

# *City of Brisbane*

## *Agenda Report*

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

SUBJECT: Ordinance No. 566 (Zoning Text Amendment RZ-6-11) to Amend Brisbane Municipal Code Titles 16 and 17 Regarding Condominiums

DATE: October 15, 2012

### **City Council Goals:**

To provide for effective and efficient delivery of City services (Goal #1).  
To preserve and enhance livability and diversity of neighborhoods (Goal #14).

### **Purpose:**

To update the Subdivision Ordinance so as to be consistent with current State law in regards to condominiums, dedication of land for park and recreation purposes, and passive or natural heating/cooling opportunities in subdivision design; and to amend the Zoning Ordinance to clarify condominium approval procedures and to revise the condominium development standards.

### **Recommendation:**

That the City Council introduce Ordinance No. 566.

### **Background:**

2007-2014 Housing Element Policy H.B.4 directs the City to “discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households.” Program H.B.4.a calls for refining the Zoning Ordinance standards for condominium conversions to reflect this City policy and current State law.

The Planning Commission recommended approval of the proposed ordinance as Zoning Text Amendment RZ-6-11.