

CLUs - COMPACT LIVING UNITS

	CURRENT SRO REGULATIONS	WORKING-GROUP RECOMMENDATION	STAFF RECOMMENDATION
WHERE ALLOWED	City-Wide	City-Wide	City-Wide
SIZE RESTRICTIONS	70-220 Square-Feet	70-400 Square-Feet (Average 235 Square-Feet)	70-400 Square-Feet (Average 235 Square-Feet)
PERMIT PROCESS	N/A	Limited Use. No use permit required	Limited Use. No use permit required
ZONING LIMITATIONS	A Commercial Use allowed wherever Visitor Accommodations allowed.	A Commercial Use allowed wherever Visitor Accommodations allowed.	DOWNTOWN: A Commercial Use allowed in Commercial & Mixed-Use Zones. CITY-WIDE: A Commercial Use allowed wherever Visitor Accommodations allowed.
PARKING REQUIREMENTS	<u>DOWNTOWN:</u> 0.2 Spaces per Unit (1 space/unit proposed in Community Plan Update) <u>CITY-WIDE:</u> 1 Space/Unit 0.5 Spaces/Unit if 50% AMI 0.5 Spaces/Unit if in TAOZ. 0.25 Spaces/Unit if 50% AMI & TAOZ	0.2 Spaces per Unit.* *Additional parking reductions possible through a deviation process if findings (not identified) can be made.	<u>DOWNTOWN:</u> * 0.5 Spaces/Unit 0.3 Spaces/Unit if 60% AMI 0.2 Spaces/Unit if 50% AMI <u>CITY-WIDE:</u> 1 Space/Unit 0.5 Spaces/Unit if 50% AMI 0.5 Spaces/Unit if in TAOZ. 0.25 Spaces/Unit if 50% AMI & TAOZ. *Additional parking reductions possible on small lots.
BATHROOM LIMITATIONS	N/A	Limits full bathrooms to 50% of the non-rent restricted units	Limits full bathrooms to 50% of the non-rent restricted units
INCLUSIONARY HOUSING ORDINANCE	N/A	Applies	Applies
RENT RESTRICTIONS	Not Required	Not Required	Not Required
REPLACEMENT REQUIREMENTS	Replace units removed from market or pay 50% of replacement cost.	One-for-one replacement when inventory falls below established threshold	One-for-one replacement for pre-1990 units (Ellis Act) when inventory falls below established threshold, or the payment of in-lieu fees
RELOCATION ASSISTANCE	Payment equal to two times the household's average monthly rent for the preceding 12 months + \$10 rebate per month for each month's residency in excess of 90 days.	Payment calculated as the difference between the household's ability to pay and the new rent for a period of 12 months + moving expenses. \$3,000 cap	Payment calculated as the difference between the household's ability to pay and the new rent for a period of 12 months + moving expenses. \$3,000 cap
WATER/SEWER REDUCTIONS	\$3,000/rent-restricted unit	N/A	\$3,000/rent-restricted unit

LIVING UNITS

	CURRENT REGULATIONS	WORKING-GROUP RECOMMENDATION	STAFF RECOMMENDATION
WHERE ALLOWED	Downtown Only	N/A	Allowed Everywhere Downtown
SIZE RESTRICTIONS	150-400 Square-Foot (Average 275 Square-Foot)	70-400 Square-Foot (Average 235 Square-Foot)	150-400 Square-Foot (Average 275 Square-Foot)
PERMIT PROCESS	CCDC Conditional Use Permit	Neighborhood Use Permit (Process 2)	Neighborhood Use Permit (Process 2)
ZONING LIMITATIONS	A Residential Use limited to 3 projects Downtown	A Residential Use with no cap on the number of projects Downtown	A Residential Use with no cap on the number of projects downtown
PARKING REQUIREMENTS	0.7 Spaces per Unit (1 space/unit proposed in Community Plan Update)	0.2 Spaces per Unit	0.5 Spaces/Unit 0.3 Spaces/Unit if 60% AMI 0.2 Spaces/Unit if 50% AMI
BATHROOM LIMITATIONS/ REQUIREMENTS	Allows full bathrooms in all units	Limits full bathrooms to 50% of the non-rent restricted units	Allows full bathrooms in all units
INCLUSIONARY HOUSING ORDINANCE	Applies	Applies	Applies
RENT RESTRICTIONS	80% AMI or less	N/A	80% AMI or less
REPLACEMENT REQUIREMENTS	Does not apply	Does not apply	Does not apply (Living Units counted for the purposes of calculating the inventory)
RELOCATION ASSISTANCE	Does not apply	Funding and Technical assistance provided to all low-income tenants	Funding and Technical assistance provided to all low-income tenants
WATER/SEWER FEE REDUCTIONS	\$3,000 per rent-restricted unit \$6,260 per market-rate unit	N/A	\$3,000 per rent-restricted unit \$6,260 per market-rate unit