

CHAPTER 30: ZONING

§ 30-13 Community Benefits

Sections:

§ 30-13.1	Purpose
§ 30-13.2	Relationship to State Density Bonus Law
§ 30-13.3	Relationship to the General Plan
§ 30-13.4	Eligibility
§ 30-13.5	Types of Community Benefits
§ 30-13.6	Community Benefit Valuation and Proportionality
§ 30-13.7	Community Benefit
§ 30-13.8	Increased Density/Intensity
§ 30-13.9	Required Approvals
§ 30-13.10	Flexibility and Equivalency
§ 30-13.11	Annual Compliance Reporting
§ 30-13.12	Periodic Review

§ 30-13.1 PURPOSE

- a. The Community Benefits Program is established to require developers who elect pursue discretionary additional development capacity for mixed-use and multifamily residential development to provide measurable public benefits in exchange for the City granting such increased density, intensity, and height. Community benefits may include affordable housing, workforce development, small business support, public spaces, community facilities, mobility improvements, sustainability measures, and other benefits that advance the City's economic, environmental, and social objectives. All benefits shall be proportional to the additional development capacity granted and secured through enforceable agreements.
- b. In establishing this requirement, the City is seeking to achieve its goals of promoting inclusive economic development, securing community benefits, increasing the City's overall tax base, increasing the housing stock, facilitating new employment opportunities, meeting the open space needs of the community, and promoting economic growth within the City. This section provides the City with flexibility in determining the benefits that will be required under each agreement so that the benefits can be tailored to the type and impact of the development project.

§ 30-13.2 RELATIONSHIP TO STATE DENSITY BONUS LAW

- a. **Relationship to State Density Bonus Law.** This program shall operate independently of and in addition to the requirements of California Government Code § 65915 et seq. Nothing in this Section shall be interpreted to:
 1. Limit an applicant's right to a density bonus, incentives, or concessions under State law; or
 2. Require the provision of community benefits as a condition of receiving a State-mandated density bonus.
- b. **Options.** An applicant may elect to utilize either or both programs, provided that the same benefit is not counted toward multiple incentive programs unless expressly permitted by the City.
- c. **Discretionary.** The granting of increased density, intensity, or height under this Section shall be discretionary and shall require findings that the proposed community benefits are commensurate with the additional development capacity granted.

§ 30-13.3 RELATIONSHIP TO THE GENERAL PLAN

a. Relationship to the General Plan.

1. Developers utilizing this program shall provide one or more community benefits that are measurable, enforceable, and consistent with the General Plan. The City may approve alternative or equivalent benefits where the applicant demonstrates that such benefits provide equal or greater public value.
2. The City may prioritize community benefits that advance affordable housing, economic opportunity, workforce development, small business support, anti-displacement objectives, public health, mobility, environmental justice, and neighborhood revitalization.

§ 30-13.4 ELIGIBILITY

- a. Eligibility.** Multifamily and mixed-use residential development applications within the RH, MU-2, and MU-3 zones shall be eligible to participate in the Community Benefits Program.

§ 30-13.5 TYPES OF COMMUNITY BENEFITS

a. Types of Community Benefits.

1. All community benefits shall be secured through enforceable mechanisms, including conditions of approval, recorded covenants, or development agreements, with clearly defined performance standards and duration requirements.
2. Table 30.13.1 identifies eligible community benefits and the minimum criteria required for qualification.
3. The City may approve alternative or equivalent benefits where the applicant demonstrates that such benefits achieve comparable or greater public value.
4. Where on-site provision is infeasible, the City may approve off-site improvements or in-lieu fees, provided that:
 - (a) The alternative benefit serves the same community or an equivalent population; and
 - (b) The value of the alternative benefit is equal to or greater than the required on-site benefit, as determined by the City.

§ 30-13.6 COMMUNITY BENEFIT VALUATION AND PROPORTIONALITY

a. Community Benefit Valuation and Proportionality.

1. The City shall evaluate community benefits based on their relative public value, scale, and duration.
2. In determining eligibility for increased density, intensity, or height, the City shall consider:
 - (a) The extent to which the benefit addresses identified community needs;
 - (b) The duration and enforceability of the benefit;
 - (c) The geographic relevance of the benefit to the project site;
 - (d) The estimated value of the benefit relative to the requested incentive; and
 - (e) The extent to which the benefit exceeds baseline regulatory requirements.

