Amendment to Title 20, Zoning Code Co-Living Community

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



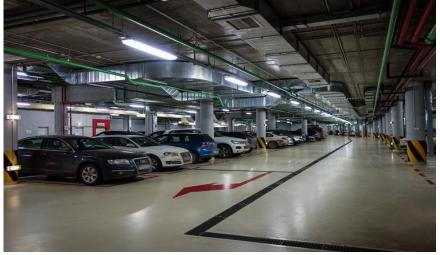




Co-Living Community: Vehicle Parking

- **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

- 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

