

# Density Bonus Ordinance Update

Zoning Code Text Amendment,  
Chapter 20-31, Density Bonus  
and other Developer Incentives

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# Density Bonus Ordinance Update Project Description

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## **Density Bonus Ordinance Update will:**

- ✓ Implement State Law (Gov. Code §65915) as amended since 2012
- ✓ Establish Supplemental Density Bonus Program as directed by Housing Action Plan

# Density Bonus Ordinance Update Background

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## July 26<sup>th</sup> Public Hearing Supported Provisions

- Inclusion of State density bonus law
- General Supplemental Density Bonus Program
- Supplemental Density Bonus Tier Adjustments

# Density Bonus Ordinance Update Background

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## July 26<sup>th</sup> Public Hearing Supported Provisions

- Expedited Development Review by ZA with:
  - Neighborhood Meeting
  - Design Review Board Concept Design Review
- AH dispersion flexibility; Concurrent AH development required.

# Density Bonus Ordinance Update Background

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## July 26<sup>th</sup> Public Hearing Comments and Questions

- Focus on higher density areas where infrastructure and transit are available
- Clarify Preservation District protections

# Density Bonus Ordinance Update Background

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## July 26<sup>th</sup> Public Hearing Comments and Questions

- Parking concessions and higher intensity development threaten neighborhood scale and form.
- Not enough incentive to stimulate housing.
- CEQA review does not qualify community impacts.

# Density Bonus Ordinance Update Proposed Revision

## Focused on Downtown Core & Transit Station Areas

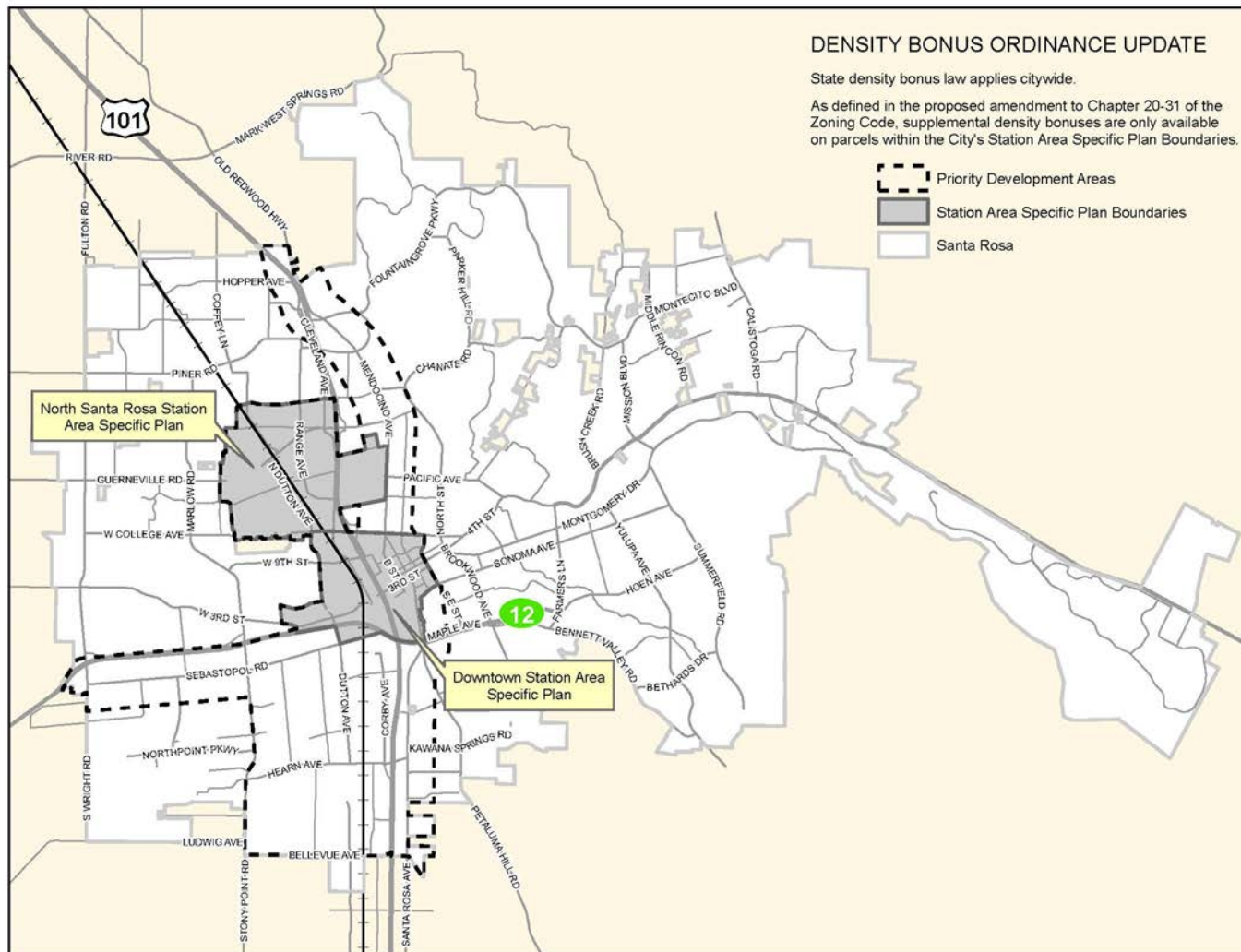
Supplemental Density Bonus limited to 2 of the City's 6 Priority of Development Areas.

