



Agenda Item: 15.A
Date of Meeting: June 23, 2025
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **ORDINANCE - Public Hearing and First Reading & Introduction of an Ordinance Relating to Density Bonus**
Prepared On: June 18, 2025
Attachments: Public Notice
Ordinance - Chapter 17.14 Density Bonus 2025 06 23

Background/History:

California law requires that local jurisdictions adopt regulations consistent with **State Density Bonus Law (Government Code §65915 et seq.)**, which mandates that jurisdictions offer density bonuses, incentives/concessions, waivers of development standards, and reduced parking requirements to housing developments that include affordable housing units or serve certain targeted populations.

The **City of Bishop** has drafted the **Density Bonus Ordinance** (Chapter 17.14) to ensure local compliance with state requirements. This update is necessary to:

- Fulfill the commitments outlined in the City's **2021-2029 Housing Element**, which includes implementing programs that remove governmental constraints and facilitate affordable housing;
- Achieve and maintain **Prohousing Designation** by the California Department of Housing and Community Development (HCD), which recognizes jurisdictions that adopt policies to accelerate housing production;
- Ensure that developers seeking density bonuses and related benefits have a clear, ministerial path to approval in accordance with state law.

Analysis/Discussion:

The proposed ordinance incorporates and codifies recent amendments to State Density Bonus Law, and:

- Clearly outlines eligibility requirements for density bonuses based on income levels, housing types, and populations served (e.g., seniors, students, transitional foster youth, disabled veterans, homeless individuals);

- Establishes procedures for applicants to request density bonuses, incentives/concessions, waivers of development standards, and reduced parking ratios;
- Sets forth requirements for affordability covenants and regulatory agreements;
- Ensures ministerial processing of qualifying projects consistent with state law, helping to reduce project delays and facilitate affordable housing development;
- Supports objectives of the Housing Element to streamline local development processes and meet RHNA (Regional Housing Needs Allocation) goals.

By adopting this ordinance, the City of Bishop will also satisfy key criteria for Prohousing Designation, which makes the City eligible for competitive transportation and housing-related grant funding.

Economic Impacts:

There is no direct fiscal impact from the adoption of the ordinance. However, eligibility for future grant opportunities under the State's **Prohousing Incentive Program** could result in financial benefits to the City.

Budget Impacts:

None

Legal Review:

Deputy City Attorney Hildebrand reviewed this item and finds that the recommended action complies with the law.

Recommended Action:

Council will hold a public hearing and consider approving the first reading and introduction of a proposed ordinance adding a new Chapter 17.14 - Density Bonus to the City of Bishop Municipal Code.

Approved By: Russell A. Hildebrand 6/18/2025

Approved By: Ethan Aukee 6/18/2025

Approved By: Robin Picken 6/18/2025

Approved By: Deston Dishion 6/18/2025