3. The City may establish administrative guidelines or a point-based system to ensure consistency and transparency in evaluating community benefits.
4. The City may consider community input regarding the type, value, and priority of community benefits, particularly for Tier 2 projects or projects requesting significant increases in density, intensity, or height.

§ 30-13.7 COMMUNITY BENEFIT

a. Community Benefit

1. **Purpose.** The Community Benefit Point System is established to ensure that community benefits provided in exchange for increased density, intensity, or height are proportional, measurable, and aligned with the City's priorities. The point system provides a standardized method to evaluate and compare the relative public value of different community benefits.
2. **Baseline Requirement.** Community benefits provided pursuant to this Section shall exceed all applicable requirements of this Title, the General Plan, and State law. No benefit required by code, condition of approval, or mitigation measure shall be eligible for points under this program.
3. **Point Allocation.** Each eligible community benefit listed in Table 30.13.1 shall be assigned a point value based on its relative public benefit, duration, and alignment with City priorities. Points shall be awarded only where the minimum criteria are fully satisfied. Where a project exceeds the minimum criteria for a given benefit, the City may award additional points, as determined by the decision-making body.
4. **Minimum Point Thresholds.** To qualify for incentives under this Section, a project shall achieve the following minimum point totals:
 - (a) **Tier 1 Projects:** Minimum of 5 points
 - (b) **Tier 2 Projects:** Minimum of 8 points

The City may establish higher point thresholds for projects seeking maximum allowable increases in density, intensity, or height.
5. **Environmental Justice Priority Weighting.** The City may assign up to two (2) additional points to community benefits that advance Environmental Justice objectives, including affordable housing, anti-displacement measures, workforce development, small business support, food access, public health, mobility improvements, urban greening, and climate resilience.
6. **Limitations on Benefit Categories.** To ensure a balanced distribution of community benefits:
 - (a) No more than 50 percent of total points shall be derived from a single category
 - (b) At least one benefit shall be from a housing, economic development, or public space category.
7. **Alternative Compliance.** The City may assign point values to alternative benefits where equivalent or greater public value is demonstrated.
8. **Administrative Guidelines.** The City Manager may establish administrative guidelines identifying qualifying improvements, minimum performance standards, and documentation requirements for each community benefit category.

Table 30.13.1: Community Benefits

Community Benefit	Minimum Criteria Requirement	Applicable to:		Point Value
		RH	MU	
Affordable Housing	Provides affordable housing units consistent with Section 30-47.	Yes	Yes	3
Additional Affordable Housing	Exceeds the affordable housing requirements of Section 30-47.	Yes	Yes	5-8
Special Needs or Age-Restricted Housing	Provides housing designed for seniors, persons with disabilities, special needs populations, workforce housing, or other targeted groups identified by the City.	Yes	Yes	3-5
Small Business Support	Provides affordable commercial space, business incubator space, technical assistance, shared facilities, or other support for local businesses, entrepreneurs, startups, and small businesses.	No	Yes	3-5
Community Benefit Points Workforce Development and Local Hiring	Provides local hiring commitments, apprenticeship programs, workforce training, internship opportunities, youth entrepreneurship programs, or other employment initiatives benefiting Compton residents.	No	Yes	3-4
Fresh Food Access	Provides grocery stores, fresh food markets, urban agriculture, community food facilities, or similar uses that improve access to healthy food options.	No	Yes	3-4
Childcare, Education, and Youth Services	Provides childcare facilities, youth services, educational facilities, community learning opportunities, or similar community-serving programs.	Yes	Yes	3-5
Community, Cultural, and Nonprofit Facilities	Provides space or facilities for nonprofit organizations, community groups, arts and cultural activities, heritage programs, galleries, performance spaces, public events, or other community-serving uses.	Yes	Yes	3-4
Health and Wellness Facilities	Provides healthcare, mental health, wellness, fitness, or similar community-serving facilities.	Yes	Yes	3-5
Public Open Space	Provides publicly accessible plazas, courtyards, gathering spaces, parks, recreational amenities, or similar open space improvements.	Yes	Yes	3-5
Public Infrastructure and Transportation Improvements	Provides improvements to streets, sidewalks, bicycle facilities, transit access, utilities, landscaping, lighting, stormwater facilities, or similar public infrastructure improvements.	Yes	Yes	3-5

