

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 2/28/2022)

[Planning Code - Group Housing Definition]

Ordinance amending the Planning Code to revise the definition of Group Housing; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, a group housing unit is defined as a residential use without individual cooking facilities, with a minimum tenancy of one week. The definition does not include a requirement for a minimum number of kitchens or other common space. The Inclusionary Housing Program (Planning Code Section 415 *et seq*) definition of “owned unit” does not reference group housing units.

Amendments to Current Law

This ordinance would revise the Planning Code general definition of group housing to clarify that such units do not include limited cooking facilities or kitchens, to require a minimum tenancy of thirty days, to require a minimum ratio of private space to public common space and to require a minimum of one communal kitchen for every 15 group housing units. The ordinance would also amend the definition of “owned unit” in the Inclusionary Housing Program to not include a group housing unit. Student Housing, 100% Affordable Housing, and tax-exempt housing would be exempt from the common space requirements.

Background Information

Group housing units have been allowed limited kitchens based on a Zoning Administrator determination in 1995. This ordinance would clarify that group housing units do not include kitchen facilities.

Amendments adopted at the February 28, 2022 Land Use and Transportation Committee added an exemption to the common space requirements for tax-exempt housing operators; and amended the amounts of common space required, the percentage of common space that must be a communal kitchen, and the required number of communal kitchens per unit.