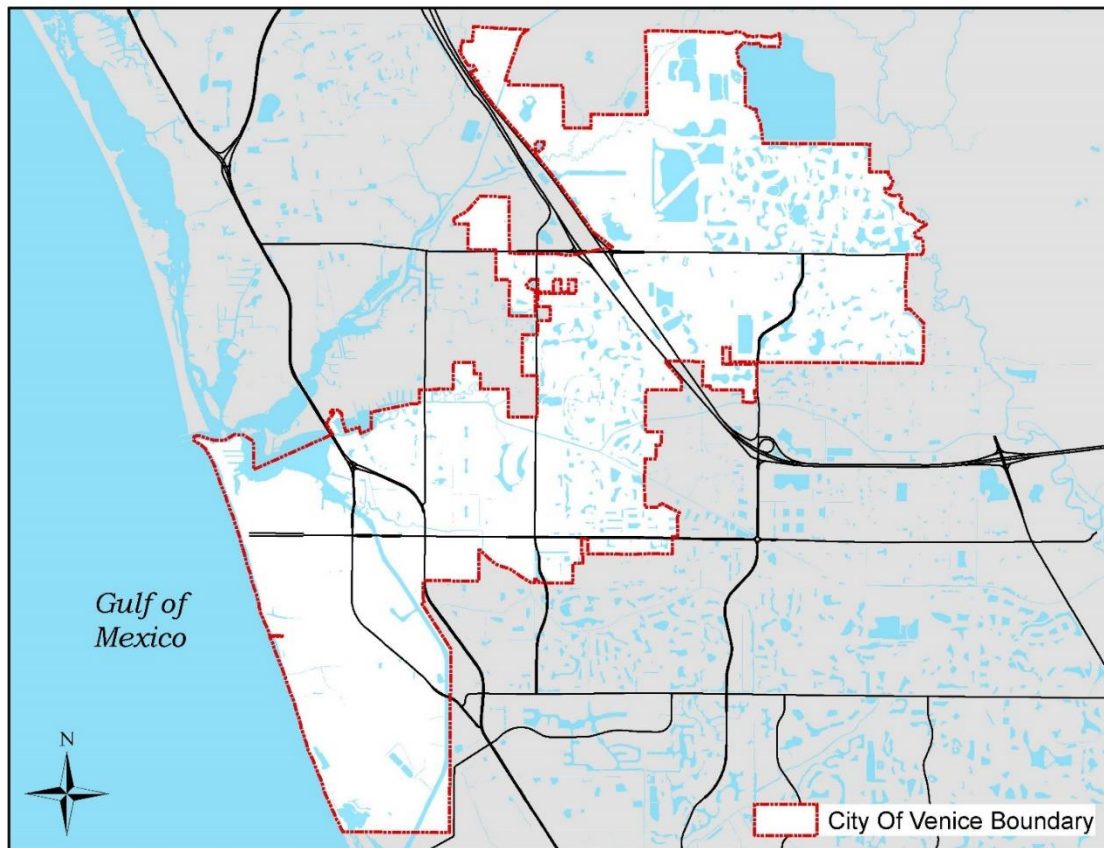


23-31CP – City-Initiated Comprehensive Plan Amendment for Density Bonus Calculations Staff Report

I. PROJECT DESCRIPTION

During the process of adopting the Land Development Code (Ordinance No. 2022-15), City Council directed staff to research several topics for deeper discussion and to propose some solutions to key issues in the city. Affordable housing is perhaps the largest of these issues. The amendments proposed through 23-30AM include a group of short-range options that can be readily adopted without further coordination among agencies and with no funding needed. The intent is that these will serve as incentives for increasing the supply of affordable housing, and these incentives can benefit a variety of users, from developers to individual homeowners to tenants. This comprehensive plan change is complementary to the LDR change expanding the density bonus to Residential, Multi-Family 1 and 2 zoning districts.



List of Changes

Section	Change	Effect
Strategy HG 1.5.2	Including Moderate Density (for which RMF-1 and RMF-2 are implementing districts) in the targeted attainable housing land use designations	Density Bonus Expansion
Strategy HG 1.5.3	Providing density bonus maximums for Moderate Density Residential at each level of affordability	Density Bonus Expansion

II. CONCLUSION

The revisions in 23-30AM and the subject petition come as a result of Council direction to research and propose amendments to the Code that could help increase the supply of affordable housing in Venice. The change here was of interest to Council and complements the changes recommended for approval at the Planning Commission meeting on May 16th, 2023.

Planning Commission Report and Recommendation

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Text Amendment petition no. 23-31CP.