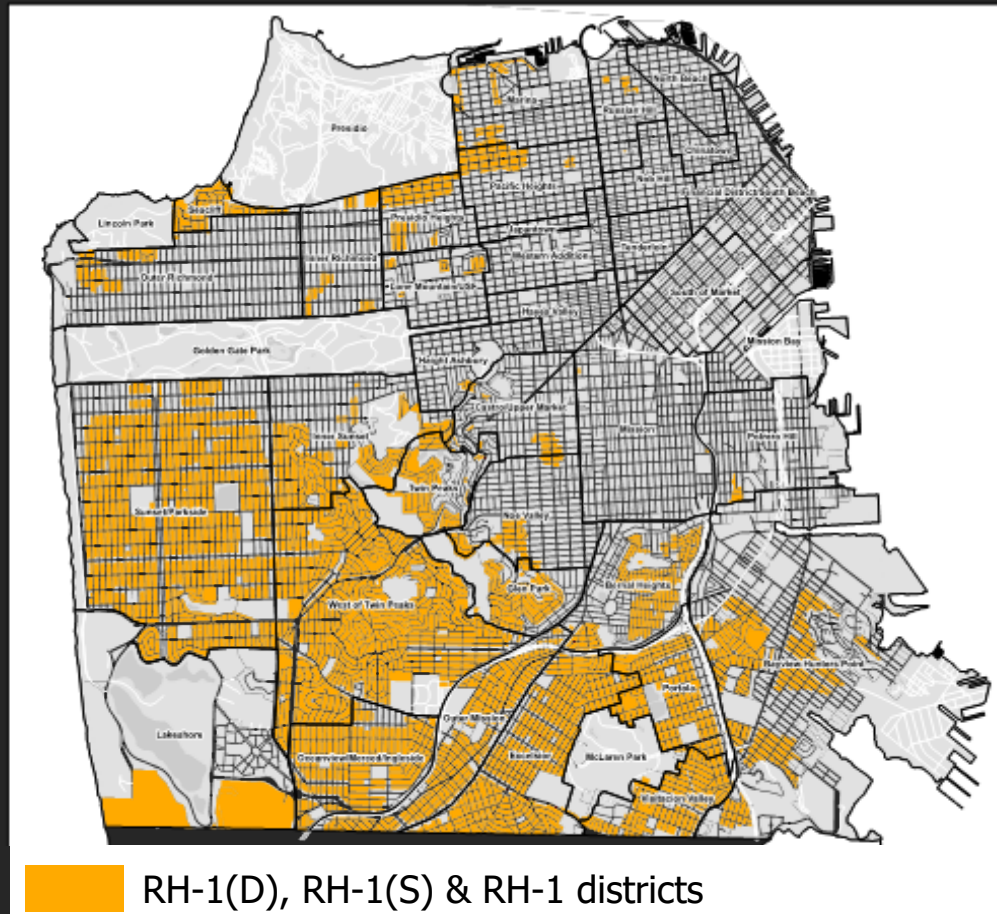


Recommendation 1:

Rezone all the City's RH-1 zoning districts to RH-2.



Recommendation 2:

Increase the density exception on corner lots from four units to six units.



Recommendation 3:

Adopt a local alternative to SB 9.

Two possible tracks for projects that meet the City's housing goals. Both tracks grant:

- Reduction of rear yard requirement with four units;
- Exempt from 311 notice and 317;
- Subject to objective design standards; and
- Lot split allowed on corner lots.

The “owner occupied” path additionally grants:

- Ability to bypass condo restrictions; and
- Historic Evaluation fee waiver.

Recommendation 4:



Explore establishing a fee on single-family homes larger than 4,000 sq. ft.

Recommendation 5:



Increase funding to supportive housing programs.

Recommendation 6:

Amend the proposed Ordinances to comply with Senate Bill 10's technical requirements.



