

## **Toolbox to Address Mini Dorms**

<b>Tools</b>	<b>Significance</b>	<b>Brief Summary</b>	<b>Status</b>
<b>ADMINISTRATIVE CITATIONS</b>	Addresses loud music and loud parties to minimize nuisance noise	\$1000 citations are issued to tenants and property owners in violation of noise ordinance	<b>Applies citywide</b>
<b>PHYSICAL DEVELOPMENT REGULATIONS</b>	Prevents smaller lots from having high number of bedrooms and excess hardscape/surface parking (citywide); Prevents previous trend towards garage conversions and 6 <sup>+</sup> bedrooms in campus impact areas	Adds 6 bedroom limit and 4 parking space limit (outside garage) on lots less than 10,000 sq ft; Increases parking requirement for campus impact areas and prevents garage conversions for larger units with 5 or more bedrooms	<b>Ordinance effective citywide</b>
<b>RESIDENTIAL HIGH OCCUPANCY PERMIT</b>	Addresses parking and nuisance issues associated with high occupancy units; makes it difficult for landlord to rent to more than 5 adult occupants	Requires a permit for existing and new high occupancy single dwelling units with 6 or more adults residing for 30 or more consecutive days; requires annual permit fee (\$1000) and inspections	<b>Ordinance effective citywide</b>
<b>ROOMING HOUSE ORDINANCE</b>	Prevents previous practice of rooms rented individually to a large number of tenants as a business in low density zones	Prevents landlords from renting 3+ bedroom units by individual rooms in RS, RM-1, and RM-2 zones; Allows landlords to rent dwelling unit as a whole	<b>Ordinance effective citywide</b> Previously conforming RH's outside the coastal zone shall comply by May 23, 2011; shall comply by October 16, 2011 in the coastal zone
<b>REGULATION OF RESIDENTIAL RENTALS</b>	Would require review of all residential rentals as part of existing business tax program	Would set up system for review of rental applications for zoning clearance and allow for better tracking of rental units	In early planning stages; program could be rolled out within 1-2 years