

# CONSENT CALENDAR April 30, 2013

To: Honorable Mayor and Members of the City Council

From: Councilmembers Susan Wengraf, Linda Maio and Laurie Capitelli

Subject: Policy Statement on Habitable Space Guidelines

# **RECOMMENDATION:**

Adopt the following policy statement:

Every newly constructed habitable space shall have natural light and ventilation to the extent feasible and consistent with other City of Berkeley health, safety and welfare policies. Common living areas shall be contiguous including kitchen, dining and living areas.

### BACKGROUND:

Some new residential projects being designed and submitted for review by our Zoning Adjustments Board have included design features that are not optimal for future residents. Increasingly, projects are being proposed with bedrooms with no natural light or ventilation and with common areas, like kitchens, dining area and living areas that are not contiguous. The result is cramped, dark units that, while they may cost less to construct, are absent the favored amenities of natural light and air. While windowless bedrooms might be allowed under current State building code, this policy, if adopted, would encourage developers to propose units with windows in bedrooms and also more useable common areas.

#### FINANCIAL IMPLICATIONS:

No General Funds impact

### CONTACT:

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