

HOUSING REPLACEMENT

PLANNING COMMISSION JULY 22, 2020



BACKGROUND

- New State Housing Regulations in effect 1/1/20
- Dwelling Units can no longer be demolished without being replaced on-site
- Housing Replacement Urgency Ordinances Adopted by City Council, which:
 - Acknowledged State prohibition of eliminating dwelling units
 - Clarified applicability to SFR's
 - Specified affordable JADU's as permitted replacement units
- Permanent Ordinances must be adopted by 12/15/20



DWELLING REPLACEMENT ISSUES

- Dwelling quantities that are nonconforming for maximum density and parking must be maintained.
 - Provisions may be needed for remodeling or replacing nonconforming dwellings, as current code may not allow.
- Clarification that duplex (or triplex) may be replaced by single-family home with either an ADU/JADU (or both), in all areas rather than just inland areas.
- Commission can consider other requirements such as:
 - Minimum replacement unit size
 - Corresponding old-to-new bedroom or area quantities



REPLACEMENT AFFORDABILITY

- “Protected” (affordable) units must be replaced with qualifying affordable units. No protected units known at this time.
- State encourages additional affordable housing preservation, reflected in City Urgency Ordinances:
 - Clarifying single-family replacement
 - Affordable replacement-JADU requirement



RECOMMENDATION

- Accept Public Input
- Discuss Housing Replacement Issues
- Direct Staff to Schedule Public Hearing for Permanent Housing Replacement Ordinances



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AREA DISTRICTS

