



# Community Workshop

## Senate Bill 9 (SB 9)

May 17, 2022

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Community Development

# Agenda

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- SB 9 Overview
- Outreach and City Council Study Sessions
- Community Feedback & Poll
- Next Steps
- Q & A





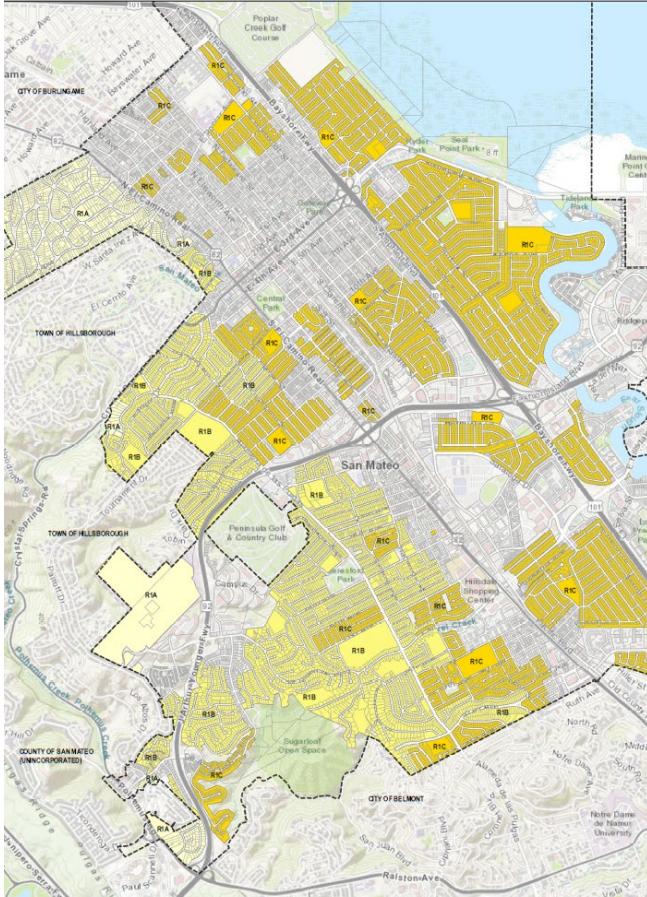
## Background - What is SB 9?

- Purpose:
  - Increase housing production by increasing densities in single-family zoned areas
- Development Permitted:
  - Two-unit housing development
  - Urban lot splits
- Ministerial approval
  - Objective zoning, subdivision, and design standards only



## Background - What is SB 9?

- Projects may only be denied if:
  - The building official “makes a written finding, based upon a preponderance of the evidence, that the proposed housing development would have a specific adverse impact[s]... upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.”



# Background Qualifying Criteria

## Location:

- Zoned single-family (R1)
- Not located in a historic district nor designated/listed historic property

## Restrictions:

- No demolition of affordable or rent controlled housing
- Not tenant occupancy within the last 3 years
- 25 percent exterior wall demolition limit

# What Can Be Built?

## Two Unit (Duplex) Development



### What Can Be Built?

- 2 primary units per property (4 units total)
- Includes: 2 primary units, 1 ADU and 1 JADU



### Parcel Size and Setbacks

- 4 ft. side and rear yard setbacks
- Units restricted to residential use only
- Short-term rentals prohibited

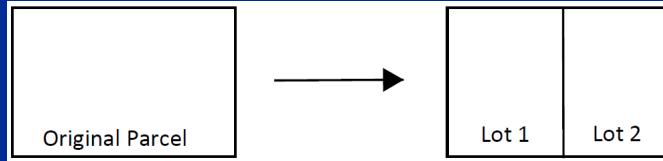


### Parking Requirements

- 1 space per main unit
- Cannot require parking if located within 1/2 mile walking distance of a major transit stop / major transit corridor

# What Can Be Built?

## Urban Lot Splits



### What Can Be Built?

- 2 units per property (4 units total-minimum allowed by State)
- City may choose to allow additional ADUs and/or JADUs (up to 8 units total)



### Parcel Size and Setbacks

- Minimum 60/40 split
- Minimum 1,200 sq. ft. lot size
- Minimum 4 ft. side and rear yard setbacks

