

AB 744([Chau](#)) Planning and zoning: density bonuses. (Amended: 6/2/2015)

Summary: This bill would prohibit, at the request of the developer, a city, county, or city and county from imposing a vehicular parking ratio in excess of 0.5 spaces per bedroom on a development that includes the maximum percentage of low- and very low income units, and is located within one-half mile of a major transit stop, and there is unobstructed access to the transit stop from the development. The bill would also prohibit imposing a vehicular parking ratio in excess of specified amounts per unit on a development that consists solely of units with an affordable housing cost to lower income households, is a for-rent housing development for individuals that are 62 years of age or older, or is a special needs housing development. The bill would make findings and declarations in this regard, including that this constitutes a matter of statewide concern and is not a municipal affair.