- Downtown Station Area Specific Plan
- North Santa Rosa Station Area Specific Plan Sites

New housing supported by existing infrastructure & transit.

# Density Bonus Ordinance Update

## Proposed Revision





# Density Bonus Ordinance Update

## Proposed Revision

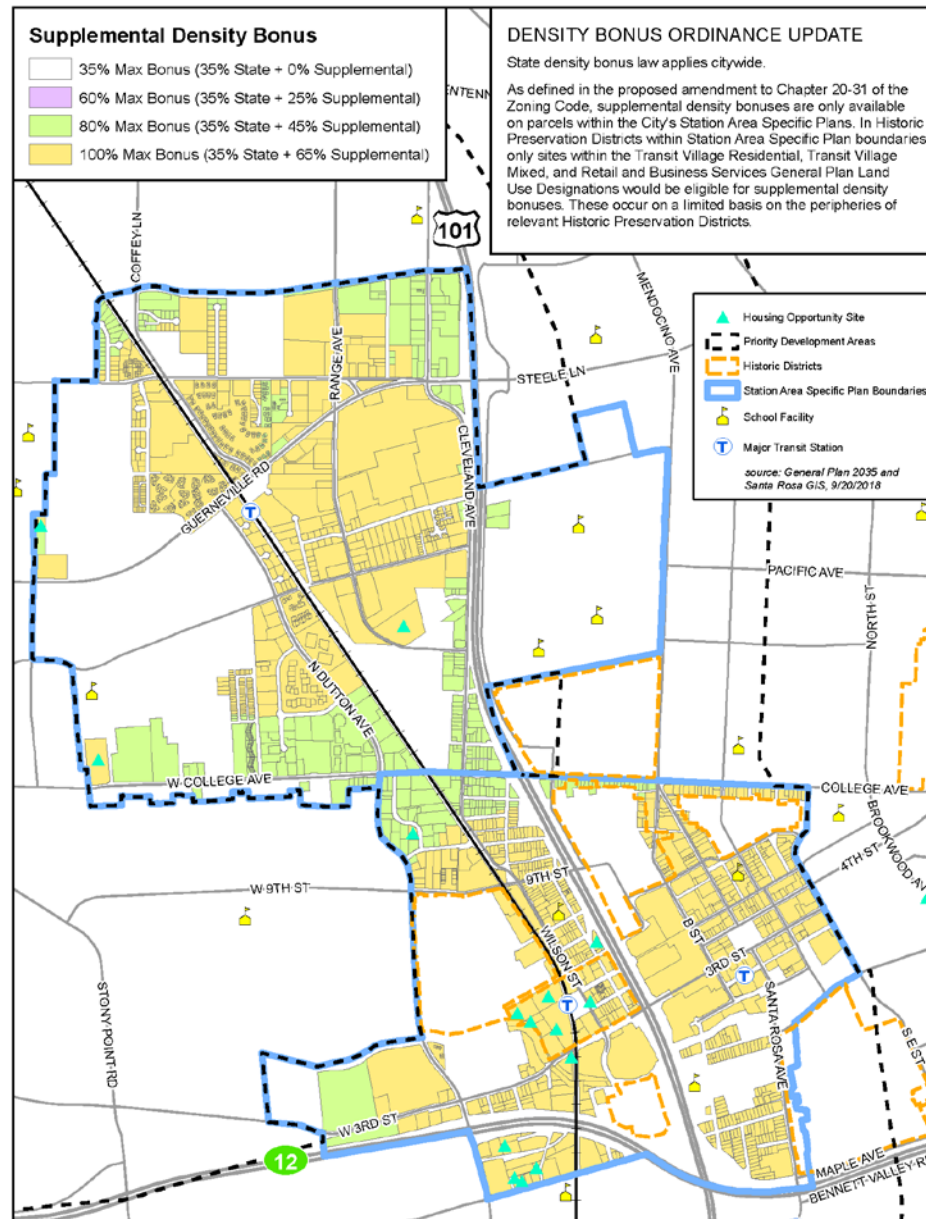
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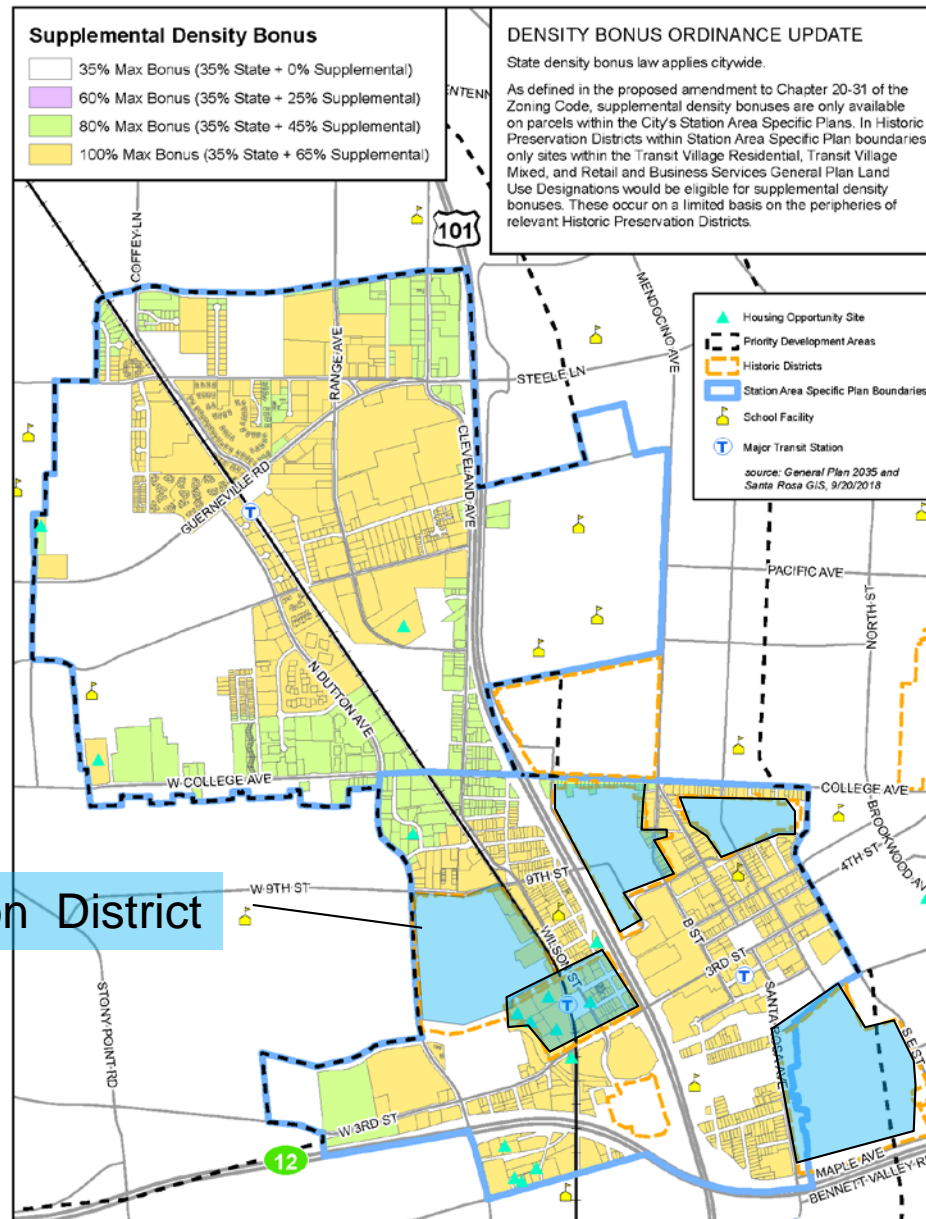
### **Enhanced Preservation District Protection**