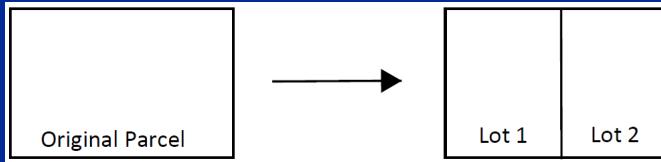


### Parking Requirements

- Same as Two Unit (Duplex) Development
- 1 space per main unit
- Cannot require parking if located within 1/2 mile of a major transit stop / major transit corridor

# What Can Be Built?

## Urban Lot Splits



### Prohibited Actions

- Sequential lot splitting using SB 9 prohibited
- Short-term rentals prohibited
- City cannot require corrections of legal non-conforming zoning situations as a condition of project approval



### Additional Requirements

- Intent to occupy affidavit required from property owner
  - Intent to occupy for at least 3 years
- Residential use only

# City Council Study Sessions

- February 22<sup>nd</sup> Study Session
- Policy guidance requested in 5 areas:
  - Upcoming June 6<sup>th</sup> Study Session
- 1. Demolition Limits
  - a. Increase to 50%
- 2. Public Noticing
  - a. Recommended
- 3. Subdivision Map Extension
  - a. Not recommended
- 4. **Urban Lot Splits – Unit Maximums**
  - a. Continued
- 5. **Unit Size / FAR Limitations**
  - a. Continued

# POLL QUESTIONS

2 Questions



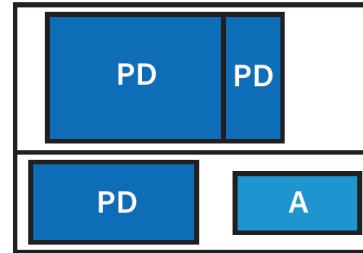
# Community Feedback: Urban Lot Splits Unit Maximum

## SB 9 Regulation:

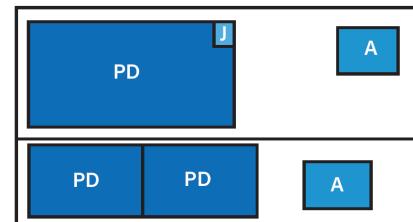
- Cities must allow at least 2 units per lot
- Cities may choose to allow up to 4 units per lot

## Question:

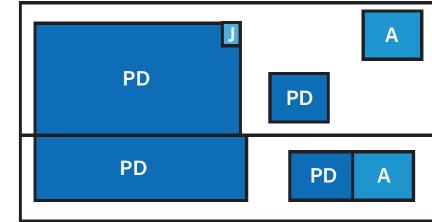
- Should more than 2 units be permitted on lots created through a SB 9 lot split?
- Should smaller lots be limited to 2 units, while larger lots be allowed 3 or even 4 units depending on lot size?



2 Units per Lot; Outright allowed by State Law



3 Units per Lot; Potential Configuration



4 Units per Lot; Potential Configuration; Outright allowed with no lot split

# Community Feedback: Unit Size Limits

SB 9 Regulations	Current City Regulations	Questions
<ul style="list-style-type: none"><li>Cities must allow and cannot preclude a unit of at least 800 sq. ft. regardless of objective zoning standards (i.e. FAR limitations).</li></ul>	<ul style="list-style-type: none"><li>Maximum development based on size of parcel (FAR limitations).</li><li>Larger parcels can have more development.</li><li>Regardless of parcel size, there is a 6,000 sq. ft. maximum limit.</li></ul>	<ul style="list-style-type: none"><li>Should unit size be limited to the minimum required by State Law (i.e. 800 sq. ft.) regardless of parcel size?</li><li>Should larger SB 9 units be allowed?</li><li>Should a mixed or tiered approach be explored (i.e. larger units on larger sized lots)?</li></ul>

# POLL QUESTIONS

5 Questions



# Next Steps

1. Gather community feedback
2. 2<sup>nd</sup> City Council Study Session (June 2022)
3. Additional community outreach (Summer 2022)
4. Staff prepares draft SB 9 ordinance and code amendments
5. Planning Commission and City Council public hearing (2022/2023)

# Q & A's?

Thank You

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City's SB 9 Website: <https://www.cityofsanmateo.org/sb9>

