



## AMENDMENT TO MUNICIPAL CODE, CHAPTER 19.895

Community & Economic  
Development Department

**City Council**  
**February 23, 2016**

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### Background

1. City Code allows the rental of rooms in single-family residences
  - a. Chapter 19.520 limits the number of individual renters to 4
2. 2013 – Adopted Ordinance 7222
  - a. *Created Chapter 19.895*
  - b. Applies only to single-family residences
  - c. Requires owners with 3 or 4 renters to obtain a Room Rental Permit



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## Background

- 2014 – Complaint filed in US District Court
  1. Plaintiffs are Fair Housing Council of Riverside County and several individuals
  2. Contends Ordinance No. 7222 – Room Rental Permit:
    - a. has a discriminatory effect
    - b. violates Federal and State fair housing laws



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## Background

- 2015 – Mediation
  - City & Fair Housing Council entered mediation
  - amendment to Chapter 19.895 to exempt a single housekeeping unit Room Rental Permit
  - Staff agreed to support the amendment recommendation



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## Single Housekeeping Unit

"Single housekeeping unit – One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses, and maintenance of the premises are shared or carried out according to a household plan or other customary method. If all or part of the dwelling unit is rented, the lessees must jointly occupy the unit under a single rental agreement or lease, either written or oral, or implied with an owner; an owner's agent, representative or manager or family thereof is in residence."

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## Recommendation

That the City Council:

1. Determine Planning Case P15-1045 (Zoning Code Text Amendment) exempt from California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Sec. 15061(b)(3), as the proposed changes to the City's room rental permit requirements do not affect physical development; therefore it can be seen with certainty that there is no possibility that the amendment would have the potential to significantly effect on the environment;
2. Approve Planning Case P15-1045, to amend Chapter 19.895 of the Zoning Code, based on the findings outlined in the staff report; and
3. Introduce and subsequently adopt the attached Ordinance which amends Chapter 19.895 of the Zoning code to exempt "single housekeeping units" from room rental permit requirements, and provide clarifications to the text.

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