



City of Santa Rosa

Legislation Details

File #: 18-0890 **Version:** 1 **Name:** Density Bonus Ordinance Update
Type: CC- Public Hearing **Status:** Agenda Ready
File created: 11/8/2018 **In control:** City Council
On agenda: 1/8/2019 **Final action:**
Title: PUBLIC HEARING - DENSITY BONUS ORDINANCE UPDATE

BACKGROUND: The amendment would update the Santa Rosa Zoning Code Chapter 20-31 (Density Bonus and Other Developer Incentives) to: (1) to 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 within the City to 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. On October 25, 2018, following public hearings on both September 26 and October 25, 2018, the Planning Commission voted 5-1-1 to recommend that the City Council adopt the Negative Declaration and approve the Ordinance.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council (1) by resolution adopt a Negative Declaration for the Density Bonus Ordinance Update, and (2) introduce an ordinance amending Chapter 20-31, Density Bonus and Other Developer Incentives, to be consistent with State law and to provide for supplemental density bonus options.

Sponsors: Planning and Economic Development

Indexes: Negative Declaration

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1, 3. Attachment 2, 4. Attachment 3, 5. Attachment 4, 6. Attachment 5, 7. Attachment 6, 8. Attachment 7, 9. Attachment 8, 10. Attachment 9, 11. Attachment 10, 12. Ordinance, 13. Resolution, 14. Exhibit A, 15. Ordinance Summary, 16. Presentation

Date	Ver.	Action By	Action	Result
1/8/2019	1	City Council	to waive reading of the text and adopt	Pass
1/8/2019	1	City Council	to waive reading of the text and introduce	Pass