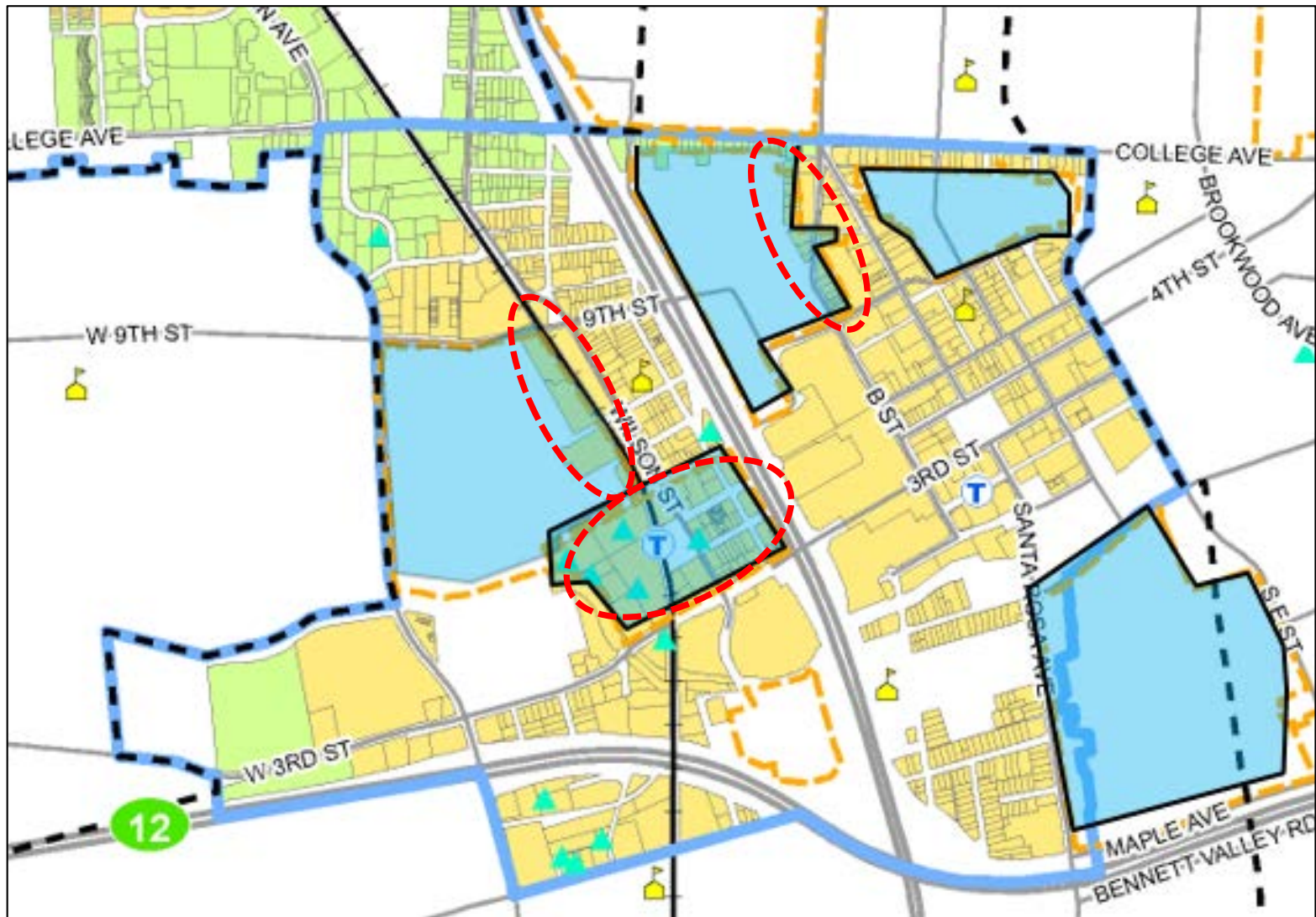
Supplemental density bonus not allowed  
EXCEPT on designated higher density sites:

- Transit Village Medium
- Transit Village Mixed Use
- Retail & Business Services

Use permit and Design Review help to  
ensure historic resource protection.







# Density Bonus Ordinance Update Proposed Revision

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## Neighborhood Protection

25% (60% max) Cap on sites designated Medium Low Residential and located near transit and schools.

Applies to future land use amendments and density bonus program expansion.



# Density Bonus Ordinance Update

## Proposed Revision

Table 3.10 - Maximum Supplemental Density Bonus

	Maximum Supplemental Density Bonus for a Project in a Station Specific Plan, on Eligible Land Use Designations pursuant to this Section <sup>1</sup> , and Located:				
	½ Mile to Major Transit Stop (A) <sup>2</sup>	½ Mile to a School Facility (B) <sup>2</sup>	(A) and (B)	In Medium-Low Density General Plan Land Use and (A) and (B) <sup>3</sup>	On a Housing Opportunity Site
Supplemental Bonus Amount	45%	45%	65%	25%	65%
Total Bonus Amount (with 35% State Density Bonus)	80%	80%	100%	60%	100%

Notes:

- (1) Pursuant to Subsection 20-31.070.C.2, within Historic Preservation Districts, only the Retail and Business Services, Transit Village Medium, and Transit Village Mixed Use Land Use Designations are eligible for a supplemental density bonus pursuant to this table.
- (2) Distances to a Major Transit Stop or a School Facility shall be measured as the shortest distance from the edge of the property boundaries of the project and facility
- (3) Properties in the Medium-Low Density General Plan Land Use that are not located both within ½ Mile of a Major Transit Stop and School Facility are not eligible for a Supplemental Density Bonus.

# Density Bonus Ordinance Update

## Community Comments

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- No written comments have been received to date

# Density Bonus Ordinance Update Environmental Review

## **Revised CEQA Negative Declaration**

- Revised Supplemental Density Bonus includes 2 of 6 Priority Development Areas previously proposed.
- Increased development intensity previously analyzed by GP and North Santa Rosa Station Area Specific Plan EIRs.
- GP EIR determined Downtown and Corridor development (including station areas) is environmentally superior.
- Local, project-level impacts will be addressed by housing development CEQA review.
- No significant effect associated with revised ordinance update: ND recirculation not required.



# Density Bonus Ordinance Update Recommendation

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## Action

By resolution, recommend Council:

1. Adopt a Negative Declaration for the Density Bonus Ordinance Update; and
2. Approve amendments to Chapter 20-31, Density Bonus and Other Developer Incentives, to incorporate State density law changes and to allow supplemental density bonus within the boundaries of the Station Area Specific Plans.

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