

## **LEGISLATIVE DIGEST**

[Planning Code - Residential Mergers; Permeable Surfaces and Landscaping Requirements]

**Ordinance amending the Planning Code to require conditional use authorization for all residential mergers and to require compliance with landscaping and permeable surfaces requirements for building additions and residential mergers, and affirming the Planning Department's California Environmental Quality Act determination; and making Planning Code, Section 302, findings, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1.**

### Existing Law

The Planning Code currently subjects residential mergers to a mandatory discretionary review process or a conditional use authorization requirement and provides an exemption for residential mergers that are demonstrably not affordable units.

The Planning Code requires that certain kinds of permits trigger the requirement to provide landscaping and permeable surfaces, including construction of a new building; the addition of a new dwelling unit, a garage, or additional parking; or paving or repaving more than 200 square feet of the front setback.

### Amendments to Current Law

This ordinance would require conditional use authorization for all residential mergers, for both legal and illegal existing units, and would provide no exemption for such requirement. Prior to the hearing, the Planning Department would provide a special notice to other residents in the building to provide them information about the hearing and the merger process.

This ordinance would require compliance with the provisions for landscaping and permeable surfaces for residential mergers and for any addition to a building that would result in an increase of 20% or more of the existing Gross Floor Area.

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