



DENSITY BONUS ORDINANCE AMENDMENTS

MARCH 12, 2019 CITY COUNCIL MEETING

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PLANNING DEPARTMENT

DENSITY BONUS

Density Bonus (DB) is a State Law that incentivizes developers to include affordable units by mandating jurisdictions allow projects additional density (units) and modifications to development standards (i.e. setbacks, coverage, height, parking) in order to accommodate additional density (units).

Tonight's actions will:

Bring Berkeley's Zoning Ordinance into Compliance with State Law

Create a Standalone Density Bonus Chapter in Berkeley's Zoning Ordinance

Establish a Framework that Allows a Berkeley Local Density Bonus or Incentive Program

APPROACH TO DENSITY BONUS

Developed by:

- Planning Commission (PC)
- PC Subcommittee on Affordable Housing and Community Benefits

Three Phases:

- 1: Comply with State Law // Document Existing Practice
- 2: Research and Develop Enhancements to DB – “Local Incentive Program”
- 3: Research and Develop Parcel-specific Density Standards

SUPPLEMENTAL ORDINANCE REVISIONS

Note Modifications in Supplemental Packet

- Revised to reflect new State mandates from 2018
- Revised to better articulate definitions for consistency with State regulations

For Example

- Added references to FAR and beds
- Added standards for reviewing Incentives and Concessions

PHASE I

Phase I: Comply with State Law // Document Existing Practices

- Remove Obsolete information from Zoning Ordinance
- Reference State Law – Definitions, Procedures and Ratios
- Create Standalone Chapter in Berkeley’s Zoning Ordinance
 - Separate from Inclusionary Housing
 - Able to Accommodate Future Density Bonus Enhancements
- Improve Language and Format
- Reference Administrative Regulations for Local Practice

NEXT PHASES

Phase 2: Research and Develop Enhancements to the DB Program

- DB in excess of 35% in exchange for additional Affordable Units
- DB for Student Housing & Co-Ops that provide Affordable Units

Phase 3: Establish Parcel-specific Density Standards

- Density Study – Existing Conditions // Areas of Opportunity // Potential Approach

On-going

- Tracking Modifications to State Law
- Review of Development Standards – Zoning Ordinance Revision Project // JSISHL



QUESTIONS