

Second Unit Ordinance

ALAMEDA CITY COUNCIL

DECEMBER 15, 2015



Timeline

2015

September 14 – Planning Board Housing Element Annual Review

September 26 – Planning Board Workshop on Second Unit Ordinance

November 23 – Planning Board Recommended Approval

December 15 – City Council Consideration

Housing Element Annual Review

- Housing Element Goal #2: “Provide housing that meets the City’s diverse housing needs, specifically including affordable housing, special needs housing, and senior housing.”
 - Policy HE-4 “Encourage and support residential opportunities for senior citizens, including senior housing projects, multifamily housing projects with accessible and small housing units, assisted living projects, and in-law projects.”
 - Program 4.1 “Continue to support the addition of secondary “In-law” units for small households or seniors.....”
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LITTLE ICE RINK
TO RETURN NOV. 6



PAGE A3
FIRST PRESBYTERIAN
CHURCH TURNS 150

PAGE A6
AUSD HONORS
LGBTQ MONTH

City Council

Rent crisis solutions to be weighed

Monatorium placed on increases, evictions to be among options

By Peter Hegarty
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ALAMEDA — Imposing a temporary moratorium on rent increases and evictions without

just cause are expected to be on the table when the City Council meets Wednesday to review the effect of the Bay Area's hot rental market on local residents. The council also will hear the results of a study on the city's rental market, ordered by BAR Urban Economics, a consultant that city officials brought in

throughout the Bay Area. The move to hold the special meeting, where city officials will present a range of options for dealing with the rental issue, follows the council's backing up the city's Rent Review Advisory Committee, which mediates disputes between tenants and landlords.

It also allows local tenants and activists temporarily setting up tents outside City Hall on Oct. 1, saying some people may not be able to find any other type of accommodation, whose move is done to curb drastic rent hikes. The growing Bay Area economy and decades of under-building of

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JAMMIE DRIVE BENEFITS
MIDWAY SHELTER



PAGE B1
PILOTS CRUISE IN NCS
CROSS COUNTRY FINALS

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ASTI CELEBRATES
'BLUE RIBBON' HONOR

Rent crisis

Tenant activists, officials meet

Alameda Renters Coalition wants cap on increases, elected board, deposits in interest-bearing accounts

By Peter Hegarty
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ALAMEDA — An elected rent board, a cap on rent increases and security deposits

held in independent interest-bearing accounts are among the provisions that local tenant activists want included in any rent stabilization ordinance adopted by the City Council.

The Alameda Renters Coalition, which met with city officials Nov. 10, also set out details for "no-fault" and "for cause" evictions and said all rent increases and eviction notices must be filed with the Housing Authority or a future rent board.

"We very much appreciate that the city has recognized the seriousness of the situation for

renters and is taking action," the coalition's Catherine Pauling said Wednesday. The coalition also called for evictions payments in the event of a no-fault eviction, which is defined as when an owner wishes to move into the unit, a tenant is not to move for disabilities or for health and safety reasons, or a landlord cites the Ellis Act, the state law

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College of Alameda

Students to mayor: Help homeless with housing

Call for shelters, housing comes as city leaders consider plan

By Peter Hegarty
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ALAMEDA — City leaders get a reminder to help the homeless on Tuesday, just as they are poised to possibly enter into ex-

clusive talks with the team of East Bay agencies to build affordable housing at Alameda Point.

Operation Dignity and other service providers are eyeing a 18-acre parcel at the former U.S. Navy base for the housing, a plan welcomed by students in Wanda Sabir's critical thinking class at College of Alameda. "A lot of buildings there are vacant," Tasha Quresh told Mayor Trish Herrera Spencer and other elected officials when

they visited the campus to hear about what students have researched on homelessness and other local issues for the class. "We think it needs to be utilized for shelter, as well as transitional housing."

Student Skyler Wright said targeting the homeless with shelter areas, such as those that Berkeley leaders recently approved housing people from

See Students on Page 9



Skyler Wright, 19, presents research on homelessness to community members at the College of Alameda in Alameda on Tuesday. LARRY ADAMS/STAFF

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400 An edition of the San Jose Mercury News

PAGE A2
TREE LIGHTING SET
ON SATURDAY



PAGE A4
MUSICIAN HOPES
FOR GRAMMY NOD

PAGE A8
RESIDENTS WEIGH IN
ON RENT CRISIS

City Council

West End

Container project

Eviction loophole closed

Second Units:

- Granny Units, Backyard Cottages
- Small, studio and 1 Bdrm. (<600 sf)
- Hidden, Out of Sight
- Rental units
- Middle Income “Gap” housing
- Sustainable

Current Ordinance produced only 2 units



AB 1866 – Second Unit Law



Second-unit Ordinances:

- Cannot be arbitrary, excessive, or burdensome
Gov. Code Section 65852
- Cannot preclude units in single- or multi-family zones
Gov. Code Section 65852.2(c)
- Are statutorily exempt from environmental review
CEQA Guidelines Section 15282(h)
- Must provide a ministerial permit process
Gov. Code Section 65852.2(a)(3)

