



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Councilmembers Jimenez
& Davis

SUBJECT: Single Family Home Modifications

DATE: October 10, 2019

Approved

Date October 10, 2019

RECOMMENDATION

Direct staff to return to Council with proposed revisions to the Zoning Ordinance that would discourage single family home modifications that are clearly designed to facilitate individual room rentals.

BACKGROUND

Residents in our Districts have brought to our attention that single family homeowners are taking advantage of generous standards that allow for modifications that facilitate individual room rentals. These include outside door entryways into every bedroom, wet bars located in every bedroom, the addition of a significant number of bedrooms (for example, 5 bedrooms to an existing 3-bedroom home), and other designs and layouts that are inconsistent with the conventional use of a single family home.

Although we are in a housing crisis and should do everything possible to expand housing opportunities in our communities, we must do so with full transparency to residents. Identification of appropriate design guidelines and regulations requires thoughtful analysis. This recommendation provides staff maximum flexibility in reviewing the existing standards and returning to Council with Zoning Ordinance revisions that discourage these kinds of modifications.

For questions please contact Vanessa Sandoval, Chief of Staff, 408-535-4925.