



29 March 2023

Maggie Scarpa, Housing Policy Analyst
California Department of Housing, Housing Policy Division Organization
2020 West El Camino Avenue
Sacramento, California 95833

RE: SONOMA COUNTY COMPLIANCE WITH THE DENSITY BONUS LAW

Dear Ms. Scarpa:

Please accept this letter as a clarification of County density bonus rules in relation to State law. In summary, the County will amend its rules to comply with State requirements as soon as possible.

Sonoma County Zoning regulations (Sonoma County Code Chapter 26) have not yet been amended to incorporate recent amendments to state Density Bonus Law ([Government Code section 65915](#)). Specifically, Sonoma County Code Sections 26-89-050.C and 26-89-050.D do not comply with recently enacted state requirements summarized below. The Draft Sonoma County Housing Element includes a program committing the County to amend the County Code to ensure compliance with the Density Bonus Law and other provisions of state housing law. (Program 15 of the Draft Housing Element, available here: <https://permitsonoma.org/longrangeplans/proposedlong-rangeplans/housingelement>). Until the County Code is amended to incorporate the below requirements and at all other times, the County of Sonoma will continue to comply with the Density Bonus Law current and amended. This letter will be published on Permit Sonoma's website.

Anticipated updates will include but are not limited to: 1) provisions for lower income student housing to qualify for a density bonus; 2) additional density bonuses for developments that are 100% affordable; and 3) update of density bonus calculations and number of incentives to be consistent with state requirements.

If you have any questions about this clarification, please contact my colleague, Ross Markey, at Ross.Markey@Sonoma-County.org or 707-565-2543.

Sincerely,



Tennis Wick, AICP
Director

cc: Scott Orr, Deputy Director Planning
Ross Markey, Comprehensive Planning Division Manager

