

Senate Bill 9 – DRC Policy

DRC Resolution 2022-0001

An Interim Policy to establish guidelines for the implementation of SB9 applications.

City of Monrovia, Applicant

January 19, 2022

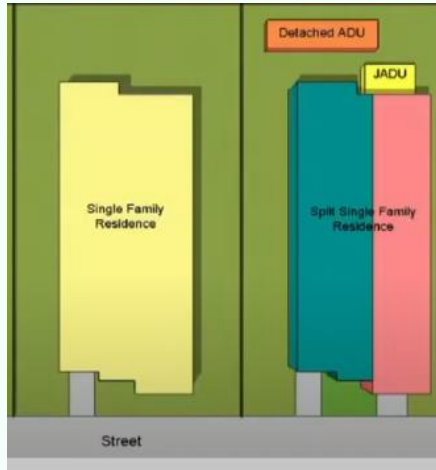
Community Development



Senate Bill (SB 9)

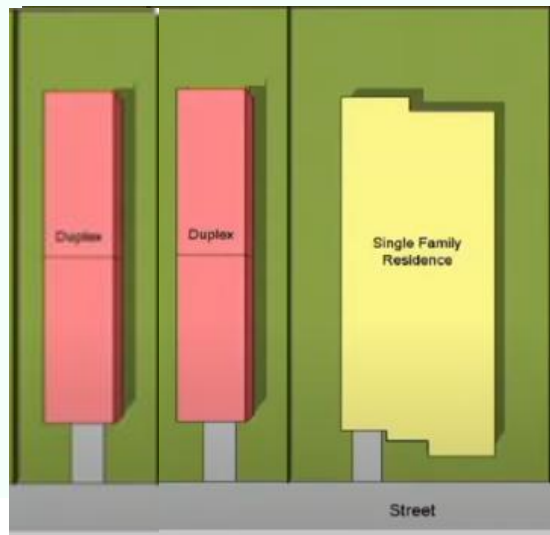
- **SB 9 (Atkins)** was signed into law in 2021.
- **Purpose:** to expand by-right housing development opportunities in single-family zones.
 - Promotes small-scale neighborhood residential development
 - Provides a streamlined process to create duplexes or subdivide an existing single family lot.
 - Qualified applications shall be approved by-right

Senate Bill (SB 9)



- **Existing SF Lots** may be developed with up to 4 units

- Primary Dwelling Unit (PDU)
- Secondary Dwelling Unit (SDU)
- Accessory Dwelling Unit (SDU)
- Junior Dwelling Accessory (JDU)



- **Urban Lot Splits** subdivision of existing lot into 2 lots

- Primary Dwelling Unit (PDU)
- Secondary Dwelling Unit (SDU)

Senate Bill (SB 9)

