

**APPENDIX 4:**  
**Citywide Housing Incentive Program Procedures Table**

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CPC-2023-7068-CA, CPC-2024-387-CA, CPC-2024-388-CA

For consideration by the City Planning Commission

September 26, 2024

## Appendix 4 - CITYWIDE HOUSING INCENTIVE PROGRAM PROCEDURES TABLE

### Citywide Housing Incentive Program Ordinance Procedures Table

\* An applicant may request Incentives on or off the Menu of Incentives.

Program	Allowed Incentives (On/Off Menu)	Ministerial		Discretionary	
		Department of Building and Safety	Expanded Administrative Review	Director's Determination	City Planning Commission (Class 3 CUP)
<b>Existing Density Bonus (DB)</b>	Up to 3	<i>Base Incentives</i> (Density and Parking)	<i>Menu of Incentives</i> subject to Administrative Review	Not Applicable	<i>Off-Menu / Waivers of Development Standards</i>
<b>Existing Transit Oriented Communities</b>	Up to 3	<i>Base Incentives</i> (Density, Parking, FAR)	Not Applicable	<i>Menu of Incentives</i>	Not Applicable
<b>Proposed Density Program State Bonus</b>	Up to 4*	<i>Base Incentives</i> <ul style="list-style-type: none"> <li>- Density</li> <li>- Parking</li> </ul> <i>Menu of Incentives (Exception: Housing Developments in Very High Fire Hazard Severity Zones, Sea Level Rise Areas, and Coastal Zones are not eligible for the Menu of Incentives)</i>	<i>Public Benefit Options (Exception: Housing Developments in Very High Fire Hazard Severity Zones, Sea Level Rise Areas, and Coastal Zones are not eligible for the Multi-Bedroom Public Benefit Option)</i>  <i>Not on Menu of Incentives (Public Hearing may be Required)</i>	Not Applicable	<i>Waivers of a development standard including requests</i>
<b>Proposed Mixed Incentive (MIIP) Income Program</b>	Up to 4*	<i>Base Incentives</i> <ul style="list-style-type: none"> <li>- Density</li> <li>- Parking</li> <li>- FAR</li> <li>- Height</li> </ul> <i>Menu of Incentives</i>	<i>Public Benefit Options</i>  <i>Not on Menu of Incentives (Public Hearing may be Required), except that the following Off-Menu requests may not be requested and shall be processed pursuant to the State Density Bonus Program: FAR, Height, Yards/Setbacks, Open Space, tree planting, and ground story</i>	<i>Up to one waiver of a Development Standard</i>	<i>Project requesting more than one waiver of a development standard</i>
<b>Proposed Affordable Incentive (AHIP) Housing Program</b>	Up to 5*	<i>Base Incentives</i> <ul style="list-style-type: none"> <li>- Density</li> <li>- Parking</li> <li>- FAR</li> <li>- Height</li> </ul> <i>Menu of Incentives (Exception: Projects in Very High Fire Hazard Severity Zones, Sea Level Rise Areas, and Coastal Zones are not eligible for Menu of Incentives)</i>	<i>Public Benefit Options (Exception: Projects in Very High Fire Hazard Severity Zones, Sea Level Rise Areas, and Coastal Zones are not eligible for Public Benefit Options except for bonuses for Childcare Facilities and Land Donation)</i>  <i>Not on Menu of Incentives (Public Hearing may be Required)</i>  <i>Base Incentives &amp; Incentives requested from the Menu of Incentives for FBO sites with Surveyed Historic Resources</i>  <i>Up to one waiver of a Development Standard</i>	<i>Up to three waivers of a Development Standard</i>	<i>More than three waivers of a development standard</i>