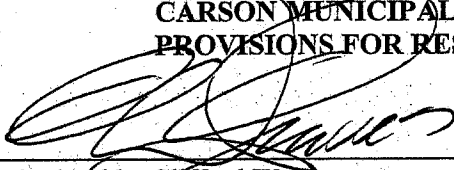





City of Carson Report to Mayor and City Council

September 7, 2010
Special Orders of the Day

SUBJECT: CONSIDERATION OF ORDINANCE NO. 10-1456 AMENDING ARTICLE IX OF THE CARSON MUNICIPAL CODE, BY ADDING A NEW CHAPTER 4, DENSITY BONUS PROVISIONS FOR RESIDENTIAL UNITS


Submitted by Clifford W. Graves
Economic Development General Manager


Approved by Jerome G. Groomes
City Manager

I. SUMMARY

On August 10, 2010, the Planning Commission adopted Resolution No. 10-2323 recommending to the Carson City Council the approval of Ordinance No. 10-1456, to amend Article IX of the Carson Municipal Code by adding a new Chapter 4, Density Bonus Provisions for Residential Units (Exhibit No.1).

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. WAIVE further reading and INTRODUCE Ordinance No. 10-1456, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, AMENDING ARTICLE IX OF THE CARSON MUNICIPAL CODE BY ADDING A NEW CHAPTER 4, DENSITY BONUS PROVISIONS FOR RESIDENTIAL UNITS, TO ARTICLE IX TO ESTABLISH DENSITY BONUS STANDARDS FOR AFFORDABLE RESIDENTIAL UNITS."

III. ALTERNATIVES

1. DENY the request.
2. REFER this matter back to Planning Commission with instructions for revisions.
3. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

Government Code Section 65915-18 (Exhibit No. 3), state density bonus law, requires local governments to make incentives available to residential developers that voluntarily propose to reserve specified portions of a proposed development for occupancy by low- or moderate-income households and indicates that local governments are not to undermine implementation of this provision. Every local

32.

government is required to adopt an ordinance establishing how it will implement the state density bonus law, including setting forth the incentives the local government will provide.

State housing element law requires jurisdictions to plan for their existing and projected housing needs, identify adequate sites to accommodate its share of the regional housing need, and analyze local policies, regulations or requirements that have the potential to constrain the development, maintenance or improvement of housing for all income levels. The law also requires programs to "assist in the development of adequate housing to meet the needs of low- and moderate-income households."

The 2006-2014 Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG) allocates a housing need of 1,812 units for Carson. The allocation of 1,812 units is broken down into four categories as follows: 461 very low-income households; 287 low-income households; 307 moderate-income households; and 757 above-moderate income households.

Carson is obligated to support and promote the production of new housing for all economic groups in compliance with state planning and redevelopment laws.

The proposed Density Bonus Ordinance (Exhibit No. 2) is modeled after state law that requires local jurisdictions to adopt ordinances that are consistent with the provisions of California Government Code Sections 65915-65918 (Exhibit No. 3). In January 2005, the state enacted Senate Bill 1818 that made substantial changes to the state's density bonus law. These changes resulted in the need for cities and counties statewide to amend the density bonus ordinances to conform with the new requirements. In general, the changes to density bonus law instituted in January 2005 lessened the eligibility requirements for projects to receive a density bonus in an effort to encourage more affordable housing.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Planning Commission August 10, 2010 staff report, and Planning Commission Resolution No. 10-2323. (pgs. 4-6)
2. Ordinance No. 10-1456. (pgs. 8-29)
3. Government Code Sections 65915-65918. (pgs. 30-39)

Prepared by: Zak Gonzalez II, Associate Planner

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by City Council

Date _____ Action _____

