

**ITEM 6.2: Zoning Ordinance Amendment – 311 Vernon Street (Citywide) – Density Bonus Update
 – PL21-0074**

REQUEST

The Density Bonus Update project (File PL21-0074) is a request to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code (Residential Density Bonus) to be consistent with state law.

Owner/Applicant – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

A density bonus is an affordable housing incentive strategy which, in exchange for providing minimum levels of affordability, permits an affordable housing developer more units (density) than ordinarily permitted by the land use designation. California's first density bonus law was enacted in 1979 and over the ensuing decades has been amended many times. The City last updated the Residential Density Bonus chapter of the Zoning Ordinance in 2013. As the City began updating the Housing Element of the General Plan and reviewing its programs—one of which is the Density Bonus program—staff determined that further changes in state law since 2013 require updating the City's Residential Density Bonus ordinance.

EVALUATION

State density bonus law is found in California Government Code Sections 65915 through 65918. The City Attorney's office thoroughly reviewed the current law and developed the edits necessary to ensure consistency between the City's existing ordinance and current state law. Key updates in state law reflected in the proposed ordinance include the expansion of the density bonus tables to allow a density bonus of up to 50% (instead of the prior 35%), adding a new density bonus provision for 100% affordable housing projects, adding density bonus provisions for additional types of residential development (such as housing for disabled veterans and student housing), amending the parking requirements to reflect factors such as proximity to transit, and adding a new incentive for 100% affordable housing projects.

The changes proposed in the City's ordinance are already adopted in state law and would apply to any new affordable housing project proposed in the City. The purpose of this update is simply to make the City's processes clear and correct.

PUBLIC OUTREACH

Early notification of the intent to update the Residential Density Bonus ordinance was posted on the City's Housing Element Update website and communicated as part of the various public updates on the Housing Element Update progress. An update announcing the Planning Commission hearing and describing the project was posted to the Housing Element website on March 8, 2021, and the website

update was publicized via Facebook, Twitter, and the City's newsletter. Notification of the Planning Commission hearing was posted in the Roseville Tribune, on the City's website, and the Roseville Coalition of Neighborhood Association (RCONA) website.

ENVIRONMENTAL DETERMINATION

Adoption of the proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the amendments involve general policy and procedure making and do not have the potential to cause a significant effect on the environment, or a reasonably foreseeable indirect physical effect on the environment. The amendments merely reflect existing state law which is already in effect.

RECOMMENDATION

The Planning Division recommends the Planning Commission recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

Exhibits

A. Density Bonus Ordinance

<p>Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.</p>
