is intended to satisfy the requirements therein. Housing costs and market pricing depend on market conditions, including mortgage rates. As such, pricing for the market-rate units would be determined at the time they come to market. By law, pricing for restricted units is based on the area median income and depends on the size of the household. For “very low-income” units, housing costs cannot exceed 30% x 50% of the area median income for a family of a given size. The restricted pricing would be set accordingly, depending on those factors at the time they are available on the market.

The Developer would be responsible would manage and control the construction and sale or rent of the affordable units, and would be responsible for identifying and qualifying the buyers.

Density Bonus Calculations:

General Plan Designation:	Suburban
Base Density Calculation/Yield:	10 lots/units 3.3 dwelling units per acre x 2.87 acres = 9.47 units rounded up to 10 units/lots. <i>Note: All density bonus calculation resulting in fractions are rounded up to the next whole number (Art. 67,§ 33-1412).</i>
No. Affordable Units:	1 – very low income
Percentage of Affordable Units:	10%
Density Increase Permitted:	32.5%
Density Bonus Units Allowed:	4
Number of Concessions/Incentives allowed:	2
Number of Concessions/Incentives requested:	0
Number of Waivers requested:	6
Existing Units to Remove:	1 (existing SFR, detached garage, outbuilding)

Below are the proposed incentives, concessions and waivers requested by the applicant. These incentives, concessions and waivers will help to provide much-needed housing, and in particular, affordable housing, to the City of Escondido. Pursuant to Government Code section 65915(d)(2), a project that provides at least 10% of the units for very-low income shall receive up to two concessions/incentives. Per EMC 33-1414(d) –an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project. The project applicant is not requesting any incentives/waivers.

A development qualifying for a density bonus also receives additional forms of assistance to include waivers or reduction of development standards. The table below lists the requested waivers to development standards that, if not granted, would physically preclude the construction of the project as designed. All identified development standards below fall under the definition of “development standards” in Government Code section 65915(o)(1) which includes “a site or construction condition... that applies to a residential development pursuant to any... [city] policy....”

Table 1 – Density Bonus Request

Incentives/Concessions			
Incentive / Concession	Development Standard	Proposed	Justification
None requested	--	--	--
Waivers			
Waiver	Development Standard	Proposed	Justification
Lot Size and Width	Min. lot size 10,000 SF (Fig. II-6, Ch. II, General Plan); 80' average lot width (Art. 6, § 33-98)	4,191 SF ¹ – 7,900 SF net lot size; 42' to 86' average lot width	The existing standards would preclude the project at the density requested and as designed in that it would inhibit the ability to achieve the number of lots proposed. The project makes efficient use of the site which results in limited physical area to meet the standard. The lot area and width would need to be reduced in order for the project to be developed as designed.
Increase in fence height within the street-side setback	Max. of 42" fence height within 10' street-side setback (Art. 56, § 33-1080(a)); Max. 6' height for walls and fences in interior and rear setbacks (Art. 56, § 33-1080(a)).	7' high noise attenuation fence/wall on top of, or adjacent to, retaining walls up to approximately 4.62' in height within street-side setback; 6' high fence/wall on top of or adjacent to retaining walls up to 6.2' in height along the rear/side of lots 2 – 10.	The existing standards would preclude construction of the project's noise attenuation feature and lot screening which enable compliance with the City's General Plan and Quality of Life Standards. The project makes efficient use of the site which results in limited physical area to meet the standard and construct the future units. It would need to be reduced in order for the project to be developed at the density designed.
Setbacks	Interior side: 10' on one side and 5' on the other (Art. 6, § 33-100); Street side: 10' street-side setback (Art. 6, § 33-100)	5' min. interior side and street-side setback 0' setback for street side fence along Lot 1	The existing standards would preclude the project at the density requested and as designed in that it would inhibit the ability to achieve the number of lots proposed. The project makes efficient use of the site which results in limited physical area to meet the standard. It would need to be reduced in order

			for the project to be developed at the density designed.
Street Frontage	Min. 35' or 20' for panhandle lots (Art. 6, § 33-98)	Min. 31 feet for Lot 12	The existing standards would preclude at the density requested and the project as designed in that it would inhibit the ability to achieve the number of lots proposed. The project makes efficient use of the site which results in limited physical area to meet the standard. It would need to be reduced in order for the project to be constructed as designed.
Street Trees	1 per 30 linear feet (Art. 62, § 33-1339(f)(2))	Reduced number of trees of 1 per street frontage for Lots 2-5, 7, 11, 12 and 13. Lots 8, 9 and 10 to have front -yards include landscaping appropriate for the limited available landscape area due to required driveways/pavement area.	The necessary spacing of trees would preclude construction of the project at the density requested and as designed due to the limited lot frontage on certain lots; driveway width/paved area; conflicts with utilities. The project makes efficient use of the site in that trees are clustered where feasible and still spaced in a way to encourage canopy coverage.
Grading Exemption	Fill slopes/retaining walls between 5' and 10' in height ² (Art. 55, §33-1066(b))	Waive determination that a grading exemption is required for the proposed perimeter retaining walls of approx. 6.2 feet in height.	The retaining walls up to 6.2 feet in height are required to accommodate proper drainage to the street and storm water facility for the project at the density requested and as designed. The waiver of the determination results in the project not being subject to a grading exemption and the associated findings for approval
<p>1 SF = Square feet</p> <p>2 Fill slopes/retaining walls that are between 5-feet and 10-feet in height are subject to a Grading Exemption per the Director of Development Services discretion.</p>			