



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: JUNE 15, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM: MAUREEN TAMURI AIA, AICP
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DISCUSSION OF SENATE BILL 1120 AND DIRECTION TO STAFF

**MEETING
DATE: JUNE 24, 2020**

SUMMARY RECOMMENDATION:

That the City Council discusses Senate Bill 1120 and provides direction to Staff on whether to take a formal City position.

BACKGROUND:

This item has been placed on the Council agenda at the request of Mayor Alicia Weintraub.

DISCUSSION/ANALYSIS:

Proposed Senate Bill 1120 would require Cities to ministerial approve residential lot splits, resulting in increased residential densities. Under current law, a single family home is permitted to develop either an ADU, or a junior ADU on an existing residential lot. Under SB 1120, the same residential property could be split into two independent lots without any public hearing or notice, with each property able to support both a single family home, and an ADU or junior ADU. The net effect would be to double the density of qualifying single family residential sites.

Staff has not studied which communities would be most affected by this proposed bill, nor the growth potential it might generate.

FISCAL IMPACT/SOURCE OF FUNDING:

The proposed impact to City tax revenues and services/infrastructure are unknown at this time. The bill is currently pending in the Senate Appropriations Committee, Chaired by Sen. Anthony Portantino, and is set for hearing on June 18th, 2020. If the bill passes out of the Appropriations Committee on or before June 19, it will next go to the full Senate. From there, it must be passed out of the Senate and sent to the Assembly on or before June 26, and if not, will die there. The League of California Cities currently has a watch position on the bill.

REQUESTED ACTION:

That the City Council discusses Senate Bill 1120 and provides direction to Staff.

ATTACHMENTS: Senate Bill 1120 (Amended May 20, 2020)