



P.O. Box 260770  
Encino, California 91426  
Land Planning, Finance & Development  
Tel. 818-380-2600

January 3, 2020

Sean Brewer, Assistant City Manager  
City of Coalinga  
155 W Durian Avenue  
Coalinga, CA 93210

**Re: Density Bonus Request – Coalinga Pacific Apartments**

Mr. Brewer:

Pursuant to Section 65915(e)(1) of the California Government Code and Assembly Bill 2162 and Coalinga Zoning Code Section 9-4.303(a)(2), AMG & Associates, LLC and The Pacific Companies (the "Applicant") is requesting the below concession for the development of the Coalinga Pacific Family Apartment Project (the "Project"). The 76 unit Project will consist of 32 two-bedroom units, 36 three-bedroom units, and 8 four-bedroom units. With the exception of the manager's unit, all units will be affordable to families earning up to 60% of the Area Median Income (AMI) or below. Concessions and incentives are necessary to make this project economically viable. The project will utilize 5 acres of the total 8.09 acre parcel, APN 083-080-63ST.

**Concession:**

1. **Parking:** Section 9-4.302, Table 4.4 of the Coalinga Municipal Code specifies 2 parking spaces for 2 bedroom units and 0.5 parking spaces per each additional bedroom over 2. Additionally, the code requires 1 guest parking space per each 3 units. Thus, a development of this size and unit mix would ordinarily require a total of 203 spaces. We are proposing 138 parking spaces for the Project which equates to roughly 1.82 spaces per unit, or a reduction of 32% from what would typically be required. We feel that this is an adequate amount of parking since the Project is restricted to lower income households, many of which cannot afford more than 1 car per household. Additionally, this project will be within a quarter mile of transit, meaning the lack of parking will not be an excessive burden on any of the residents.

The primary purpose of the Housing Accountability Act and Density Bonus Law is to assist in the feasibility of affordable housing through the use of concessions that lead to cost savings and/or a reduction of the cost of land per unit. The Applicant may revise or request additional concessions and/or waivers should they be needed during the entitlement or hearing phase of the project. The approval of this density bonus and concessions will contribute significantly to the economic feasibility and viability of the Project.

Should you have any questions, please don't hesitate to call at 818-825-5488.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cameron Johnson', is written over the word 'Sincerely,'.

Cameron Johnson