



RECOMMENDATION TO COUNCIL

Planning Commission

Recommendation Number: 20250923-013: Non-residential Uses in City Density Bonus Programs

Date of Approval: September 23, 2025

Recommendation: Update citywide density bonus programs to better support non-residential uses

Description of Recommendation to Council: As the city works to update its citywide density bonus programs, including DB90 and DBETOD, and works to create new mixed-use transit-oriented zones, ensure that the following is possible:

- Non-residential projects outside of downtown can use density programs to achieve the same height as residential projects without lengthy PUD processes
- Mixed-use projects outside of downtown can utilize density programs with the flexibility to have non-residential uses on various floors and in various configurations with residential

Rationale: Commercial and other non-residential uses that support residential housing are vital to make our city's denser, transit-oriented areas more walkable and vibrant for residents.

Motioned By: Parliamentarian Ahmed

Seconded By: Commissioner Powell

Vote: 9-0

For: Chair Woods, Secretary Maxwell, Parliamentarian Ahmed, and Commissioners Anderson, Barrera-Ramirez, Breton, Hiller, Powell, and Skidmore

Against: None

Abstain: None

Off the dais: None

Absent: Vice Chair Haney and Commissioners Howard and Lan

1 vacancy on the dais

Attest: *Ella C Garcia*