

Planning Department

Complete Communities

Housing Solutions

Eligible Sites

- [See the map](#) – This is only a guide for sites that may be eligible
- Within TPA
- Zoned 20 du/ac or greater
 - Or LU allows 20 du/ac or greater and located ¼ mi of rail
- Development must propose at least 100% of zone max density or max base FAR (downtown and MXD zones)

Ineligible Sites

- Prop A lands
- Designated Historical District
- Old Town PDO
- Visitor Accommodations (except SROs)

Requirements

40% pre-bonus units as affordable:

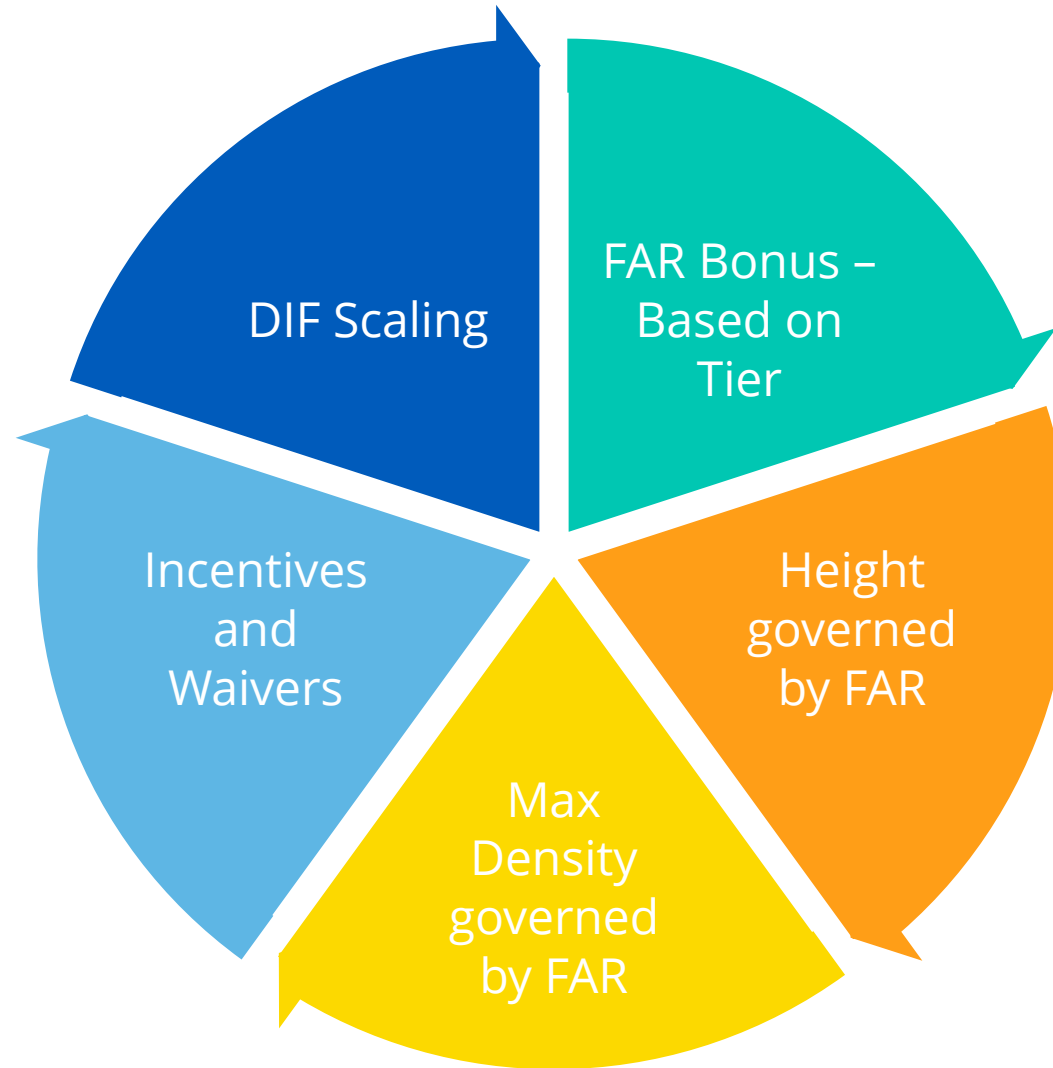
15% @ 50% AMI
10% @ 60% AMI
15% @ 120% AMI

Replacement Requirements for occupied or unoccupied residential units that are or were rented to lower income households

