



City of Santa Rosa

Legislation Details

File #:	21-0957	Version:	1	Name:	Density Bonus Ord Amend Public Hearing
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	10/13/2021	In control:		In control:	City Council
On agenda:	11/9/2021	Final action:		Final action:	
Title:	PUBLIC HEARING - DENSITY BONUS ORDINANCE AMENDMENT				

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 amendment 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%.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to amend City Zoning Code Chapter 20-31, Density Bonus and Other Developer Incentives, to be consistent with State Government Code Section 65915, Density Bonuses and Other Incentives.

Sponsors: Planning Commission

Indexes: Exempt Project

Code sections: 15061(b)(3) - General Rule Exemption

Attachments: 1. Staff Report, 2. Attachment 1 - Proposed Zoning Code Chapter 20-31 (clean version), 3. Attachment 2 - Proposed Zoning Code Text Amendment Chapter 20-31 (strikeout and underline format), 4. Attachment 3 - Letter, California Department of Housing and Community Development, June 1, 2021, 5. Attachment 4 - Planning Commission Resolution dated August 12, 2021 (Resolution 12067), 6. Ordinance, 7. Presentation

Date	Ver.	Action By	Action	Result
11/9/2021	1	City Council	to waive reading of the text and introduce	Pass