



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Development Code Amendment:
Density Standards and Affordable
Housing Incentives

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An ordinance to amend the Development Code, Chapter 83.03 Affordable Housing Incentives – Density Bonus to:

- Implement recent legislative changes to state density bonus laws.
- Update density standards to be consistent with the Countywide Plan.
- Satisfy needs for the Housing Element, avoiding significant rezoning to accommodate higher density.

Legislative Changes

AB 1763 (2019) & AB 2345 (2020) regarding affordable housing incentives and density bonuses

Countywide Plan

The proposed Amendment aligns the Multiple Residential (RM) density standards in the Development Code with the density range for the Medium Density Residential (MDR) Land Use Category of the Countywide Plan.

Housing Element

The County Housing Element for 2021 – 2029 is being updated. The proposed local code amendments are intended to demonstrate adequate sites for affordable housing needs in the Housing Element with no re-zoning required.

Density Ranges for Multi-Family (RM) zone

- Includes minimum residential density consistent with the Countywide Plan and future zoning.

Additional Density Bonus Proposed for Affordable Multiple Residential Projects

When at least 20% of housing units are for low income households, the following density bonuses are proposed to apply before application of state-mandated affordable housing incentives.

Region	RM Max Density	Additional Density Bonus	RM Max Density with Bonus
Valley	20 units per acre	10 units per acre	30 units per acre
Mountain	20 units per acre	5 units per acre	25 units per acre
Desert – without existing infrastructure	20 units per acre	5 units per acre	25 units per acre
Desert – with existing infrastructure	20 units per acre	10 units per acre	30 units per acre

Expanded Qualifying Housing Project Beneficiaries

- Transitional Foster Youth
- Disabled Veterans
- Homeless Persons
- Student Housing

Increased Density Bonus Allowances

- Up to 50% density bonus for affordable housing projects
- Up to 20% density bonus for foster youth, disabled veterans, or homeless persons housing projects
- Up to 35% density bonus for student housing projects
- Up to 80% density bonus for 100% affordable housing projects (no more than 20% for moderate income), except development within ½ mile of major transit stop where no maximum density controls apply.

Added Incentives or Concessions

- A fourth incentive or concession was added for 100% affordable project (low and moderate income – with up to 20% moderate-income households).
- For projects located within one-half mile of a major transit stop, a height increase of up to three additional stories, or 33 feet would be allowed.

Reductions to Parking Requirements

- 1.5 spaces/unit for two- and three-bedroom units, for any qualifying project
- 0.5 spaces/unit for at least 20% low or 11% very low-income projects within ½ mile of a major transit stop
- 0 spaces/units for 100% affordable housing projects within ½ mile of a major transit stop
- 0 spaces/unit for senior housing, special needs housing, and supportive housing within one-half mile, to fixed bus route service that operates at least eight times per day

That the Board of Supervisors:

1. Conduct a public hearing to consider the proposed ordinance.
2. Find the proposed ordinance exempt from the California Environmental Quality Act.
3. Adopt the findings contained in the staff report.
4. Make alterations, if necessary, to the proposed ordinance.
5. Approve introduction of the proposed ordinance.
6. Adopt the proposed ordinance.
7. Direct the Clerk of the Board to file a Notice of Exemption.