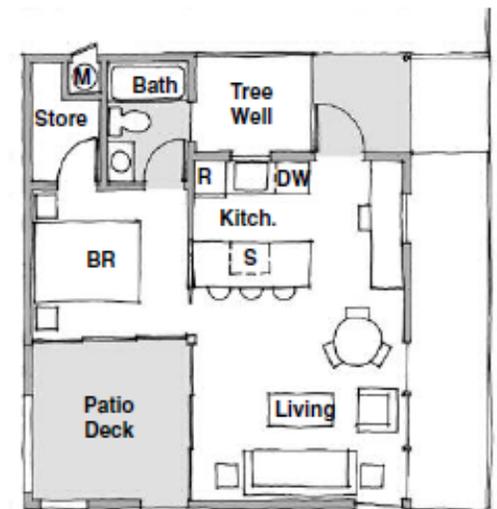
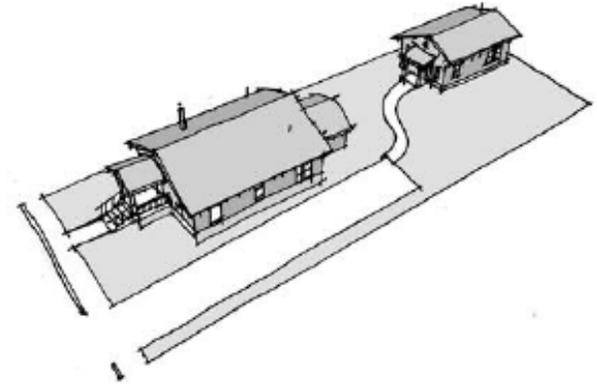
“The Legislature finds and declares that second units are a valuable form of housing in California. Second units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create second units benefit from added income, and an increased sense of security.”

- Government Code § 65852.150

Proposed Changes

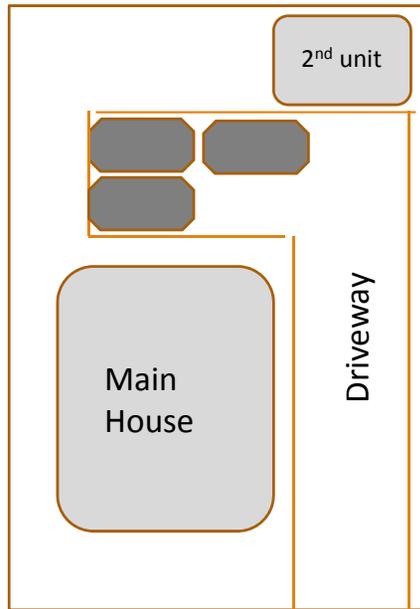
1. Reduce Lot Size Requirement from 7,500 to 4,000 sf
2. Increase maximum size of the unit from 600 to 700 sf
3. Require minimum of 2 parking spaces
4. Subject second units to the rules for accessory buildings
5. Prohibit use of second unit as a vacation rental

*Proposed changes could generate up to 15 units per year

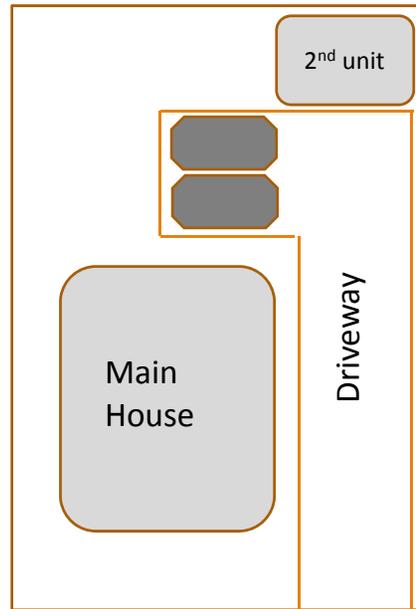


Second Unit Development Standards	Proposed Changes
Minimum Lot Size	7,500 sq. ft. <u>4,000 sq. ft.</u>
Maximum Unit Size	One Bedroom, 600 sq. ft. Habitable Space <u>700 sq. ft. Total</u>
Detached or Attached	May be detached or attached
Maximum Unit Height	Two Stories <u>One Story</u>
Minimum Distance from Main House	20 feet <u>6 feet</u>
Required Parking	Prerequisite: Two spaces for the Main House lot Second Unit: One independent <u>tandem</u> parking space
Maximum Lot Coverage (Percentage of lot that is not covered)	60% including all impervious surfaces
Exterior Design	Must match the main house
Restrictions	a) No separate sale of second unit (rental only) <u>b) Cannot use second unit as a vacation rental</u>

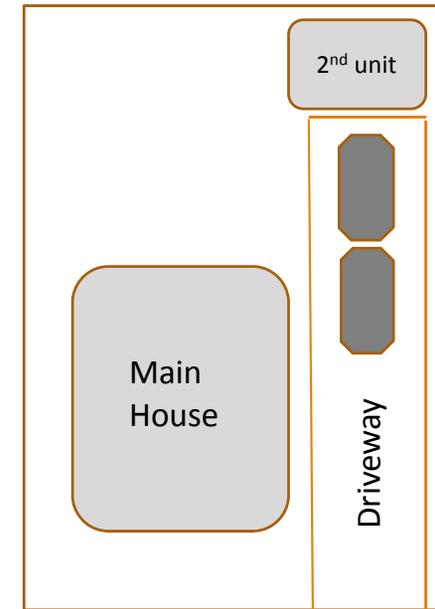
Parking Scenarios



A) Current Requirement:
3 spaces (2 + 1)



B) Staff Recommendation:
2 independent spaces



C) Planning Board Recommendation:
2 tandem spaces

Case Study: City of Santa Cruz

Population:	64,000
Number of Eligible Lots:	18,000
Min. Lot Size:	5,000 sq. ft.
Max. Height:	Two stories
Max. Size:	Two Bedrooms, 800 sq. ft.
Required Parking:	Two tandem spaces
Incentives:	Permit fees waived with rent cap City provides prototype drawings
Units Generated:	~17 units per year



Recommendation/Next Steps:

- Approve recommended amendments to Second Unit Ordinance
- Direct staff to monitor Second Unit production and return to Council in 2017
- Real-time public monitoring of Second Unit applications via City website