

I. Background

Please refer to the July 27, 2010, Planning Commission prior staff report for the complete background, analysis and attachments to proposed density bonus ordinance.

Attached for your review and recommendation of approval to the Carson City Council is the Draft Ordinance No. 10-1456 "Density Bonus Provisions for Residential Units". Please note the following revision to said draft ordinance:

1. On page 19, Section 9411 "Application Requirements" previous "triangle 25" the following language has been added: "Further, a qualified density bonus application providing affordable housing shall be exempt from CMC Section 9172.21 "Conditional Use Permit", however, all density bonus applications for affordable housing shall be subject to CMC Section 9172.23 "Site Plan and Design Review".

The proposed Density Bonus Ordinance is modeled after State Law which requires local jurisdictions to adopt ordinances that are consistent with the provisions of California Government Code Sections 65915-65918. In January 2005, the State enacted Senate Bill 1818, which called for substantial changes to the State's density bonus law. These changes resulted in the need for cities and counties statewide to amend their density bonus ordinances to bring them into conformance with the new requirements.

II. Environmental Review:


The proposed Density Bonus Ordinance No. 10-1456 is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15321 (a) (2) thereby the proposed ordinance is deemed not a project and does not have the potential to cause a significant effect on the environment.

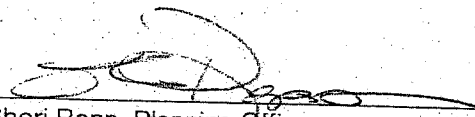
III. Recommendation

That the Planning Commission recommends approval of proposed Density Bonus Ordinance No. 10-1456 to the Carson City Council.

IV. Exhibits

1. Draft "Density Bonus Provisions for Residential Units" Ordinance No. 10-1456
2. Resolution recommending approval to Carson City Council of the Proposed Density Bonus Ordinance No. 10-1456

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