Public Amenities – Promenade or Fee

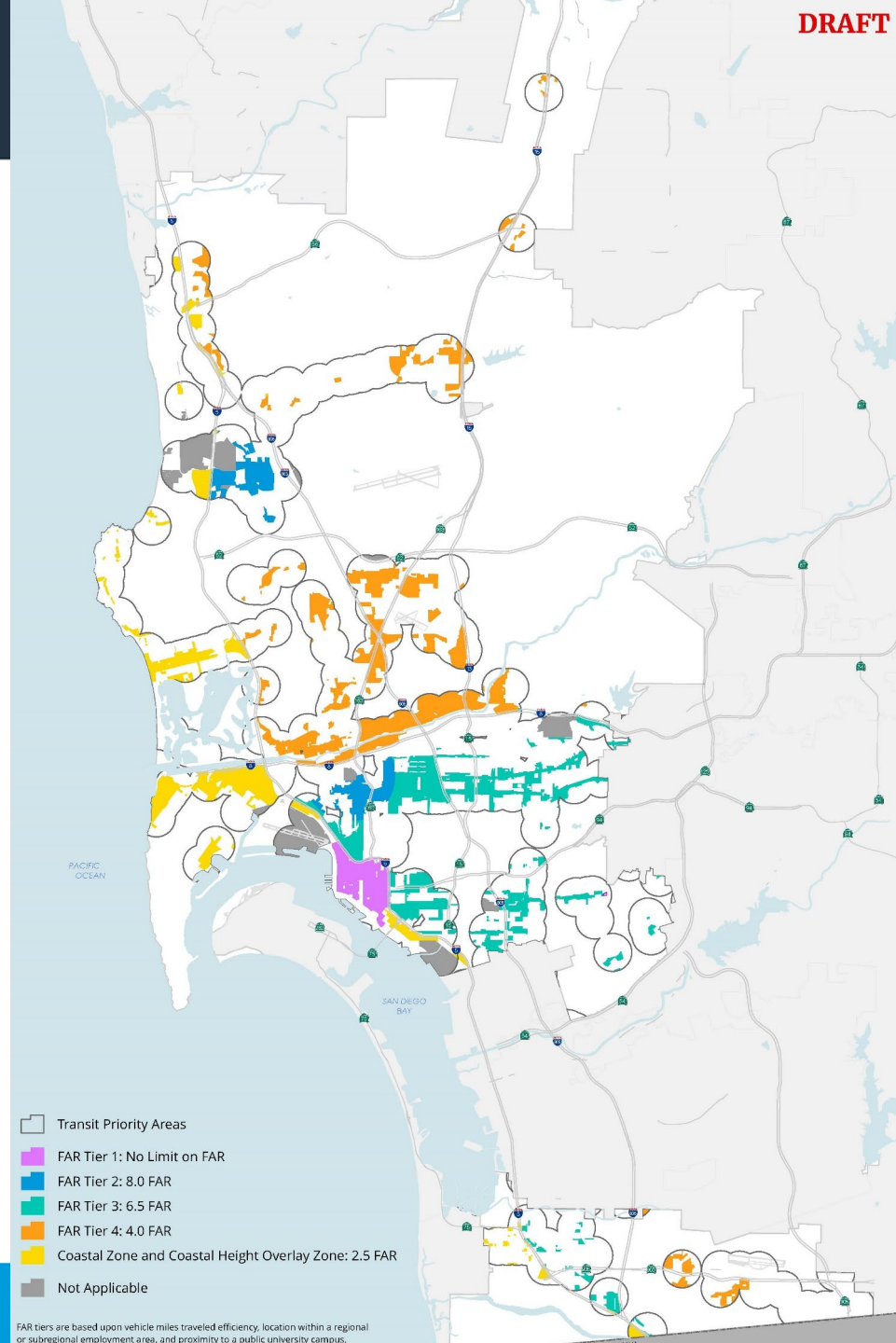
Supplemental Development Regulations

Benefits



FAR Tiers

- Tier 1 – no max (Downtown)
- Tier 2 – 8.0
- Tier 3 – 6.5
- Tier 4 – 4.0
- Coastal – 2.5
- Mixed use – zone max square footage applies to non-res uses



Incentives

Number of Incentives	Percent of pre-bonus affordable units
2	20% lower
3	40% lower (low and very low) and 20% very low
4	At least 50% of deed-restricted units include 3 bedrooms
5	100% of all dus are deed-restricted with 20% allowed for moderate income (excluding manager's units)

Promenade

- Premises of 25,000 sf or larger and with 200 sf of street frontage
- 2 community workshops
- Public recreation easement
- 8 ft min width
- Design criteria and features



FAQs

- Can an incentive be used to waive commercial requirements leading to an all-residential project?
 - Yes
- Can development use the Mixed-Use Commercial bonus in conjunction with CCHS?
 - No. CCHS cannot be combined with any other bonus programs
- Are split zoned lots eligible for this program?
 - Yes if the sum of the number of units permitted in each of the zones based on the area equates to 20 du/ac or greater

FAQs

- How is height measured in the coastal overlay zone?
 - In accordance with Technical Bulletin BLDG-5-4
- Does the program override the Clairemont Mesa Height Overlay Zone?
 - Yes. CCHS allows a waiver of maximum height so long as it is outside of the CHLOZ and the ALUCOZ
- Are base units rounded up?
 - Yes, when the minimum exceeds a whole number by 0.5 or more

FAQs

- How are affordable units calculated?
 - Within density based zones, they are calculated as a proportion of the maximum number of units permitted under the base zone (base units)
 - Within FAR based zones, they are calculated as a proportion of the base units, which are calculated per the proportion of the maximum base FAR compared to the proposed FAR multiplied by the total number of units proposed
 - Calculating Downtown Base Units: $\text{Base units} = (\text{Base FAR} / \text{Proposed FAR}) * \text{total proposed units}$

FAQs

- How is the Neighborhood Enhancement Fund Fee calculated?
 - This fee will be collected by Planning Department Staff
 - It is calculated at a rate of \$9.00 per square foot of lot area, or \$11.00 per square foot of lot area for projects over 95 feet in height. Please note that this also includes up to a 5 percent administrative fee
- How is the DIF calculated?
 - It is determined based on unit size per the table provided in the program

FAQs

- Is there a discretionary review process under this program? This program does not supersede any regulations of the LDC, unless specified by the program
 - Maximum Height (outside of CHLOZ and ALUCOZ)
 - Maximum Density
 - Maximum FAR
 - Concessions and Waivers
- Is public review required?
 - Development providing a promenade, two community workshops are required to receive feedback on the design
 - Development located within Communities of Concern must hold at least two community workshops to receive feedback on the design

FAQs

- Does CCHS apply to for-sale units?
 - No. Section 143.1002(d) of the ordinance references for-sale units in error
- Will the Tier in the Midway Community Planning Area be increased since Measure E lifted the height limit?
 - No