Recommendation 7:

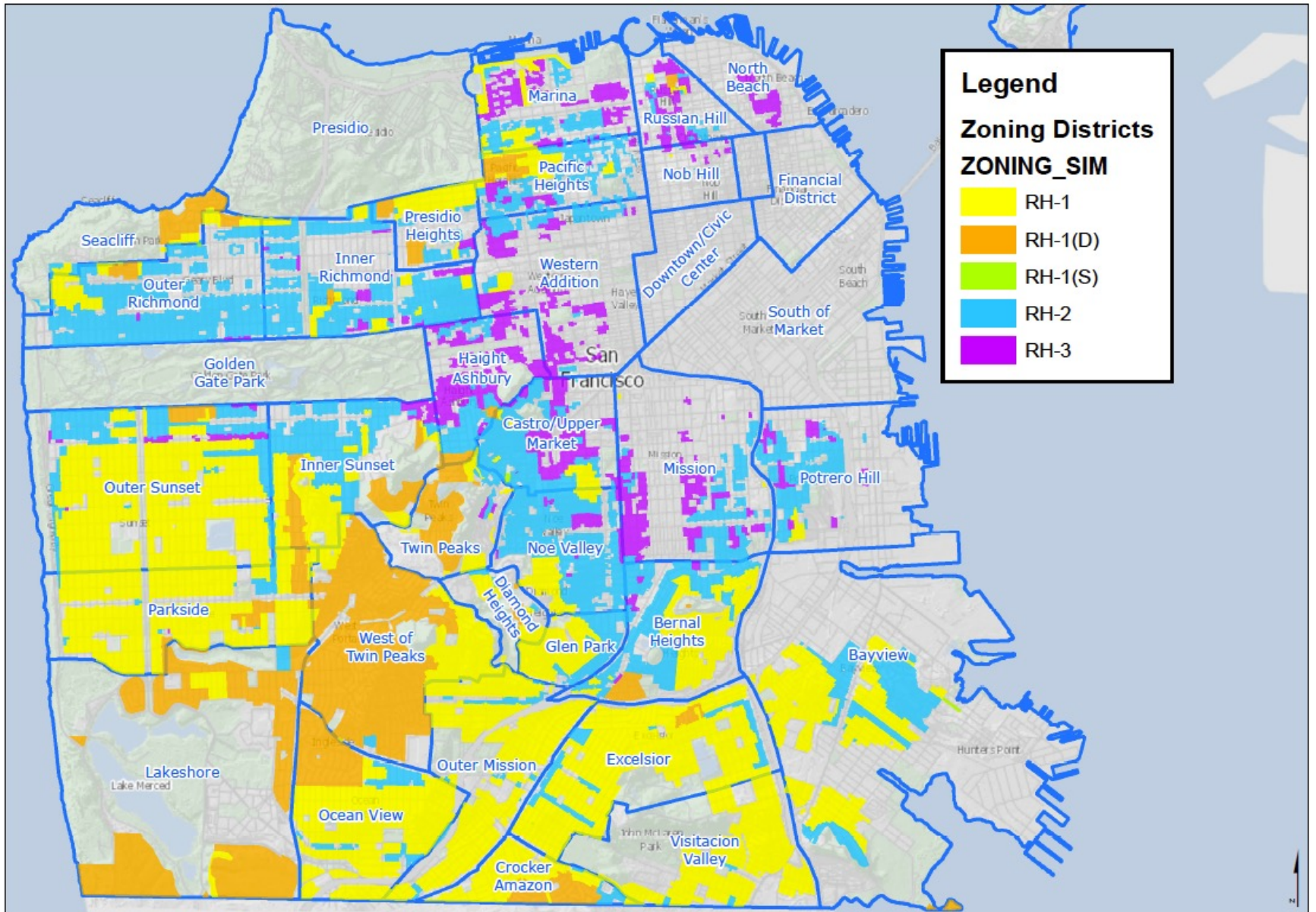


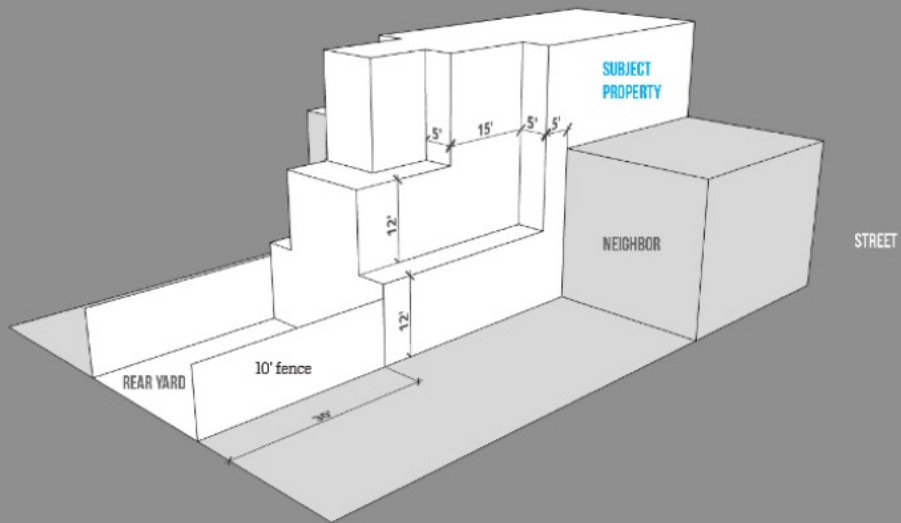
Pursue the adoption of objective