



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 015-16

CITYWIDE

RECOMMENDATION TO CITY COUNCIL

JUNE 16 2016

DENSITY BONUS AND DEVELOPMENT INCENTIVES ORDINANCE AMENDMENT (SBMC §28.87.400)

The purpose of this public hearing was for the Planning Commission to review and make recommendations to the City Council regarding a Density Bonus and Development Incentives Ordinance amendment (SBMC §28.87.400). The City's Density Bonus and Development Incentives Ordinance is currently out of compliance with State Density Bonus Law (SDBL). These minor ordinance amendments will bring the City into compliance with SDBL.

The project will require an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan) prior to the ordinance adoption.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 12, 2016.

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission recommended adoption by City Council of the Density Bonus and Development Incentives Ordinance Amendment.

I. Said recommendation is subject to the following revised condition:

- 2.a. LOT AREA MODIFICATION. Notwithstanding any other section in this Code, when a proposed project complies with all of the requirements of SDBL, and the density bonus requested is no more than the density bonus authorized by the SDBL table or the density bonus is requested as a concession or incentive pursuant to SDBL and the concession or incentive is determined by the Community Development Director to be required in order to provide for affordable housing costs, the Community Development Director or his/her designee shall deem the project's density consistent with the Zoning Ordinance, and exempt from the requirements for a lot area modification as set forth in Section 28.92.110.


This motion was passed and adopted on the 16th day of June, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Higgins, Thompson)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.