

County of Sacramento
Office of Planning and Environmental Review (PER)
827 7th Street, Room 225
Sacramento, CA 95814
(916) 874-6141



Supplemental Application Form

Request for a Waiver of Development Standards via Density Bonus

This particular Supplemental Application Form is only applicable to applicants which are requesting an increased density per the State Density Bonus Program (Zoning Code Section 6.5.4) or the Sacramento County Housing Incentive Program (Zoning Code Section 6.5.5.). ***Under which program are you requesting a density bonus?***

- State Density Bonus Program
 Housing Incentive Program (HIP)
 Both
-

Please answer questions 1 through 5 below and describe how your project qualifies for either the State Density Bonus Program or the Housing Incentive Program.

1. Zoning District(s): _____
2. At least 10% of the project units include one or more of the following:
 - 3 of more bedrooms
 - Accessible units
 - Studio for-rent apartments with 400 sq. ft. or less
 - Age-restricted senior housing
 - Income-restricted housing
 - Military veteran-restricted housing
 - Transit accessibilityOr
 Specified amenities within ½ mile of all project units (see Zoning Code Section 6.5.5.E.8)
3. Percentage density bonus that you qualify for based on your property's zoning district through the ***County's Housing Incentive Program:***
 - 15% (RD-20 or Commercial Zones)
 - 10% (RD-25, RD-30, RD-40 Zones)
4. If applicable, what percentage density bonus do you qualify for through the ***State Density Bonus Program:*** _____
5. If applicable, total percentage density bonus through both programs (add percentages from questions 3 and 4): _____

6. Pursuant to Zoning Code Section 6.5.5.F, you may request one waiver to deviate from County multifamily housing development standards in conjunction with the provision of additional units for individuals with special needs. Please select the multi-family housing development standard(s) you are requesting to deviate from. In the space below your selection, include your proposed deviation.

- Not requesting any deviations
- Front yard setback
Proposed Deviation:
- Side yard setback
Proposed Deviation:
- Rear yard setback
Proposed Deviation:
- Setback Requirements from Existing Single-family Residential
Proposed Deviation:
- Height
Proposed Deviation:
- Parking
Proposed Deviation:
- Open Space Requirements
Proposed Deviation:
- Private Storage Requirements
Proposed Deviation:
- Minimum lot area or width*:
Proposed Deviation:
- Minimum public street frontage*:
Proposed Deviation:
- Other
Proposed Deviation

**Deviations from minimum lot area/width standards and minimum public street frontage standards are subject to specific findings by staff. If you are applying for one of these deviations, you will need to fill out sections 9 and/or 10 in addition to sections 7 and 8 below.*

7. How would a waiver of the above development standard specifically allow for an **increased density** of your project?

8. In addition to HIP-specific requirements, waivers will be subject to the same considerations as those of Special Development Permits. For your reference, language from Zoning Code Section 6.5.5.F. and 6.4.6.H. is included below. Please describe how your project qualifies for the general findings for all Special Development Permits in the boxes below. Waivers that have specific adverse impacts on public health, public safety, or physical environment (Section 6.5.5.F) will not be allowed. Waivers which conflict with the Sacramento County Design Guidelines may also be denied.

Zoning Code Section 6.5.5.F Waiver of Development Standards

In conjunction with the provision of units for individuals with special needs and density increase units, the applicant may also request one waiver of County multifamily housing development standards. The requested waiver shall be described within the project application materials, with the description including a discussion of how the waiver allows increased density and how the waiver will not negatively impact adjacent properties. Waivers are not allowed for required accessible parking spaces related to units developed as accessible, as defined in Section 6.5.5.C. Waivers shall be allowed unless staff finds that the waiver would have a specific adverse impact on public health, public safety, or the physical environment, and would have an adverse impact on a property that is listed in the California Register of Historical Resources.

Zoning Code Section 6.4.6.H.

General Finding for All Special Development Permits. The appropriate authority shall not issue the Special Development Permit, unless it makes the following general findings:

- a. That the proposed development will carry out the intent of the General Plan and any applicable community plan;
- b. That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
- c. That the proposed development is compatible with existing and proposed land uses in the surrounding area;
- d. The proposed development is justified by the project design or by the substantial energy savings proposed pursuant to this Section. In the case of a residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces;
- e. That there is adequate assurance that all necessary infrastructure will be installed at the scheduled times;
- f. That the existing or proposed utility services are adequate for the uses and population densities proposed; and
- g. That the proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County.

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FOR MINIMUM LOT AREA/WIDTH OR PUBLIC STREET FRONTAGE WAIVERS ONLY

Deviations from minimum lot area and width standards and minimum public street frontage standards are subject to specific findings by staff. If you are applying for one of these deviations, please review Zoning Code Sections 6.4.6.H.2. and 6.4.6.H.3., and please fill out sections 9 and 10 below to describe how your project qualifies.

9. FOR MINIMUM LOT AREA/WIDTH WAIVERS ONLY

Zoning Code Section 6.4.6.H.

Reduction in the Minimum Lot Area or Width Standards in Residential Zoning District for Lots

Created by a Tentative Parcel Map. In addition to the general findings in Section 6.4.6.H.1, the appropriate authority shall not issue a Special Development Permit to provide greater flexibility from and alternatives to the minimum lot area or minimum lot width requirements of this Code for residential zoning districts, unless it makes one or more of the following findings:

- a. Dedication for public streets or other facilities is required that is in excess of dedication normally required, pursuant to the adopted County Transportation Plan or otherwise required by a public agency.
- b. The location of natural features or existing site improvements will cause odd or irregular lot shapes if strict adherence to lot area and/or width standards is required.
- c. An existing nonresidential use, or a nonresidential use proposed concurrently with another entitlement, does not require the minimum parcel size required by the zoning district. Such nonresidential uses may include institutional uses such as day care centers, places of worship, private schools, hospitals, fraternal lodges, and public buildings. Conveyance of residential development rights may be required as a condition of the lot size reduction.
- d. The proposed lot area or configuration is sufficient to provide usable yard areas and a desirable residential environment, based on the proposed development as approved by the Design Review Administrator.
- e. Two-thirds or more of the legally created lots existing within 500 feet of the proposed parcel map are of similar size or shape in the same zoning district.
- f. Two-thirds or more of the legally created lots existing within 500 feet of the proposed parcel map are of similar size or shape in the same zoning district.
- g. The project consists of a remainder lot created prior to May 1983 as a result of a gift deed conveyance to a nonprofit charitable organization or to a college or university level education facility.
- h. The project is located within a Neighborhood Preservation Area (NPA) and maintenance of the existing zoning is an integral part of the NPA. The proposed lot exception would be consistent with the intent of the NPA, policies of the Community Plan and General Plan, and compatible with the existing lotting pattern in the immediate vicinity.

Waiver of Development Standard Request Supplemental Form

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10. FOR MINIMUM PUBLIC STREET FRONTAGE WAIVERS ONLY

Zoning Code Section 6.4.6.H.

Reduction in the Minimum Public Street Frontage Standards. In addition to the general findings in Section 6.4.6.H.1, the appropriate authority shall not issue a Special Development Permit to provide greater flexibility from and alternatives to the minimum public street frontage requirements or the road improvement standards of this Code to permit the construction and use of a single-family dwelling, mobile home, or accessory building, unless it makes all of the following findings.

- a. Adequate provisions are made for the prevention of dust or other nuisances or hazards to surrounding properties resulting from the use of public streets and drives.
- b. Adequate provision can be made for future street right-of-way and improvements.
- c. Adequate provisions are made for emergency and service provider vehicles.