



## **COMMUNITY MEETING NOTES**

**Senate Bill 9 Zone Text Amendment, Community Meeting  
Monday, January 29, 2024  
6:00 - 7:00 p.m.**

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### **Summary of Meeting**

1. **Purpose of Meeting** – To walk the community through the proposed draft ordinance that would regulate Senate Bill 9 (SB 9) projects.
2. **Presentation Summary**
  - a. Background.
  - b. Overview of Draft Development Standards:
    - SB 9 – Second Single-Family Dwellings.
    - SB 9 – Urban Lot Splits.
  - c. Next Steps.
  - d. Q & A and Discussion.
3. **Feedback Received from Community:**
  - a. Comments received:
    - i. City should Limit the allowance of SB 9 projects in the City's Hillside/High Fire Severity Zone.
    - ii. City should discourage developers coming in and purchasing investment properties.
    - iii. City should encourage more affordable housing.
  - b. Questions were asked about the following:
    - i. Can the City impose affordability requirements on the SB 9 – Second Single-Family Dwellings?
      - *Response: While Senate Bill (SB ) 9 does not explicitly speak to affordability requirements. Separate from SB 9, California Government Code Section 65850 allows local agencies to adopt inclusionary housing standards that require certain levels of affordability for rental units. This can potentially include SB 9 – Second Single-Family Dwellings. However, an economic feasibility study would be required to ensure the inclusionary housing standards do not unduly constrain housing production – or in this case the production of SB 9 – Second Single-Family Dwellings.*
    - ii. What are the owner occupancy requirements and how will enforcement work?
      - *Response: The property owner will be required to occupy a Dwelling Unit on one of the resulting lots as their principal residence for a minimum of three years from the date of approval of the Urban Lot Split. Per State Law, the property owner will be required to submit a signed owner occupancy affidavit to the City.*

- iii. What is the Urban Lot Split deed restriction going to require and how will it be enforced?
  - *Response: The deed restriction serves the purpose of informing all future property owners that the property was subdivided through an SB 9 – Urban Lot Split, and therefore, the property is subject to certain restrictions.*
  
- iv. Can we require off street parking as part of SB 9 – Second Single-Family Dwellings?
  - *Response: SB 9 – Second Single-Family Dwellings are required to provide one (1) on-site parking space, unless exempted per State Law.*
  
- v. Can SB 9 – Second Single-Family Dwellings be used as Airbnb's?
  - *Response: SB 9 – Second Single-Family Dwellings cannot be rented for a term of 30 days or less. This same requirement applies to all Dwelling Units on properties that have been created through an SB 9 – Urban Lot Split.*
  
- vi. How many SB 9 – Second Single-Family Dwellings are undergoing City review?
  - *Response: There are currently 17 SB 9 – Second Single-Family Dwellings undergoing city review.*
  
- vii. How many SB 9 – Urban Lot Splits are undergoing City Review?
  - *Response: There are currently 3 SB 9 – Urban Lot Splits undergoing city review.*