

# Amendment to Title 20, Zoning Code Co-Living Community

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February 26, 2019

Item 4.2



*Planning, Building and  
Code Enforcement*

# Co-Living Concept

- Affordable housing by design
- Convenience
  - Fully furnished
  - Cleaning services
  - Meal services
- Access to Downtown amenities and events
- Shorter commutes





# Co-Living Communities





# Co-Living in San Jose

- Housing model is not currently defined in Zoning Ordinance
  - Adding Co-Living Community as a use in Downtown Zoning Districts and adding associated regulations



# Co-Living Community: Housing Amendments

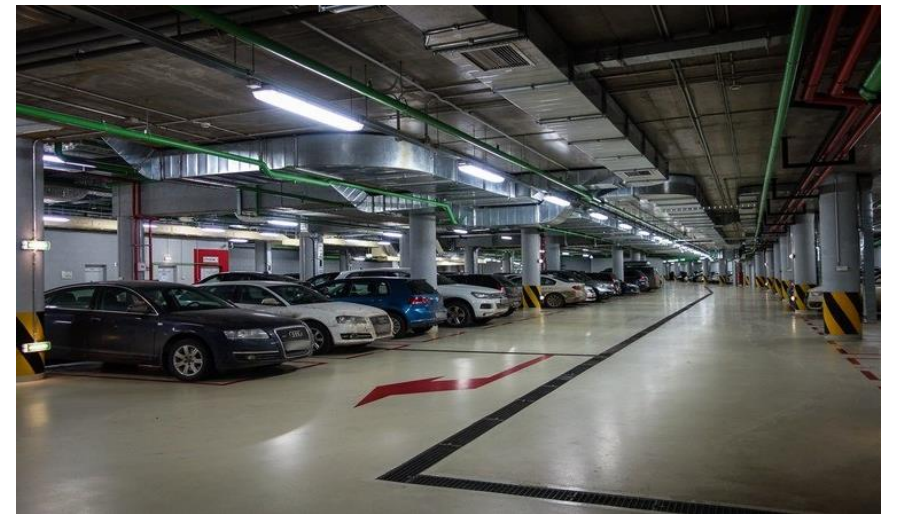
- Affordable Housing Impact Fee (AHIF) – based on square footage
- Inclusionary Housing Ordinance (IHO)
  - Bedroom = Dwelling Unit
  - Housing Department to complete comprehensive review in fall 2019





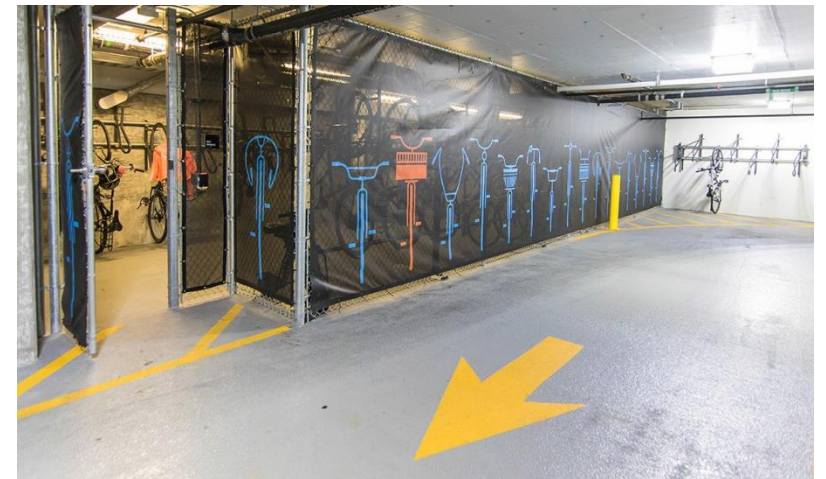
# Co-Living Community: Vehicle Parking

- **Vehicle Parking:** Baseline 0.25 spaces per bedroom with no TDM; 50% reduction with TDM; Additional 15% or 50% reduction based on Downtown Parking Management Zone Requirement
  - With reductions, parking ratio could be as low as 0.0625



# Co-Living Community: Bicycle Parking

- **Bicycle Parking:** Modify from 0.5 space per bedroom to align with San Francisco program
  - Long Term (60%): 0.25 spaces per bedroom. For buildings over 100 beds, 25 long term spaces plus 0.20 spaces for every bedroom over 100
  - Short Term (40%): 2 spaces for every 100 bedrooms



# Co-Living Community

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- **Planning Commission Recommendation:**
  - Change minimum bedrooms per kitchen from 10 to 6
- **Memo from Mayor, Councilmembers Jones, Peralez, Carrasco:**
  - Require TDM for all Co-Living projects
  - Modify baseline parking ratio for projects with 600 co-living units adjacent, across or within 500 feet of Residential Neighborhood zoned property to 0.60 spaces per unit, prior to reductions
  - Staff to report back 2 years on effectiveness



# Discussion