

MOTION PLANNING & LAND USE MANAGEMENT

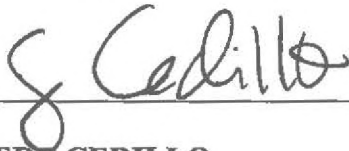
Following a significant amount of analysis and extensive public hearings, the City Council is preparing to adopt an ordinance to regulate home sharing in primary residences. As the City plans for the implementation of these rules there remain several items that have been identified in Committee that are pending analysis to develop a fully workable plan.

I THEREFORE MOVE that the Department of City Planning, in consultation with the City Attorney, Chief Legislative Analyst, City Administrative Officer and other relevant departments, prepare and present clearances under the California Environmental Quality Act for the following amendments to the home-sharing ordinance:

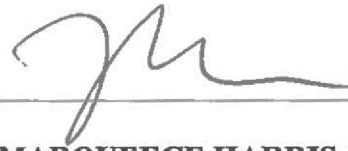
- Rules that allow for home sharing in a multi-family RSO unit with 4 or fewer units. In such units owners should be allowed to conduct STRs in all units. To address concerns that renters will be evicted from RSO units for short-term rental activity, the ordinance should restrict RSO units to home sharing activity only and provide renters with a "right to cure" and stop that activity before they are evicted.
- Language to allow for RSO Unit tenants to easily apply to the City for a hardship exemption due to circumstances that have created a short term vacancy in the unit, but with the intent to return.

I FURTHER MOVE that the appropriate City staff report back to the Planning & Land Use Management Committee on these issues at its first meeting in January.

PRESENTED BY:



GILBERT CEDILLO
Councilmember, 1st District



MARQUEECE HARRIS-DAWSON
Councilmember, 8th District

SECONDED BY:



DEC 11 2018

ORIGINAL