Table 30.13.1: Community Benefits

Community Benefit	Minimum Criteria Requirement	Applicable to:		Point Value
		RH	MU	
Sustainability and Environmental Benefits	Provides sustainability measures that exceed City and State requirements, including renewable energy, energy efficiency, water conservation, urban greening, climate resilience, or similar environmental benefits.	Yes	Yes	2-4
Anti-Displacement Measures	Provides measures that support housing stability, business retention, homeownership opportunities, tenant assistance, or other strategies that reduce displacement risk.	Yes	Yes	3-5
Other Community Benefits (Tier 2 Projects Only)	Other community benefits determined by the City to provide substantial public value and advance the purposes of this Section.	Yes	Yes	Varies

§ 30-13.8 INCREASED DENSITY/INTENSITY

a. Increased Density/Intensity.

1. **General.** Tables 30.13.2 and 30.13.3 establish base development standards and maximum allowable increases. Eligibility shall be based on the total number of points achieved. Incentives shall be granted only where minimum point thresholds are met and benefits exceed all applicable requirements.
2. **Point Based System.** The level of increased density, intensity, and/or height shall correspond to the total points achieved. The City may grant proportional increases where point totals fall between thresholds.
3. **Maximum Incentives.** The maximum limits shall not be exceeded except where:
 - (a) The project provides community benefits exceeding minimum criteria.
 - (b) Benefits are secured through a Development Agreement; and
 - (c) The decision-making authority finds proportionality between benefits and incentives.
4. **Discretionary Approval.** All incentives shall require discretionary approval. The level of incentive granted shall be based on verified points and consistency with this Section and the General Plan.

Table 30.13.2: Community Benefits Program – Tier 1 (R-H and MU-2 Zones)

Program Parameter	Base Standard	Incentivized Maximum (5–6 Points)	Incentivized Maximum (7+ Points)
Minimum Point Threshold	—	5 points	7 points
Base Density	R-H: 25–40 du/ac MU-2: 35–45 du/ac	—	—
Maximum Density	—	55 du/ac	65 du/ac
Base Intensity	1.5 FAR	—	—
Maximum Intensity	—	2.25 FAR	2.75 FAR
Maximum Height	65 feet	75 feet	85 feet

Table 30.13.3: Community Benefits Program – Tier 2 (MU-3 Zones)

Program Parameter	Base Standard	Incentivized Maximum (6–8 Points)	Incentivized Maximum (9+ Points)
Minimum Point Threshold	—	6 points	9 points
Base Density	MU-3: 60–80 du/ac	—	—
Maximum Density	—	95 du/ac	110 du/ac
Base Intensity	2.0 FAR	—	—
Maximum Intensity	—	3.5 FAR	4.5 FAR
Maximum Height	96 feet	110 feet	125 feet

§ 30-13.9 REQUIRED APPROVALS

a. Required Approvals.

1. **Tier 1 Projects.** Shall require Planning Commission approval.
2. **Tier 2 Projects.** Shall require Planning Commission recommendation and final approval by the City Council.

A Development Agreement shall be required where applicable and shall comply with Government Code §§ 65864 through 65869.5.

§ 30-13.10 FLEXIBILITY AND EQUIVALENCY

- a. **Flexibility and Equivalency.** The City may approve modifications or substitutions where equal or greater public benefit is demonstrated.

§ 30-13.11 ANNUAL COMPLIANCE REPORTING

- a. **Annual Compliance Reporting.** Developers receiving incentives pursuant to this Section may be required to submit periodic compliance reports demonstrating continued implementation of approved community benefits. The

City may require corrective actions, financial guarantees, or other enforcement mechanisms to ensure long-term compliance.

§ 30-13.12 PERIODIC REVIEW

- a. **Periodic Review.** The City shall review this program at least every five (5) years and may amend provisions to reflect evolving priorities, market conditions, and applicable laws.

This page intentionally left blank.