

CITY OF OCEANSIDE
NEWS RELEASE



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DEVELOPMENT SERVICES DEPT.

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REVISION OF THE CITY'S DENSITY BONUS ORDINANCE

The City of Oceanside will conduct a Planning Commission Public Hearing at 7 p.m. on January 9, 2012, to review staff-recommended revisions to the City's density bonus ordinance (Zoning Ordinance Article 3032). The Planning Commission will be asked to provide a recommendation to the City Council on the adoption of revisions intended to align the City's density bonus provisions with state law. To achieve conformance with state law, the following revisions to the City's density bonus ordinance are proposed:

- Density bonus up to 35 percent, based on percentage and type of affordable units proposed;
- Density bonus for land donation;
- Density bonus for senior housing;
- Density bonus for affordable units in conjunction with condominium conversion;
- Additional concessions/incentives, based on percentage and type of affordable units proposed;
- Waiver of development standards that render density bonus projects infeasible;
- Density bonus for childcare facilities;
- Maximum parking requirements for density bonus projects.

Additionally, in keeping with language in the State Model Density Bonus Ordinance, City staff recommends that the revised density bonus ordinance establish that the City has the discretion to allow the off-site provision of required affordable units when off-site provision is deemed to be in the public interest.

As a possible supplemental means of encouraging affordable housing development, City staff will concurrently recommend that the City require affordable housing in conjunction with proposals to exceed base residential density but not maximum density allowed pursuant to the Zoning Ordinance. City staff will solicit preliminary input from the Planning Commission on this recommendation, prior to presenting it to the City Council for conceptual approval.

The City Council is scheduled to review the proposed revisions to the City's density bonus ordinance, along with the concept of requiring affordable housing in conjunction with proposals to exceed base residential densities, at 5:00 p.m. on March 14, 2012. Both the Planning Commission and City Council public hearings on these topics will take place at the Civic Center Council Chambers, located at 300 N. Coast Hwy.

City staff encourages community members and other stakeholders to comment on these recommendations, either at or in advance of the scheduled public hearings. Materials related to these recommendations will be posted to the City's website by the close of business on Wednesday, January 3, 2012. To request additional information and/or provide input, please contact Senior Planner Russ Cunningham at (760) 435-3525.

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