

PL 23-3896 Ordinance to Amend the City's SB-9 Rules



Public Hearing

SB-9 Changes

- SB-9 Allows:
 - One SFR lot to be subdivided and two lots can be built on each
 - One SFR lot can be built with four lots
- Sept. 2021 – SB-9 was signed into law.
- Jan. 2022 – City Council approved ordinance 21-2058 and 21-1059
- State of California contact City and expressed concerns

SB-9 Changes

Proposed Ordinance would clarify the number of units allowed:

- *When there is no lot split:*
 - a) 2 urban dwellings and 2 ADUs OR*
 - b) 2 urban dwellings and 2 junior ADUs*

SB-9 Changes

Proposed Ordinance would change the maximum size:

- *OLD CODE: The maximum size of an urban dwelling must not exceed 800 square feet.*
- *NEW CODE: Would fall back on the maximum floor area ratio and lot coverage in the Zoning Code.*

SB-9 Changes

Proposed Ordinance would change the courtyard standards:

- *OLD CODE: Same standards as the R-3 zone*
- *NEW CODE: Same standards as the R-2 zone*

Recommendation

Adopt the attached Resolution recommending that the City Council adopt the proposed ordinance.