



PLANNING COMMISSION RECOMMENDATION 20241302-18

Date: February 13, 2024

Subject: Density Bonus Zoning District

Motioned By: Vice-Chair Azhar

Seconded By: Commissioner Woods

Recommendation:

Grant staff recommendation, amendments to Title 25, as amended, to create a new density bonus program zoning district that grants 30 feet in height above the base zone, to a maximum of 90 feet, and modifies site development regulations including compatibility standards.

Amendments

Prohibit STRs in all rental units, including affordable units, pending review by the Law Department.

25-8-700-D (D)(2)(c) change '10 shrubs' to 10 large category shrubs.

Examine what method may be possible to establish a waiver or variance for the requirements in § 4-18-32 (Existing Multi-Family Structure).

Consider a fee-in-lieu option to meet the affordability requirements for ownership units.

Vote: 8-3

For: Chair Hempel, Vice-Chair Azhar and Commissioners Anderson, Barrera-Ramirez, Howard, Johnson, Maxwell, and Woods.

Against: Commissioners Cox, Haynes and Mushtaler

Abstain: Commissioner Phillips

One vacancy on the dais.

Attest:

A handwritten signature in black ink, appearing to read 'A. Rivera', written over a horizontal line.

Andrew D. Rivera
Planning Commission Staff
Liaison