



Pursuant to Government Code section 36933(c), the following constitutes a summary of an ordinance introduced on November 9, 2021, and adopted on November 16, 2021, by the Santa Rosa City Council at its regular meeting to be held in a hybrid meeting platform via virtual participation in Zoom and in the Council Chamber, 100 Santa Rosa Avenue, Santa Rosa, California.

A certified copy of the full text of the ordinance is posted and available for review in the City Clerk's Office at 100 Santa Rosa Avenue, Room 10, Santa Rosa, California. This ordinance shall be in full force and effective on the 31<sup>st</sup> day following its adoption and after publication and posting as required by law.

#### ORDINANCE NO. ORD-2021-014

#### ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA TO AMEND CITY ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES TO BE CONSISTENT WITH STATE GOVERNMENT CODE SECTION 65915, DENSITY BONUSES AND OTHER INCENTIVES - FILE NUMBER REZ21-003

On January 1, 2021 State Government Code Section 65915, Density Bonuses and Other Incentives, as amended by Assembly Bill 2345 (Gonzalez, September 28, 2020), took effect and mandated the update of City Zoning Code Chapter 20-31, Density Bonus and Other Developer Incentives ("Density Bonus Ordinance"). The amendment will update the Density Bonus Ordinance to comply with the following new mandated State density bonus provisions:

1. The maximum density bonus is increased from 35% to 50% above the maximum general plan land use density and the unit set-aside percentage at which developers can earn density bonus is reduced.
2. A 100% lower income housing development is allowed a 100% density bonus, consisting of 80% lower income units and 20% moderate income units, four concessions or incentives, and an automatic 33-foot height increase.
3. Developers receiving four incentives are limited to one development standard waiver unless the City authorizes more.
4. Maximum parking ratios for certain projects within ½ mile of a major transit stop are reduced further.
5. Adjustment to the supplemental density bonus to accommodate increased State maximum density bonus and still maintain the 100% maximum density bonus housing development may earn with a supplemental density bonus.
6. Clarification of certain terms including "unobstructed access" to a major transit stop.

The amendment also includes technical corrections such as simplifying the density bonus tables; correcting section and table numbers; standardizing terms and phrases.

This ordinance was introduced by the Council of the City of Santa Rosa on November 9, 2021.

IN COUNCIL DULY PASSED AND ADOPTED this 16th day of November 2021.

AYES: (6) Mayor C. Rogers, Vice Mayor N. Rogers, Council Members Alvarez,  
Sawyer, Schwedhelm, Tibbetts

NOES: (0)

ABSENT: (1) Council Member Fleming

ABSTAIN: (0)

ATTEST: Stephanie A. Williams, City Clerk                      APPROVED: Chris Rogers, Mayor  
APPROVED AS TO FORM: Sue Gallagher, City Attorney

Stephanie A. Williams, City Clerk  
Published: November 22, 2021