residential design standards.

Recommendation 8:

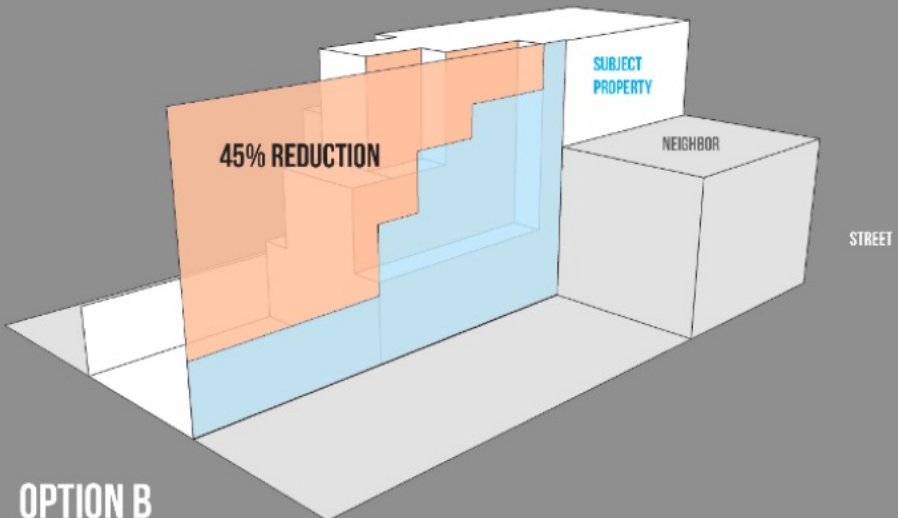
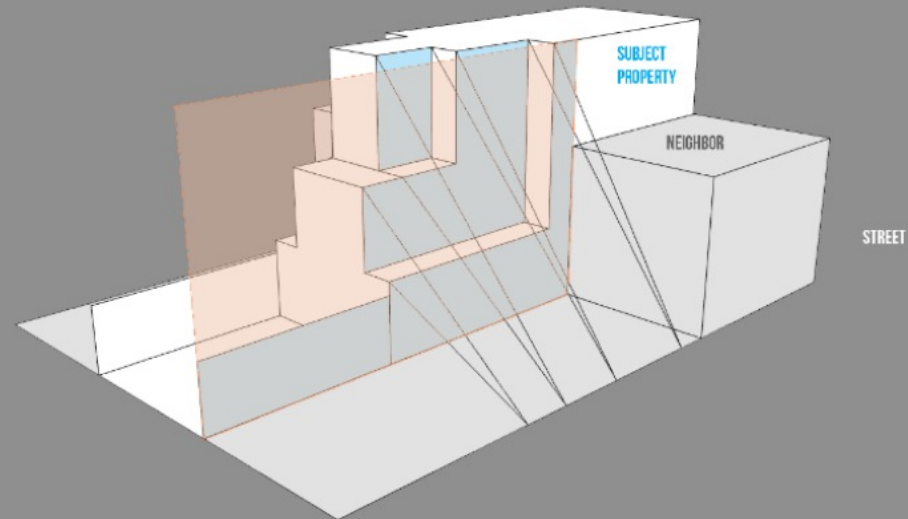


