

Senate Bill 9 (Atkins)

November 16, 2021

Monrovia City Council



SB 9 – What it does?

- Allows two unit housing developments in all single family zones by-right
 - In Monrovia, it is applicable to the RL, RE, RF zones
 - Development must be approved ministerially—no hearing is permitted
- Allows existing parcels in single family zones to be subdivided into two lots (Urban Lot Subdivision)
 - The resulting lots must be roughly the same size (60/40)
 - Requires a parcel map to be approved ministerially
 - Each new lot could be developed with up to two dwellings

Development Standards

Setbacks*

- Side and rear yard setbacks – 4' maximum
- Existing front yard setbacks can be applied
- No additional setback for existing or replacement structures
- Can be attached or detached

Dwelling size*

- Minimum 800 SF
- Maximum up to the existing within the zone (?)

*The application of any development standard cannot prohibit the construction of an 800 SF dwelling

Development Standards

Building Height

- SB 9 silent on building height

Parking

- 1 space per dwelling unit
- No parking can be required if:
 - ½ mile from “high quality” transit corridor or transit stop

Limitations on Demolition or Alteration

- Properties with affordable income-based deed restrictions cannot be demolished or altered
- Housing occupied by a tenant within the last three years can be altered up to 25% of the exterior walls

Other provisions

- Prohibits the imposition of subjective standards
 - Neighborhood Compatibility requirements cannot be imposed
- Short term rentals are prohibited for units created through SB 9
- Property owner must “intend” to live on the property for 3 years.
- ADU or JADUs do not need to be approved
- Not permitted for historic landmarks or in historic districts
- Same owner cannot subdivide adjacent site
- Lot created pursuant to SB 9 cannot be re-subdivided in the future

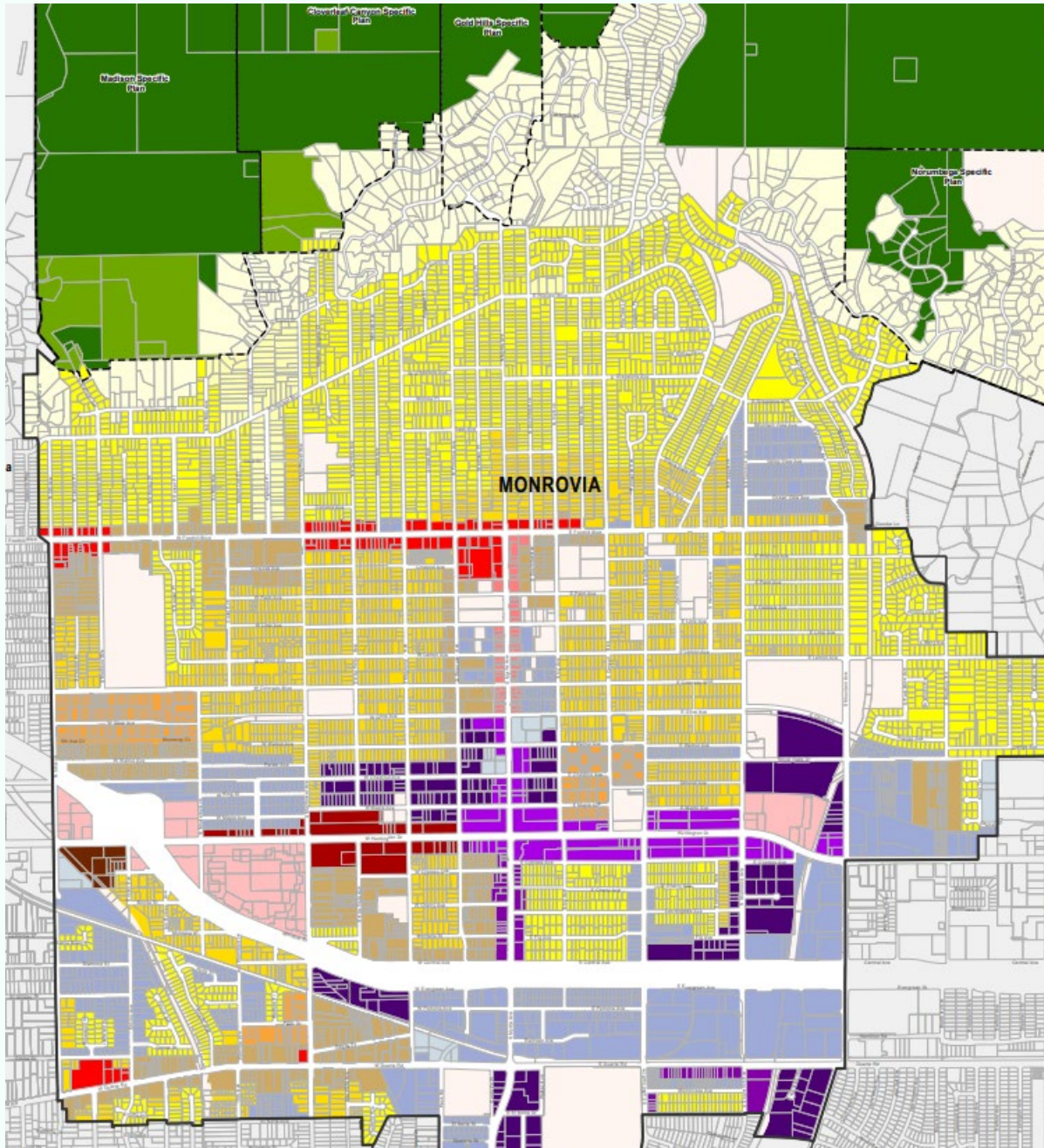
Urban Lot Subdivisions

Development Standards

- New lot must be at least 40% of the size of the original lot
- Minimum lot size is 1,200 SF
- Can require access to public ROW

Current average lot sizes

- RL Zone – 7,000 SF
- RE Zone – 20,000 SF
- RF Zone – 30,000 SF – 1 acre



Single Family Zones

- Single Family zoned lots comprise of approximately 45% of all residentially zoned parcels.

Next Steps

- Provisions go into effect on January 1, 2022
- Staff will develop a draft ordinance
- Planning Commission Public Hearing
- City Council Public Hearing