



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**OCTOBER 7, 2021**

---

**TO:** Members of the Planning Commission

**FROM:** Maureen Tamuri AIA, AICP  
Community Development Director

**SUBJECT:** Workshop: Discussion of California State Senate Bills SB 9  
and SB 10

**RECOMMENDATION:** That the Planning Commission Receives and Files this Report

---

**STAFF RECOMMENDATION:**

That the Planning Commission receives and files this report.

**REVIEW AUTHORITY:**

This Workshop is being provided so that the community and the Planning Commission is better informed about two bills that were recently signed by the Governor, SB 9 and SB 10, affecting land use regulations in the City of Calabasas.

**BACKGROUND:**

On September 16, 2021, the Governor of California signed two bills into law, SB 9 and SB 10. Both bills will take effect on January 1, 2022.

SB 9 requires the City to ministerially approve a lot split in a single-family zoning district, then ministerially permit the construction of one or two residential units (duplex) on each separate lot, resulting in up to 4 units on the original single-family lot. The City cannot prohibit the legislation from applying to the City, but is exploring numerous ideas to lessen local impacts from this legislation. A copy of the final bill is attached to this report.

SB 10, also known as the Light Touch Density Act, would allow, but not require, cities to zone any parcel in a transit rich, urban infill area for up to 10 units of residential density and not be subject to CEQA. The City has no interest, nor plans to up-zone any sites as allowed through this legislation.

Staff will provide a comprehensive power point presentation to assist in understanding these bills, how they might affect communities in the City, and what steps the City can take to minimize any potential impacts to our community. Further, the presentation will include information as to how mandatory HOA's can take action independently to minimize any impacts to their community.

Attached to this report are final copies of SB 9 and SB 10, prior correspondence by the Community Development Director sent to single family residential HOA's, a copy of a public memo prepared for staff by the City Attorney's office, and copies of two background documents referenced in the PowerPoint presentation.

**ATTACHMENTS:**

- Exhibit A: California Senate Bill No. 9
- Exhibit B: California Senate Bill No. 10
- Exhibit C: September 2, 2021 Letter to Calabasas Homeowners Associations
- Exhibit D: Colantuono, Highsmith, and Whatley Public Memo
- Exhibit E: UCLA: The Market Potential of Fourplexes in California's Single Family Neighborhoods
- Exhibit F: Planning Report: What's "In a Not In" SB 9 and SB 10