Recommend amendments to the Subdivision Code for projects that meet certain requirements, to apply to form condos via new construction pathway, even for existing units being retained.





OPTION A



OPTION B

Current Building Standards

	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
Height & Bulk Limits	35ft high for 100% residential buildings, 40ft high for buildings with non-residential uses			40ft high	40ft high
Front Setback	Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15ft				
Rear Yard	30% of lot depth, but in no case less than 15ft			45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15ft, whichever is greater	
Side Yard	Required for lots wider than 28ft.	Not required			
Front Setback Landscaping	Required. At least 50% of Front Setback shall be permeable to increase storm water infiltration and 20% of Front Setback shall be unpaved and devoted to plant material				
Usable Open Space Minimum per Dwelling Unit	300 sqft if private, 400 sqft if common	300sqft for the 1st unit and 100sqft for the minor 2nd unit if private, and 400sqft for the 1st unit and 133sqft for the 2nd unit if common		125sqft if private, and 166sqft if common	100sqft if private, and 133sqft if common

SB9 versus Local Alternative

		SB 9		Proposed Local Alternative	
Proposal		Lot Split	No Lot Split	Non-Owner Occupied	Owner Occupied or Owned by Nonprofit
Where it Applies		RH-1, RH-1(D), & RH-1(S)		All RH Districts	
Requirements	Maximum Density	2 units on each new lot + ADUs if allowed by local Ordinance	2 units + ADUs	4 units on Interior Lots, 6 on Corner Lots	
	Minimum Lot Size	1,200 sq ft for each new lot (2,400 sq ft total)	no minimum lot size required	Lot split allowed on corner lots with minimum lot size of 1,200 sq. ft. no variances required for existing building w/ minimum 4 ft setback from new property line	
	Owner Occupancy Requirement	Owner "Intent to Occupy" 3 years post lot split approval	No owner occupancy requirement pre/post project	No	Owner "Intent to Occupy" 3 years post construction*
	Required Rear Yard Setback	-No building standards are allowed that would prevent two, 800sqft units per parcel -4ft rear yard setback can be required by local Ordinance		30%	30% if project results in 4 units, otherwise underlying zoning.
	Unit Proportionality	None		2nd unit must be at least 50% of 1st unit size	
	Increase Density	An SB 9 development must include 2 units per lot		Must result in at least 4 units	Must add at least 1 new unit
	Eligibility	<ul style="list-style-type: none"> -Has not been tenant occupied for at least 3 years prior to filing the application (could be owner occupied or vacant) -Will not demolish a rent-controlled unit, or a unit with an Ellis Act eviction within the last 15 years -Is not a Historic Resource under Article 10 or in a Historic District 		<ul style="list-style-type: none"> •Has not been tenant occupied for at least 3 years prior to filing the application •Will not demolish a rent-controlled unit, or a unit with an Ellis Act eviction within the last 15 years •Es not an A building or Historic Resource under Article 10, etc. 	<ul style="list-style-type: none"> •Has been owner occupied for at least 3 years prior to filing the application (not allowed to be vacant)* •Owner signs affidavit stating intent to occupy for at least 3 years post construction* •Will not demolish a rent-controlled unit, or a unit with an Ellis Act eviction within the last 15 years. •Es not an A building or Historic Resource under Article 10, etc.

