

Los Angeles County Department of Regional Planning
Senior Citizen Housing - Form C
Housing Permit Supplemental Application

Please read the instructions carefully.

The following information is necessary for Housing Permit applications for senior citizen housing projects that are subject to Chapter 22.120 (Density Bonus). Please answer all applicable questions. Failure to provide accurate and complete information may delay review.

STAFF USE ONLY

Plan #		Project #	
APN(s)		<input type="checkbox"/> Rental	<input type="checkbox"/> For-Sale
Zone	LU Category	Plan	Plan Max. Density

SECTION A: DENSITY CALCULATIONS

Table 1. Baseline Dwelling Units

General/Area/Specific Plan Maximum Allowable Density		Lot size (calculated in acres)		=	Baseline Dwelling Units
<input type="text"/>	X	<input type="text"/>			<input type="text"/>
<i>Select One Checkbox</i>		<i>Select One Checkbox</i>			Senior Citizen Units*: _____
<input type="checkbox"/> units per net acre		<input type="checkbox"/> units per net acre			Non-Senior Citizen Units: _____
<input type="checkbox"/> units per gross acre		<input type="checkbox"/> units per gross acre			

* In order to request a density bonus or other benefits as a senior citizen housing project, a project must be one of the following:

- A "senior citizen housing development," as defined in CA Civil Code Sec. 51.3(b), with at least 35 baseline dwelling units for persons 55 years of age or older; or
- A "Mobilehome Park for senior citizens," with at least 80% of occupied dwelling units occupied by at least one person 55 years of age or older.

Table 2. Density Bonus Units Requested (Optional)

Senior Citizen Housing Units		Density Bonus % (Up to 20%)		=	Density Bonus Unit Count
<input type="text"/>	X	<input type="text"/>			<input type="text"/>
					Senior Citizen Units: _____
					Non-Senior Citizen Units: _____

(continue Section A on pg. 2)

SECTION A: DENSITY CALCULATIONS - CONTINUED

Table 3. Total Units Proposed

Tenure	Baseline Dwelling Units		Density Bonus Units		Total Units Proposed
	Senior Citizen	Non-Senior Citizen	Senior Citizen	Non-Senior Citizen	
Rental					
For-Sale					
Total					

(end of Section A)

SECTION B: WAIVERS OR REDUCTIONS OF DEVELOPMENT STANDARDS (OPTIONAL) – SECTION 22.120.090

Provide a short description of your requested waiver(s) or reduction(s) of development standards. Add additional pages if more waivers or reductions are requested.

Waiver or Reduction #1

Waiver or Reduction #2

(continue Section B on pg. 3)

Waiver or Reduction #3

Waiver or Reduction #4

Waiver or Reduction #5

(end of Section B)

1. Rental Project — Affordability

a. Is the project a senior citizen housing development, as defined in CA Civil Code Sec. 51.3(b)?

Yes No *If answer is “Yes,” answer Question 1b below.*

b. Exclusive of the manager’s unit(s) and inclusive of the density bonus units, are all dwelling units rental units for lower, very low, or extremely low income households?

Yes No N/A — Project is for-sale only

If answer is “Yes,” complete table.

	Unit Counts
Lower	
Very Low	
Extremely Low	
Manager’s Unit(s)	
Total	

2. Proximity to Transit

Is the project...

With paratransit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Within ½ mile of a fixed bus route operating at least 8 times per day?	<input type="checkbox"/> Yes <input type="checkbox"/> No

(end of Section C)