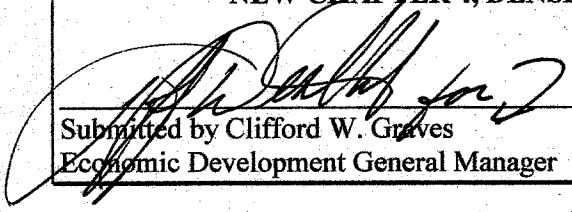


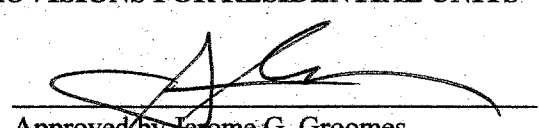


City of Carson Report to Mayor and City Council

September 21, 2010
Special Orders of the Day

SUBJECT: CONTINUED PUBLIC HEARING TO CONSIDER 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. Grooms
City Manager

I. SUMMARY

This item was continued from the September 7, 2010, meeting.

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 continued Public Hearing, TAKE public testimony, and CLOSE the continued Public Hearing.
2. WAIVE further reading and INTRODUCE Ordinance No. 10-1456, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, AMENDING 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 government is required to adopt an ordinance establishing how it will implement the state density bonus law, including setting forth the incentives the local

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