



# Garage Conversion Amnesty Program Update

Study Session Meeting | December 9, 2025

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Requested By: Deputy Mayor Pro Tem Roger Neal

# Program Background

- Ordinance Number 3873 adopted July 16, 2024, established the “Amnesty Program Permit” for unauthorized garage conversions in existence prior to July 16, 2024.
- Program Time Frame – July 16, 2024 through January 31, 2026 (18-months) subject to the following requirements:
  - Submittal for an Amnesty Program Permit
  - Consent to Inspect (limited to converted area only)
  - Modifications or Repairs required (if necessary) with a 30 day time limit, with a maximum 180 extension if warranted
  - Amnesty Program Permit issued upon compliance

## Objectives

- Ensure unpermitted garage conversions complied with health, safety and minimum building codes
- Validation of garage conversions
- Removal of the non-conforming status of the home , and thus allow permits to be issued for expansions or additions for homes in the future



# Initial Statistics

Approximately 1,393 single-family residences visually identified with garage conversions:

- 358 homes were legally permitted for garage conversions
- 1,035 homes had no permits or other records on file with the City for garage conversions



# Progress Report

- 177 permit applications received
- 128 permits issued
- 19 permits in an inspection, plan review or resubmittal status
- 30 permits – voided, cancelled, expired or no recent activity

## To Date

- 128 homes or 13% of the 1,035 homes achieved compliance
- 907 or 88% of the 1,035 homes remain as non-conforming structures



# Community Outreach Efforts

## Flyers created in English and Spanish



- Mailed out with all residential water bills
- 2 mailings directly to residents with a known garage conversion
- Posted on all City social media channels and website
- Handed out with resident engagement at City events by Community Services staff
- Hand-delivered to remaining homes of known conversions that had not applied

Published in Branch Bulletin and Branch Review

# Next Steps

- Amnesty Program Permits submitted on or prior to January 31, 2026 and for which modification or repairs were required will be allowed to complete work within 30 day time frame or within an approved extension, if warranted.
- February 1, 2026 – All remaining unauthorized garage conversions for which Amnesty Program Permits were not issued for are deemed to be non-conforming structures and future permits can not be issued for expansions of the non-conforming structures in accordance with Sec. 6.6 “Nonconformities” of the Comprehensive Zoning Ordinance.

# Questions

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