

REVISED LEGISLATIVE DIGEST
(Substituted, 5/17/2016)

[Planning Code - Dwelling Unit Mix Requirements]

Existing Law

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 bedrooms being in units that have 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. Planning Code Section 329 establishes guidelines for the review of large projects in Eastern Neighborhoods Mixed Use Districts, including the criteria under which a project may receive specific exceptions from Code requirements.

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 at least 50 percent of the bedrooms being in units that have more than one bedroom. Section 329 is amended to add the criteria for granting an exception to Section 207.6's dwelling unit mix requirement. These criteria were inadvertently deleted in previous legislation.

Background Information

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