



CITY OF WILDOMAR
PC - REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: February 1, 2023

SUBJECT: Zoning Ordinance Amendment No. 2023-01 (Density Bonus):

SUBMITTED BY: Matthew Bassi

PREPARED BY: Erica Vega

ACTION:

Staff recommends the Planning Commission take the following actions:

- 1) Find and determine that approval of Zoning Ordinance Amendment No. 2023-01 meets the findings for a General Rule Exemption in accordance with Section 15061(B)(3); and
- 2) Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF CEQA, AND AN AMENDMENT TO CHAPTER 17.290 (DENSITY BONUSES AND OTHER INCENTIVES) OF WILDOMAR MUNICIPAL CODE

FISCAL IMPACT:

None.

PROJECT DESCRIPTION:

Staff is bringing forward for Commission review, changes to the City's Density Bonus Ordinance. The proposed changes reflect recent state law changes as identified in California Government Code Section 65915 (the "Density Bonus Law"). The changes to Section 17.290 of the WMC are reflected in Attachment A of PC Resolution No. 2023-02. Attach B shows the proposed changes from the existing ordinance in a redline version (Attach B). Upon Commission approval of PC Resolution No. 2023-02, staff will bring this item forward to the City Council at the March 8, 2023, Council meeting for review and approval.

PROJECT ANALYSIS:

California Government Code Section 65915 (the “Density Bonus Law”) requires cities and counties to provide density bonuses, incentives and concessions to developers of qualifying affordable housing projects in order to promote the production of affordable housing. The Density Bonus Law also requires local agencies to adopt an ordinance that specifies how compliance with the Density Bonus Law will be implemented locally. Chapter 17.290 of the Wildomar Municipal Code (the “Density Bonus Ordinance”) was adopted by the City Council in 2014. Since then, there have been numerous amendments to the State’s Density Bonus Law. The purpose of the proposed ordinance is to update the City’s Density Bonus Ordinance to be consistent with the current Density Bonus Law.

The City is required to adhere to the requirements of the Density Bonus Law regardless of whether its Density Bonus Ordinance has been updated to be consistent with the Density Bonus Law. The changes to the Density Bonus Ordinance proposed in this ordinance do not exceed or deviate from the requirements of the Density Bonus Law. A redline showing the exact changes to the Density Bonus Ordinance proposed by this ordinance.

As such, the adoption of the proposed ordinance is exempt from review under the California Environmental Quality Act (CEQA) because it can be seen with certainty that the adoption of this Ordinance will not have a potentially significant impact on the environment and is exempt from CEQA review pursuant to CEQA Guideline 15061(b)(3). Development projects that seek to utilize the Density Bonus Law and the Density Bonus Ordinance will undergo environmental review if required by law.

ATTACHMENTS:

[Attach A - PC Resolution No 2023-02.docx](#)

[Attach B - Density Bonus Ord Redline.docx](#)