

Density Bonus Ordinance Update

Zoning Code Text Amendment REZ 21-003

Chapter 20-31, Density Bonus
and other Developer Incentives

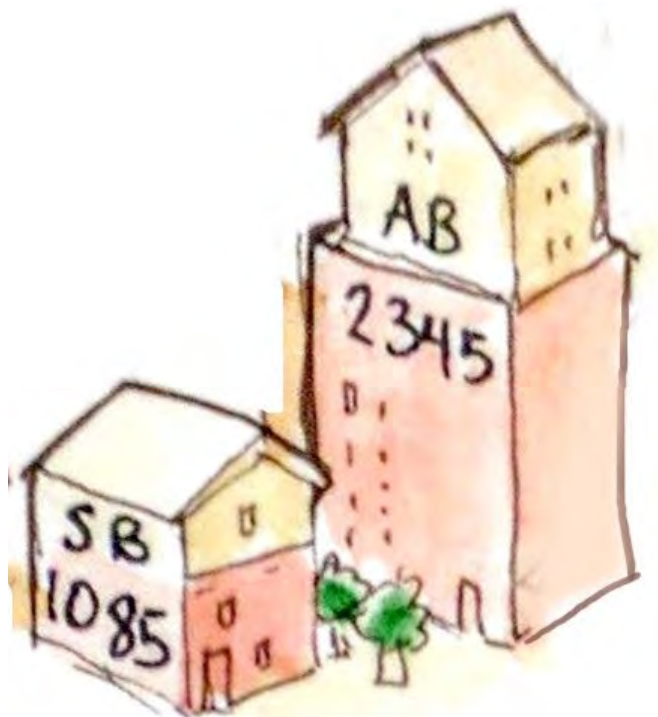
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Density Bonus Ordinance Amendment Project Description

Density Bonus Ordinance Update will:

- ✓ Implement State Law (Gov. Code §65915) as amended by AB 2345 (Gonzalez) on January 1, 2021
- ✓ Adjust the Supplemental Density Bonus Program to complement new State density bonus limits.
- ✓ Simplify Density Bonus Tables



Density Bonus Ordinance Amendment

State Density Bonus

Key Changes Triggered by New State Law

Qualify

Lower affordable housing set aside needed to qualify for Density Bonus

Increase

Increase the maximum Density Bonus from 35% to 50%

Add

Add 100% DB for 100% affordable housing projects and allows 20% for moderate income rental units

Density Bonus Ordinance Amendment

State Density Bonus

Key Changes Triggered by New State Law

- Limit development standard waivers to 4 unless City allows more
- Add ½ mile “obstructed” access to major transit facility clarification
- Eliminate parking for age restricted rental housing within ½ mile of major transit facility or served by paratransit.

Density Bonus Ordinance Amendment

Supplemental Density Bonus

Key Changes Triggered by New State Law

- Adjust Supplemental DB tiers to maintain the 60%, 80% and 100% maximum density bonus

Supplemental Density Bonus		
Tier	Existing	New
60%	$35\% + \underline{25\%} = 60\%$	$50\% + \underline{10\%} = 60\%$
80%	$35\% + \underline{45\%} = 80\%$	$50\% + \underline{30\%} = 80\%$
100%	$35\% + \underline{65\%} = 100\%$	$50\% + \underline{50\%} = 100\%$

Density Bonus Ordinance Amendment Environmental Review

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Previous Negative Declaration adopted
1/8/2019

CEQA Section 15162 states subsequent review
NOT required when there is:

- No increase in previously analyzed impact.
- No new significant environmental effect

Density Bonus Ordinance Amendment Recommendation

It is recommended by the Planning Commission the City Council approve an Ordinance to amend City Zoning Code Chapter 20-31, Density Bonus and Other Developer Incentives, to be consistent with State Code Section 65915, Density Bonuses and Other Incentives.

Contact Information

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Density Bonus Ordinance Amendment Recommendation

Questions?