SB9 versus Local Alternative

		SB 9		Proposed Local Alternative	
Proposal		Lot Split	No Lot Split	Non-Owner Occupied	Owner Occupied or Owned by Nonprofit
Where it Applies		RH-1, RH-1(D), & RH-1(S)		All RH Districts	
Process	Subject to 317	No		No	
	Subject to 311	No		No	
	Residential Design Guidelines	Objective Standards Only		Objective Standards Only	
	CEQA Review	No		Yes	
	Fee Waiver for Historic Evaluation	No		No	Yes
	Condo Conversion Process	Depends on the project		Condominiums may be formed as part of new construction, however, owners of non-owner occupied units would remain ineligible to apply for condominium conversion of non-owner occupied units under a new provision of the Subdivision Code enacted under this ordinance	Owner may apply to form condos via new construction pathway, even for existing units being retained (<i>would require a new provision of the Subdivision Code enacted under this Ordinance</i>)
<p>ALL OTHER PROJECTS in ANY RH DISTRICT: Up to 2 units allowed plus ADU's for all projects as of right, with up to 4 units on interior lots allowed and 6 units on corner lots allowed for projects not also seeking a density bonus. 30% rear yard allowed if building at least 4 units. Regular Planning Code processes (311, 317, RDG's, etc.) apply.</p> <p>A fee would be charged for projects in RH districts proposing new construction of a single-family home, or expansion of an existing single-family home that would result in a unit 4,000sqft or more. The amount of the fee should be based on both nexus and feasibility studies and should be distributed to the Down Payment Assistance Fund.</p> <p><i>*Not required if owned by a non-profit</i></p>					

Local Alternative

		Proposed Local Alternative	
		Non-Owner Occupied	Owner Occupied or Owned by Nonprofit
Where it Applies		All RH Districts	
Requirements	Maximum Density	4 units on Interior Lots, 6 on Corner Lots	
	Minimum Lot Size	Lot split allowed on corner lots with minimum lot size of 1,200 sq. ft. no variances required for existing building w/ minimum 4 ft setback from new property line Maximum 6 units across the two lots	
	Owner Occupancy Requirement	No	Owner "Intent to Occupy" 3 years post construction*
	Increase Density	Must result in at least 4 units	Must add at least 1 new unit
	Required Rear Yard Setback	30%	30% if project results in 4 units, otherwise underlying zoning.
	Unit Proportionality	2nd unit must be at least 50% of 1st unit size	
	Eligibility	<ul style="list-style-type: none"> Has not been tenant occupied for at least 3 years prior to filing the application Will not demolish a rent-controlled unit, or a unit with an Ellis Act eviction within the last 15 years Is not an A building or Historic Resource under Article 10, etc. 	<ul style="list-style-type: none"> Has been owner occupied for at least 3 years prior to filing the application (not allowed to be vacant)* Owner signs affidavit stating intent to occupy for at least 3 years post construction* Will not demolish a rent-controlled unit, or a unit with an Ellis Act eviction within the last 15 years. Is not an A building or Historic Resource under Article 10, etc.

Local Alternative

		Proposed Local Alternative	
		Non-Owner Occupied	Owner Occupied or Owned by Nonprofit
Where it Applies		All RH Districts	
Process	Subject to 317	No	
	Subject to 311	No	
	Residential Design Guidelines	Objective Standards Only	
	CEQA Review	Yes	
	Fee Waiver for Historic Evaluation	No	Yes
	Condo Conversion Process	Condominiums may be formed as part of new construction, however, owners of non-owner occupied units would remain ineligible to apply for condominium conversion of non-owner occupied units under a new provision of the Subdivision Code enacted under this ordinance	Owner may apply to form condos via new construction pathway, even for existing units being retained. <i>(would require a new provision of the Subdivision Code enacted under this Ordinance)</i>
<p>ALL OTHER PROJECTS in ANY RH DISTRICT: Up to 2-3 units (depending on zoning district) allowed plus ADUs for all projects as of right, with up to 4 units on interior lots allowed and 6 units on corner lots allowed for projects not also seeking a density bonus. 30% rear yard allowed if building at least 4 units. Regular Planning Code processes (311, 317, RDG's, etc.) apply.</p> <p><i>*Not required if owned by a non-profit</i></p>			

