

Density Transfer Program Comparison Chart

Program Characteristic	Anaheim	Carlsbad	Palm Springs	Santa Clarita	Escondido
Program Purpose(s)	<p>Allow each specific plan to permit maximum # of housing units</p> <p>Conserve & preserve natural resources</p>	<p>Direct unused density from areas restricted by the voter approved Growth Management Plan to areas that have remaining capacity.</p> <p>NOTE: The program is proposed to be discontinued in the City's draft Housing Element, as part of larger changes to their Growth Management Plan in compliance with State law.</p>	<p>Direct unused density from ESA-SP Zone to areas outside preservation/conservation areas.</p>	<p>Regain unused density from unincorporated Los Angeles County to areas in the City where infrastructure, especially public transportation, is readily available</p>	<p>Regain density from undeveloped and/or underutilized properties to developing properties within the Downtwon Specific Plan</p>
Transactional or Bank Model	Transactional Model	Bank Model	Transactional Model	Transactional Model	Bank Model
Sending Site Criteria	<p>Within the Highlands at Anaheim Hills Specific Plan, Sycamore Canyon Specific Plan, Summit at Anaheim Hills Specific Plan.</p>	<p>A site where a residential project was approved and constructed with fewer dwelling units than would have been allowed by the Growth Management Plan. As projects are approved, excess dwelling units get added to a bank.</p>	<p>A property or planning area within the ESA-SP Zone</p>	<p>Areas within the City or unincorporated Los Angeles County designated open space or agricultural.</p>	<ul style="list-style-type: none"> · City-owned property · Within the Downtwon Specific Plan · Deed restriction to demonstrate that the development rights are severed from the Sending Site.
Receiving Site Criteria	<p>Within the same specific plan as the sending site</p>	<ul style="list-style-type: none"> · Any quadrant established by Proposition E. · Must comply with affordability levels identified in Inclusionary Housing Ordinance. · Must enter into an affordable housing agreement with the City 	<p>Any property within the City</p>	<p>Areas within the City designated mixed-use, commercial, transit-oriented development (TOD), or underutilized infill.</p>	<p>Within the Downtwon Specific Plan</p>
Number of units transferred	<p>Total number of transferred units cannot exceed 10% of the total number of units identified in the Specific Plan</p>	<p>None, the number of excess dwelling units allocated shall be at the sole discretion of the decision maker.</p>	<ul style="list-style-type: none"> · Properties in the same planning area may transfer on a one-to-one basis · Residential density may be transferred between planning areas with bonus of 1.2 units recieved per unit sent · Residential density may be transferred from any property in the SP Zone to any lot in the city with a bonus of 1.2 units recieved per unit sent. 	<p>None, number of units transferred subject to review of Conditional Use Permit</p>	<p>None, determined through entitlement and/or environmental process</p>
Approval Process	Administrative Approval	City Council	City Council Approval of a Specific Plan and any required General Plan Amendments	City Council Approval of Conditional Use Permit	City Council Approval of Planned Development Permit and Development Agreement