



City of Santa Rosa

Legislation Details

File #: 21-153PC **Version:** 1 **Name:** Density Bonus Update - PC
Type: PC- Public Hearing **Status:** In Committee
File created: 8/5/2021 **In control:** Planning Commission
On agenda: 8/12/2021 **Final action:**
Title: PUBLIC HEARING - DENSITY BONUS ORDINANCE UPDATE

BACKGROUND: 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 regulation to comply with the following new State density bonus provisions: (1) density bonus increased from 35% to 50% above the maximum general plan land use density; (2) 100% lower income housing development is allowed a 100% density bonus consisting of 80% lower income units and 20% moderate income units; (3) the affordable unit set-aside percentage at which developers can earn density bonus and incentives is reduced; (4) developers receiving four incentives are limited to one development standard waiver unless the City authorizes more; (5) maximum parking ratios for certain projects within ½ mile of a major transit stop are reduced further; (6) adjustment to the supplemental density bonus tiers to maintain the current total density that may be allowed at 100%.

PROJECT PLANNER: Andy Gustavson

Sponsors: Planning and Economic Development

Indexes: Not a Project

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 - Updated Ordinance, 3. Attachment 2 - Updated Ordinance Redline, 4. Attachment 3 - Letter, CA Dept. of Housing and Community Development, 5. Staff Presentation, 6. Resolution

Date	Ver.	Action By	Action	Result
8/12/2021	1	Planning Commission	to waive reading of the text and adopt	Pass