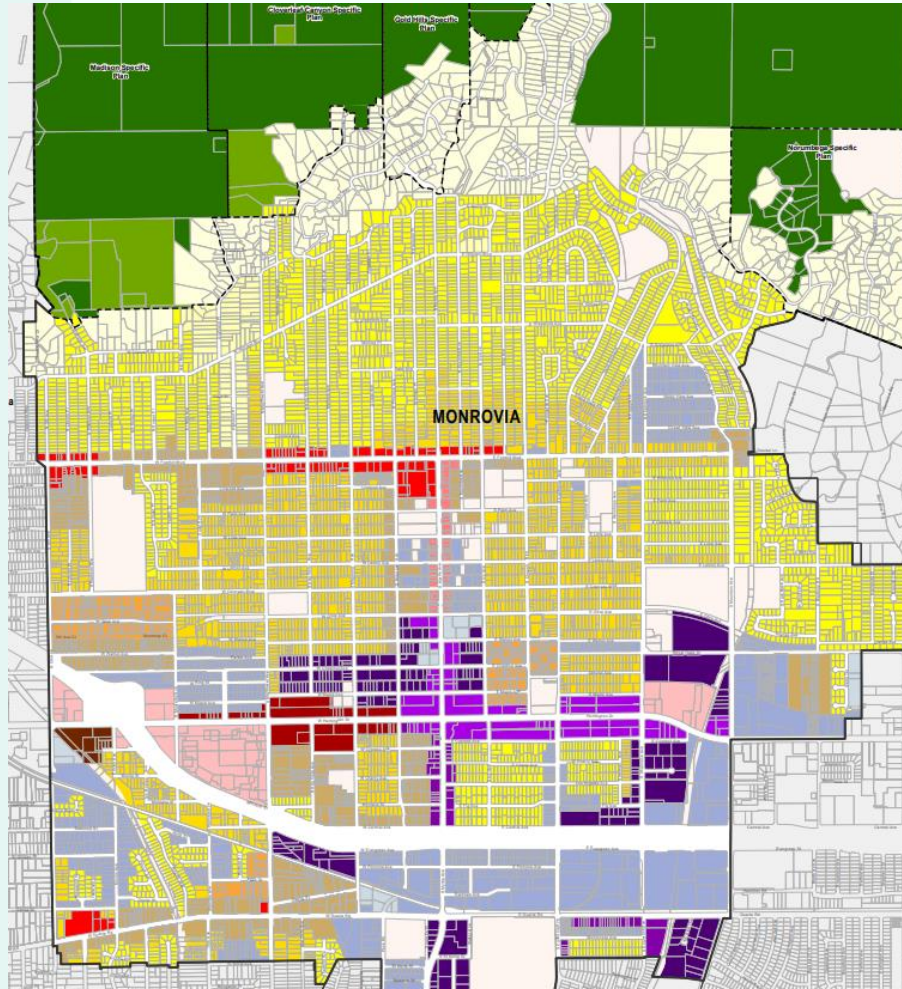
- **Specific SB 9 Development Standards Apply**
 - **Urban Lot Splits:** resulting lots must be roughly the same size (60/40)
 - New lot must be at least 40% of the size of the original lot
 - Minimum lot size is 1,200 SF
 - Can require access to public ROW
 - **Setbacks**
 - Side and rear yard setbacks – 4' maximum
 - Existing front yard setbacks can be applied
 - No additional setback for existing or replacement structures
 - **Dwelling Unit Size**
 - Minimum 220 SF
 - Maximum 1,000 SF
 - **Parking**
 - 1 space per SB 9 unit

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■ Restrictions and Limitations

- **Historic Properties** Not permitted for historic landmarks or in historic districts
- **High Fire Zones** Not allowed, unless development incorporates mitigation measures
- **Short term rentals** prohibited
- **Alquist Priolo Zones** Not allowed, unless development incorporates seismic protection
- **Demolition / Alteration Restrictions**
 - Properties with affordable income-based deed restrictions
 - Housing occupied by a tenant within the last three years can be altered up to 25% of the exterior walls
 - Rent Control

What does this mean for Monrovia



- In Monrovia, SB9 units would be allowed in 45% of all residential zoned land:
 - RE, RL, RF, and PD zones allowing SFR development.

Monrovia SB 9 Policy Framework

- **Intent:** Compliance with SB 9 - Where this policy may be silent, and/or where a conflict may occur, the minimum standards and limits of SB shall prevail or apply.
- Practical, Predictable, Efficient to Manage
- Monrovia Standards close the loop on ambiguities
 - Minimum/Maximum Size
 - Building Height - single story (PDU – 20' ; SDU 16')
 - Driveway width and Parking Space Size and Location
 - Recreational Space (20% of unit size)
 - Architectural Consistency and Design (SDU must match the PDU)

Monrovia SB 9 Policy Framework

■ Application Requirements

■ Lot Split (Tentative and Final Parcel Map (application, fees, and process) apply. No public hearing required.)

- No Offsite improvements required (unless driveway approach needed)
- Only property owner can apply for an SB 9 urban lot split.
- Ownership Affidavit. Owner sign an affidavit under penalty of perjury, stating that they intend to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split. Perjury is a felony in the State of California.

■ SB 9 Units (Existing development plan application)

- If any demolition of a residence is proposed, the property owner must sign an affidavit, under penalty of perjury, affirming that the limitations do not apply.

DEVELOPMENT REVIEW COMMITTEE REPORT

Staff Recommendation:

ADOPT Resolution 2022-0001

Amendment: This policy may be amended by the Director of Community Development at any time to ensure its full compliance with the standards and limits set forth in SB 9 provisions.

Planning
Community Development

