



City of Santa Rosa

Legislation Details

File #: 18-160PC **Version:** 1 **Name:** Density Bonus Ordinance Update
Type: PC- Public Hearing **Status:** In Committee
File created: 10/18/2018 **In control:** Planning Commission
On agenda: 10/25/2018 **Final action:**
Title: DENSITY BONUS ORDINANCE UPDATE

BACKGROUND: Zoning text amendment to Santa Rosa Zoning Code Chapter 20-31 (Density Bonus and Other Developer Incentives) to: (1) conform with recent amendments to the State density bonus law, as codified in Government Code Section 65915, which allows eligible housing development (five or more dwelling units) within the City to increase residential density by up to 35 percent density above the applicable maximum general plan land use density; (2) add provisions for a local supplemental density bonus that allows eligible housing development within the boundaries of the Downtown Station Area Specific Plan and North Santa Rosa Station Area Specific Plan areas to allow increase residential density up to 100 percent above the applicable maximum general plan land use density; and (3) other procedural and administrative amendments, consistent with the State density bonus law, related to the definitions, review authorities, application requirements, review procedures, and findings. Note: The originally proposed supplemental density bonus area has been reduced from the boundaries of the City's six Priority Development Areas to the two PDAs that correspond with the two station area specific plans referenced above.

Andy Gustavson - Senior Planner

Sponsors: Planning and Economic Development

Indexes: Negative Declaration

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 - Density Bonus Ordinance Update (Strikeout and Underline), 3. Attachment 2 - Density Bonus Ordinance Update Maps, 4. Attachment 3 - CEQA Initial Study and Negative Declaration, 5. Attachment 4 - Public Correspondence (To Be Added), 6. Attachment 5 - Density Bonus Ordinance Schedule, 7. Resolution 1, 8. Resolution 2, 9. Staff Presentation, 10. Late Correspondence and Ordinance Changes as of 10-25-2018

Date	Ver.	Action By	Action	Result
10/25/2018	1	Planning Commission	to waive reading of the text and adopt	Pass
10/25/2018	1	Planning Commission	to waive reading of the text and adopt as amended	Pass