

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

WHEREAS, Government Code Sections 65915, 65915.5, and 65917 require cities to provide certain incentives, concessions or density bonuses to an applicant constructing housing units, a portion of which are restricted as affordable units or units restricted for senior citizens; and

WHEREAS, said Government Code Sections were amended in 2004 by Senate Bill ("SB") 1818, in 2005 by SB 435 making clarifications to amendments made in 2004 by SB 1818, and in 2008 by SB 2280 making further clarifications in the density bonus law; and

WHEREAS, the City Council of the City of Carson has not yet enacted density bonus regulations in the City's Planning and Zoning provisions at Article IX in accordance with State law; and

WHEREAS, the City Council would like to amend its density bonus regulations as required by State law:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1.** A new Chapter 4, entitled "Density Bonus Provisions For Residential Units" is hereby added to Article IX of the Carson Municipal Code to read, in its entirety, as follows:

**"CHAPTER 4            DENSITY BONUS PROVISIONS FOR RESIDENTIAL UNITS**

Section 9400	Purpose.
Section 9401	Definitions.
Section 9402	Density Bonuses for Affordable and Senior Citizen Housing.
Section 9403	Additional Density Bonus for Donations of Land.
Section 9404	Density Bonus & Incentives for Condominium Conversions.
Section 9405	Density Bonus & Incentives for Child Care Facilities.
Section 9406	General Provisions Governing Density Bonus Calculations.
Section 9407	Incentives and Concessions for Affordable Housing.
Section 9408	Waivers & Modifications of Development Standards.

EXHIBIT NO. 2 -

