

# Density Transfer Programs in Southern California

City	Description of Program
<b>Bank Method Cities</b>	
<b>Carlsbad</b>	<p>The purpose of the City of Carlsbad's former citywide density transfer program was to facilitate buildout to the maximum number of units allowed in each quadrant of the city. The program seeded the bank with units from development projects that did not build out to their maximum residential capacity. Applicants could only request units from the bank if already built to their maximum residential capacity. Pursuant to the city's inclusionary housing policy, applicants were required to draft an affordable housing agreement and agree to provide the required number of affordable housing units for the project. Unit transfers from the bank to receiver sites were approved by either the City Council, Planning Commission, or City Planner, depending on project specifics. A notable feature of this program is that it emphasized cost savings per unit for receiver parcels.</p> <p>For more information: <a href="#">Council Policy Statement 43: Excess Dwelling Unit Bank</a></p>
<b>Escondido</b>	<p>The City of Escondido has two density transfer programs: one for the Downtown Specific Plan and one for the East Valley Specific Plan. The purpose of both programs is to facilitate buildout to the maximum number of units allowed in each specific plan. Both programs seed the bank from underutilized parcels. Applicants for receiving sites are allowed to withdraw units from the unit bank through a Planned Development application. While donor sites are subject to deed restrictions against future residential growth upon depositing their units to the unit bank, they may request additional units later if units are available in the bank.</p> <p>For more information:</p> <p><a href="#">Downtown Specific Plan Ordinance No.2019-06 (Pages 14-15 of Exhibit C)</a>  <a href="#">East Valley Specific Plan (Page 17)</a></p>
<b>Eastvale</b>	<p>The purpose of the City of Eastvale's density transfer program is to ensure no net loss of residential capacity pursuant to SB 330 (2019). Under this program, any residentially zoned parcels that rezone to lower density residential or nonresidential zones must surrender their lost units to the unit bank. Density transfers can be combined with other state and local density bonuses. Withdrawals are</p>

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	<p>memorialized and completed through a density bonus agreement, reviewed and revised by the Community &amp; Economic Development Director and City Attorney, and approved by the Planning Commission and City Council. Receiver sites must be at least 1 acre.</p> <p>For more information: <a href="#">Chapter 120.08 No Net Loss Program</a></p>
<b>Lake Elsinore</b>	<p>The purpose of the City of Lake Elsinore's density transfer program is to ensure no net loss pursuant to SB 330. This program requires parcels rezoning to lower density residential or nonresidential zones to surrender their lost units to the unit bank. Additionally, residential projects withdrawing units can receive other state and local density bonuses. Withdrawals are memorialized and completed through a density bonus agreement, reviewed and revised by the Community &amp; Economic Development Director and City Attorney, and approved by the Planning Commission and City Council. Donor sites must be between 1-50 acres, and receiving sites must be at least 1 acre.</p> <p>For more information: <a href="#">Chapter 17.78 No Net Loss Program</a></p>
<b>Fontana</b>	<p>The purpose of the City of Fontana's density transfer program is to ensure no net loss of residential capacity pursuant to SB 330 (2019). Under this program, any residentially zoned parcels that rezone to lower density residential or nonresidential zones must surrender their lost units to the unit bank. Density transfers can be combined with other state and local density bonuses. Withdrawals are memorialized and completed through a density bonus agreement, reviewed and revised by the Community &amp; Economic Development Director and City Attorney, and approved by the Planning Commission and City Council. Receiving sites must be at least 1 acre. One notable aspect about the City of Fontana's program is how it is advertised on the city's website, with an infographic illustrating the density transfer process and a table tracking the bank's activity and capacity.</p> <p>For more information:</p> <p><a href="#">No Net Loss Program   Fontana, CA - Official Website.</a>  <a href="#">Article XV-No Net Loss Program</a></p>

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<b>Direct Transfer Method Cities</b>	
<b>Anaheim</b>	<p>The City of Anaheim has three density transfer programs, one for each of three specific plans: Highlands at Anaheim Hills Specific Plan, Sycamore Canyon Specific Plan, and Summit at Anaheim Hills Specific Plan. The purpose of these programs is to reallocate density from environmentally sensitive areas to non-environmentally sensitive areas better suited for higher density development, and to facilitate buildout to the maximum number of units allowed in each specific plan. Units can only be transferred within specific plans, and the total number of transferred units in each specific plan cannot exceed 10% of the maximum number of units in the specific plan; otherwise, a specific plan amendment is required. Notably, each program only allows transfers of the same product types, except for the Summit at Anaheim Hills Specific Plan, which also appears to allow transfers of different product types. After both parties submit their application, the Planning Director approves the transfers (if of the same product type; the Planning Commission approves transfers of different product types).</p> <p>For more information:</p> <p><a href="#"><u>Section 18.100.040: Density Transfer Procedure (Highlands at Anaheim Hills Specific Plan)</u></a>  <a href="#"><u>Section 18.102.040: Density Transfer Procedure (Sycamore Canyon Specific Plan)</u></a>  <a href="#"><u>Section 18.104.050: Density Transfer Procedure (The Summit at Anaheim Hills Specific Plan)</u></a></p>
<b>Palm Springs</b>	<p>The purpose of the City of Palm Springs' density transfer program is to reallocate development rights from environmentally sensitive areas to non-environmentally sensitive areas better suited for higher density development. This program transfers units from parcels in the Environmentally Sensitive Area Specific Plan (ESA-SP) to other locations in the specific plan or to locations outside the specific plan. Most transfers in this program grant a density bonus of 1.2 units for every unit transferred and require a specific plan amendment. Unit transfers are approved by City Council.</p> <p>For more information: <a href="#"><u>Section 92.21.1.07: Transfer of Density</u></a></p>

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<b>Santa Clarita</b>	<p>The purpose of the City of Santa Clarita's density transfer program is to reallocate development rights from environmentally sensitive areas to non-environmentally sensitive areas better suited for higher density/intensity development. This program has several unique features: it involves transfers of both residential and commercial development rights, requires a conditional use permit (CUP) with the condition of approval that the donor site memorialize and transfer development rights to the city through a site dedication, public use and access agreement, or other City Council-approved means, and can accept development rights from outside the city (open space and agricultural parcels in unincorporated Los Angeles County can be donors).</p> <p>For more information: <a href="#">Section 17.68.040: Transfer Development Rights Program</a></p>
<b>Rancho Cucamonga</b>	<p>The purpose of the City of Rancho Cucamonga's density transfer program is to reallocate density from environmentally sensitive areas to non-environmentally sensitive areas better suited for higher density development. A unique aspect of the City of Rancho Cucamonga's density transfer program is that transfers are approved and managed by the City of Rancho Cucamonga Transfer of Development Rights Authority (unlike programs in most other cities, which are managed by the city's Planning Department/Division). This body is a mediator for private parties to directly transfer units, but it can also acquire and sell units and accept donated units, so the program has some characteristics of the bank method.</p> <p>For more information: <a href="#">Chapter 17.77: Transfer of Development Rights</a></p>