

**ZONING ORDINANCE CASE
NO. ZOA-01736-2020**

**RESIDENTIAL DENSITY BONUS
ORDINANCE AMENDMENT**

PURPOSE:

**Revise the Agoura Hills Municipal
Code to conform to State Density
Bonus Law**

AB 1763

- **Signed by the Governor in 2019**
- **Effective January 1, 2020**
- **Revised State Density Bonus Law to provide strong incentives for development of affordable housing projects**

AB 1763

- **80% density increase for an eligible 100% lower-income household project**
- **35% maximum density increase above the otherwise maximum density for all other eligible projects**

AB 1763

- **Four “incentives or concessions” may be requested for a new category of eligible projects**
- **Qualified housing development may include up to 20% of the total units for moderate-income households**

AB 1763

- **Minimum parking requirements limited in some instances**

PLANNING COMMISSION ACTION

- **Public hearing held on May 7, 2020**
- **Unanimously recommended the City Council adopt the Ordinance**

CEQA EXEMPTION

- **Ordinance determined to be exempt from the CEQA pursuant to State CEQA Guidelines Section 15061(b)(3)**

CEQA EXEMPTION

- **The Ordinance Amendment does not exempt any future project from CEQA, nor does it approve any development project**
- **All projects that are subject to CEQA remain subject to CEQA**

RECOMMENDATION:

**Conduct a public hearing to adopt
Ordinance No. 20-451**

QUESTIONS