



## **TITLE**

Density Bonus Ordinance and Inclusionary Ordinance Update

## **RECOMMENDATION**

A Resolution recommending the City Council of the City of American Canyon repeal and replace Chapters 19.27 (Density Bonus) and Chapter 19.28 (Inclusionary Housing) of the American Canyon Municipal Code to be consistent with State Law.

## **CONTACT**

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## **BACKGROUND & ANALYSIS**

The State of California Density Bonus Law requires a city or county to provide a density bonus and other incentives or development standard concessions to a developer that proposes lower income housing units or donates land for affordable housing.

The City's current Density Bonus and Inclusionary Ordinances were updated in 2019. Since that time, State Law has revised allowable Density Bonus regulations several times. The Inclusionary Ordinance, while not outdated with State law, would benefit from language clarification to reduce confusion over its interpretation.

The draft revised Density Bonus and Inclusionary Ordinance is included as Attachment 1. Revisions to the existing Density Bonus Ordinance showing redline changes is included as Attachment 2. Revisions to the Inclusionary Ordinance is included as Attachment 3.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Organizational Effectiveness: "Deliver exemplary government services."

## **ENVIRONMENTAL REVIEW**

The proposed Inclusionary and Density Bonus Ordinance implements the City of American Canyon General Plan Housing Element. This Ordinance amendment is exempt under the definition of

Project in Section 15378 (b) (2) of the California Environmental Quality Act (CEQA) Guidelines in that it concerns general policy and procedure making. Furthermore, the Ordinance is consistent with, and required by, State Law and is therefore, exempt under CEQA because it implements state housing mandates.

## **COMMUNICATION**

Level 0: No Further Public Communication Needed

## **ATTACHMENTS:**

1. [Resolution Updating Chapter 19.27 and 19.28](#)
3. [REDLINE Chapter 19 - Inclusionary Ordinance](#)
2. [REDLINE Density Bonus Ordinance \(ch. 19.27\)](#)