



## HOUSING PERMIT SUPPLEMENTAL APPLICATION (Senior Citizen Housing\*)

**PLEASE READ THE INSTRUCTIONS CAREFULLY**

The following information is necessary for all Housing Permit applications for projects with senior citizen housing set-asides. Please answer all applicable questions. Failure to provide accurate and complete information will delay your review. Applications must be submitted in person by appointment only. Additional information, as indicated in Sections 22.56.2620, 22.56.2690 and 22.56.2800, shall be submitted by the applicant upon request by the Department. Call (213) 974-6438 to schedule an appointment.

**\* NOTE:**

- 1) Eligibility: Project must have at least 35 dwelling units set aside for senior citizens 55 years of age or older OR a mobile home park shall be restricted to senior citizens 55 years of age or older (CA Civil Code 51.3).**
- 2) Duration of age restriction must be 30 years.**

**1. Senior Citizen Housing Set-Aside Density Bonus Calculation – Section 22.52.1830 A**

Maximum Units Permitted (pre-density bonus): \_\_\_\_\_ units  
 Density Bonus: 20% X \_\_\_\_\_ maximum units permitted (pre-density bonus)  
 = \_\_\_\_\_ units (round fractional units up to the next whole number)  
 Total (maximum permitted units + density bonus units): \_\_\_\_\_ units

**2. Parking**

Choose one of the following:

- Parking is calculated based on parking rates in Table E: Parking Rates of Section 22.52.1850.
- Further parking reduction is requested through the Waiver or Modification of Development Standards (*Discretionary Housing Permit is required* – please also complete **Question #4 & #5**).

Number of Dwelling Units	Dwelling Unit Size	Parking Rates (space/unit)	Total Parking Spaces
	0-1 bedroom		
	2-3 bedrooms		
	4 or more bedrooms		
<b>Grand Total:</b>			

**3. Senior Citizen Housing Option – Section 22.52.1870**

**(Note: *Discretionary Housing Permit* required – please also complete Question #5)**

Under the Senior Citizen Housing Option, I am requesting a density bonus greater than 20% (up to 50%). Fifty percent of my project is set-aside for senior citizens and meets the requirements of CA Civil Code 51.3.

Maximum Units Permitted (pre-density bonus): \_\_\_\_\_units

Density Bonus: \_\_\_\_\_% X \_\_\_\_\_ maximum units permitted (pre-density bonus)

= \_\_\_\_\_units (round fractional units up to the next whole number)

Total (maximum permitted units + density bonus units): \_\_\_\_\_units

**4. Waiver or Modification of Development Standards – Section 22.52.1860**

**(Note: *Discretionary Housing Permit* required – please also complete Question #5)**

Please provide a short description of the requested waiver of modification of development standards.

---

---

---

---

**5. Discretionary Housing Permit Burden of Proof – Section 22.56.2820**

Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

---

---

---

---

---

---

---

---

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

---

---

---

---

---

---

---

---

**C. That the proposed site is adequately served:**

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

**D. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design.**

**E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.**