SB 9 & Sup. Mandelman

SB 9			Supervisor Mandelman's Proposed Ordinances	
Proposal	Lot Split	No Lot Split	Corner Lots Only (Board File No. 210564)	All Lots (Board File No. 210866)
			Where it Applies	
Where it Applies		RH-1, RH-1(D), & RH-1(S)		RH-1, RH-1(D), & RH-1(S), RH-2, & RH-3
Requirements	Maximum Density	2 units on each new lot + ADUs if allowed by local Ordinance	2 units + ADUs	4 units + ADU'S
	Minimum Lot Size	1,200 sq ft for each new lot (2,400 sq ft total)	no minimum lot size required	Standard
	Owner Occupancy Requirement	Owner "Intent to Occupy" 3 years post lot split approval	No owner occupancy requirement pre/post project	No owner occupancy requirement pre/post project
	Required Rear Yard Setback	-No building standards are allowed that would prevent two, 800sqft units per parcel -4ft rear yard setback can be required by local Ordinance		RH-3 Building Standards (45% rear yard)
	Unit Proportionality	None	None	None
	Increase Density	An SB 9 development must include 2 units per lot		Must be more than base allowable density
	Eligibility	-Has not been tenant occupied for at least 3 years prior to filing the application (could be owner occupied or vacant) -Will not demolish a rent-controlled unit, or a unit with an Ellis Act eviction within the last 15 years -Is not a Historic Resource under Article 10 or in a Historic District		May not also seek or receive a density bonus under Sec. 206.5 or 206.6
Process	Subject to 317	No		Yes
	Subject to 311	No		Yes
	Residential Design Guidelines	Objective RD Standards only		Residential Design Guidelines
	CEQA Review	No		Yes
	Fee Waiver for Historic Evaluation	No		No
	Condo Conversion Program	Depends on the project	Depends on the project	Subject to condo conversion process for proposals retaining an existing unit(s)

Sup. Mar & Sup. Safai

The Way It Would Be:

	BF# 211202 (Mar)	BF# 211234 (Safai)
Zoning Districts	All RH Districts	RH-1, RH-1(D), RH-2, & RH-3
Density Exception	4 units per lot (<i>not including ADU's</i>)	4 units per lot (<i>inclusive of ADU's</i>)
Eligible Lots	<ul style="list-style-type: none"> All Total of 121,429 parcels 	<ul style="list-style-type: none"> Must be within 1 mile of a major transit stop³ 2,500 sqft Total of 79,850 parcels (<i>See Exhibit C for map</i>)
Eligible Projects	<ul style="list-style-type: none"> Is not receiving another density bonus Each unit over base density must have at least 2 bedrooms, and; Each unit over base density must be rent controlled, and; <ul style="list-style-type: none"> All units over base density must be affordable at 100% AMI for both rental and owner 	<ul style="list-style-type: none"> Will result in at least 3 dwelling units Is not receiving another density bonus Any units proposed for demolition must be replaced Must be proposing new construction or additions to existing structures Must be 100% residential Must include at least 1 affordable unit: <ul style="list-style-type: none"> Rental @ 110% AMI max, or Owner @ 140% AMI max, and; At least 2 units contain 1 or more bedrooms, and; Subject to rent control No unit smaller than min. size set by CA TCAC
Additional Exceptions for Eligible Projects	RH-3 building standards apply	<ul style="list-style-type: none"> Rear yard reduction to no more than 25% or 15 ft (whichever is greater)* Exposure reduction to no less than 25ft in each direction* RM-1 open space standards apply Priority Processing (180 days)* No Neighborhood Notice (311 Notice) No Discretionary Review Minor alleviations from Residential Design Guideline massing standards at discretion of Planning Director Up to 15% additional alleviations from open space, rear yard, and exposure at discretion of Planning Director

*With additional restrictions/conditions

Sup. Safai: Eligible Parcels Map

