

To: Council President Gibson McElhaney

From: Councilmember Abel Guillén

Date: February 16, 2016

Re: Request for Staff to Prepare Ordinance for Further Amendments to Secondary Units Ordinance

Motion to direct City staff to prepare a report, recommendation, and proposed ordinance that includes, but is not limited to, the following:

1/ clarifying amendments that state that the City's zoning regulations do not invalidate stricter regulations that may be imposed by a homeowners' association's Covenants, Conditions and Restrictions (CC&Rs);

2/ clarifying amendments that establish a procedure as a courtesy to homeowners' associations – such as the Lakeshore Homes Association in District 2 – that requires additional submittal requirements for Secondary Units, including evidence that the proposed new unit complies with applicable CC&Rs; and

3/ evaluating the designation of the Harrison-Oakland-MacArthur area as a Transit Hub for purposes of relaxing off-site parking requirements for Secondary Units within ½ mile of the intersection of Oakland Avenue and MacArthur Boulevard/Santa Clara Avenue.

Any proposed ordinance will be subject to the notice and hearing requirements that apply to all Zoning Code amendments.