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Date: 9-27-17
Submitted in HSG Committee
Council File No: 17-0480
Item No. 3

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COUNCILMEMBER KORETZ RECOMMENDATIONS

A. Demolition of Housing Units

Councilmember Koretz stands by his original suggestion from his motion, but if the committee's wisdom is to go with Planning staff recommendation 3, calling for HCID and Building and Safety to amend administrative procedures, he asks that those departments be required to report back to this committee in a public session to allow for a review of what they propose.

B. Small Lot Subdivisions

The Councilmember feels the current report doesn't really address the issue he raised in his motion, which is the use of the SLS ordinance to create de facto new rental units disguised as single family homes which circumvent the regulations imposed by the Ellis Act. He is looking for a mechanism to prevent this if at all possible.

C. Condominium Conversions

The report's recommendations fail to adequately grapple with the recommendations in his motion on condo conversions from earlier this year. While the Councilmember appreciates the effort being made to find a viable alternative for calculating vacancy rates, he agrees with the comments of certain advocates that more weight should be given to RSO vacancies and reiterates his own call that there should be a moratorium on conversion approvals any time the vacancy rate calculation exceeds one year in age.

The issue of how cumulative impact is determined also deserves more precision and care. At the very least, all types of land use actions that remove rental units must be counted, not just other condo conversions.

The Councilmember would support the Committee remanding this report back to City Planning one last time so the appropriate fine-tuning on these issues can be accomplished.

