CITY OF OJAI

RESOLUTION NO. 16-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OJAI AMENDING THE GUIDELINES FOR THE SECOND UNIT COMPLIANCE PROGRAM TO ADD THE P-L ZONE AND CONFIRM THAT LEGALIZED UNITS MAY NOT BE USED FOR SHORT-TERM RENTALS

WHEREAS, the City Council of the City of Ojai (the "City Council") approved and adopted an updated Housing Element on September 10, 2013, by Resolution No. 13-52 (the "Updated Housing Element"). The Updated Housing Element calls for a variety of implementing actions to affirmatively further the production, improvement and preservation of affordable housing, and

WHEREAS, the Second Unit Compliance Program was implemented on April 9, 2013 in accordance with the prior Housing Element in order to provide and preserve housing for low and moderate income families; and

WHEREAS, the Guidelines were amended and adopted by the City Council on April 28, 2015; and

WHEREAS, as expressed as its meeting on January 12, 2016, the City Council desires to amend the Guidelines of the program in order to encourage greater participation by eligible units by amending the Guidelines to: 1) expand the allowable zones to include the P-L zone; 2) to confirm the preexisting rule that units legalized for this program may not be used for short-term or transient rentals of less than 30 days, ensuring the units are available as long-term housing; 3) to extend the program through March 8, 2017; and 4) to delete any requirement that the second units approved through the compliance program be owner-occupied.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ojai that:

SECTION 1. General Plan and Zoning Ordinance Consistency:

a. Finding. The Second Unit Compliance Program, as proposed for amendment, is: (i) in
the interest of the general community welfare; (ii) consistent with the Ojai General Plan, the requirements of state planning and zoning laws, and Title 10 of the Ojai Municipal Code; and (iii) consistent with good zoning and planning practices.

b. Rationale: There is a well-documented need for affordable housing and the Second
Unit Compliance Program will affirmatively further these efforts. The Compliance Program specifically: (i) dovetails with the goals and programs set forth in the City's 2014-2021 Housing Element as certified by HCD; (ii) balances the economic and social interests expressed by the public in the course of the public hearing process; and (iii) fosters affordable housing production, including by adding the P-L zone to the list of eligible zones and preventing diversion of legalized units for short-term or transient rental use, while upholding the integrity of General Plan policies and Zoning Ordinance standards.

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