

Toolbox to Address Mini Dorms

Tools	Significance	Brief Summary	Status
ADMINISTRATIVE CITATIONS	Addresses loud music and loud parties to minimize nuisance noise	\$1000 citations are issued to tenants and property owners in violation of noise ordinance	Program is in place in Mid City, Northern and Western Police Divisions; Program roll out citywide is in process
PHYSICAL DEVELOPMENT REGULATIONS	Prevents smaller lots from having high number of bedrooms and excess hardscape/surface parking (citywide); Prevents previous trend towards garage conversions and 6 ⁺ 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	Ordinance effective August 16, 2007 in areas outside the coastal zone; LCPA submitted December 2007 (to obtain certification from Coastal Commission for coastal zone)
RESIDENTIAL HIGH OCCUPANCY PERMIT	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	Ordinance effective outside the coastal zone on February 29, 2008-- 6 month grace period for existing high occupancy units through August 29, 2008; LCPA submitted May 2008
ROOMING HOUSE ORDINANCE	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	Ordinance effective outside the coastal zone on May 23, 2008-- 3 year grace period for existing RHO's through May 23, 2011; LCPA submitted May 2008
REGULATION OF RESIDENTIAL RENTALS	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