

**From:** "Lisa" <[office@lakeshorehomes.net](mailto:office@lakeshorehomes.net)>

**Date:** June 21, 2016 at 3:35:14 PM PDT

**Subject: Secondary Unit Amendments - Owner Occupancy Requirement**

*Cluster Captains please forward – thanks!*

One last reminder to express your support of the Owner Occupancy Requirement for secondary units. This revision to the city's Secondary Unit Ordinance that was passed in February, would require that a property owner of a two-unit property (house + in-law unit) occupy one of the two units. This revision, along with 2 others suggested by our Councilmember Abel Guillen (see below), align with our CC&R's. Please consider emailing the City Council [council@oaklandnet.com](mailto:council@oaklandnet.com) and the Strategic Planning Manager Ed Manasse [emanasse@oaklandnet.com](mailto:emanasse@oaklandnet.com) to let them know you support these revisions. You are also welcome to attend and/or speak at the Planning Commission Meeting tomorrow night.

**Secondary Unit Amendments – Planning Commission Meeting, Wednesday June 22<sup>nd</sup>, 6:00-8:00pm**

City Hall, 1 Frank H. Ogawa Plaza, Hearing Room 1 (downstairs)

Councilmember Abel Guillén intends to bring forward the owner-occupancy requirement after City staff presents their [report](#) on his previous amendments at the Planning Commission meeting. CM Guillén is advocating to reinstate the owner-occupancy requirement for secondary units and we need your help. Please contact the other Councilmembers to let them know you support the owner-occupancy requirement (contact info [here](#)) or send emails to [council@oaklandnet.com](mailto:council@oaklandnet.com). Councilmember Guillén also encourages you to attend and speak at the Planning Commission meeting on June 22 to provide feedback. To facilitate this effort, LHA would like to convene a group of our members to

At the Planning Commission meeting on June 22, the Commission will consider the three amendments that Councilmember Guillén previously introduced when the Council passed the ordinance in February:

1. Establish 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. Implement a procedure that requires applicants to provide evidence that the proposed new unit complies with applicable CC&Rs, such as those of the Lakeshore Homes Association in District 2
3. Evaluate the designation of the Harrison-Oakland-MacArthur area as a "transit hub" where off-street parking requirements would be relaxed for secondary units within one-half mile of the intersection of Oakland Ave. and MacArthur Blvd. and Santa Clara Ave. In addition, four other amendments will be proposed from Planning Department staff (included in the staff [report](#)).

For details on secondary unit zoning regulations, click here [new regulations](#). To share your views, email Strategic Planning Manager Ed Manasse [emanasse@oaklandnet.com](mailto:emanasse@oaklandnet.com) and cc Maria Henderson (Abel's Policy Analyst) [mahenderson@oaklandnet.com](mailto:mahenderson@oaklandnet.com)

Timeline of events (pending approval on June 22 by Planning Commission to Council)

- June 22: Planning Commission
- July 12: Community and Economic Development Committee
- July 19: City Council (1<sup>st</sup> reading)
- Sept. 20: City Council (2<sup>nd</sup> reading)

**Lisa Ray | Administrator**

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