

LEGISLATIVE DIGEST

[Planning Code - Dwelling Unit Mix Requirements]

Ordinance amending the Planning Code to add an additional option for the dwelling unit mix of large buildings in specified zoning districts to allow developers to have a mix of two- and three-bedroom units that results in at least 50% of the proposed units having more than one bedroom, 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

Planning Code Section 207.6 establishes the required minimum dwelling unit mix in the Residential Transit Oriented (RTO), Residential Commercial (RC), Neighborhood Commercial Transit (NCT), Downtown Residential (DTR), and Eastern Neighborhoods Mixed Use Districts. One of the following two options apply: (1) No less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms or (2) no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms.

Amendments to Current Law

A third option is added to Section 207.6. The proposed amendment would allow a project to have a mix of two- and three-bedroom units that results in 50 percent of the units having more than one bedroom.

Background Information

The proposed amendment encourages a project sponsor to build larger, family-sized units.

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