

City Council

June 8, 2022



CITY *of* CALABASAS

Ordinance No. 2022-398 – SB9 and SB10

SB9 and 10 Overview

- Signed by Governor on September 16, 2021, and went into effect on January 1, 2022
- SB 9 Urban Lot Splits
 - Adds Gov Code Sec 66411.7 to the Subdivision Map Act
 - Requires local jurisdiction to ministerially approve splitting a single parcel into two in single-family residential zones
- SB 9 Ministerial Design Review
 - Adds Gov Code Sec 65852.21 to the Planning and Zoning Law
 - Requires local jurisdictions to ministerially approve up to two new residential units meeting certain standards in single-family residential zones.
- SB 10 Light Touch Density Act
 - Allows, but does not require, a City to up-zone transit rich or urban infill sites for up to 10 residential units and bypass CEQA.



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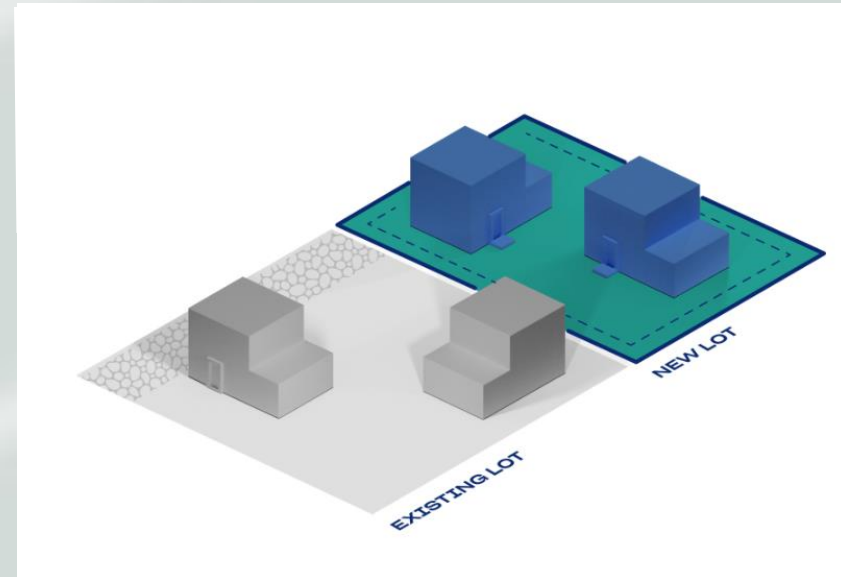
Background

- On April 27, 2022, the City Council discussed SB 9 and SB 10, and a draft version of Ordinance No. 2022-398. At the conclusion of the discussion, the City Council directed staff to proceed with the public hearing process with the Planning Commission for consideration of the draft ordinance.
- On May 19, 2022, the Planning Commission held a public hearing and adopted Resolution No. 2022-742 recommending approval of Ordinance No. 2022-398 to the City Council.
 - The Commission did not recommend any changes to the text of the ordinance. However, the Commission directed staff to modify finding number one to state that the City may adopt an ordinance under state law overriding conflicting local laws.



Proposed Ordinance

- Urban Lot Splits Development Standards
 - Sec 17.82
 - Lot Size – Resulting lots must be at least 1,200 square feet and the new parcel may not be less than 40% of the lot area of the original parcel
 - Density – Max two units per two new parcels, for a total of 4 units on the original parcel
 - Floor Area – 800 square feet max for any new unit
 - Design Standards – Comply with underlying zoning
 - Fire Safety Standards – 10-foot separation between detached structures
 - Applicant shall reside in one of the units for at least 3 years



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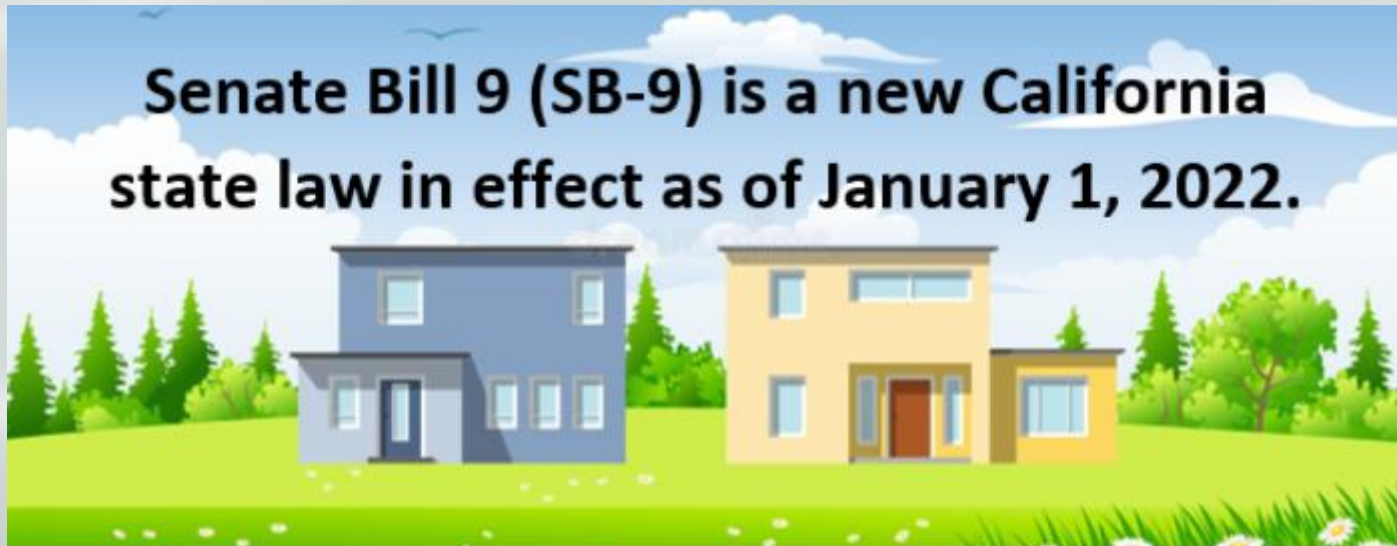
Proposed Ordinance Cont'd

- Ministerial Review – Sec 17.84
 - Floor Area – 800 square feet ma for new units
 - Density – two units per parcel
 - Height – consistent with zoning district
 - Parking – 1 space per unit (not required to be in a garage)
 - Design Standards – Comply with zoning district
 - Setbacks – 4 feet for side and rear setbacks, 10 feet between structures
 - Roof top deck prohibited
 - Utilities shall be underground



Proposed Ordinance Cont'd

- Light Touch Density Act
 - Ordinance expressly declines the authority granted by SB 10
- Automatic repeal of Sections 17.82 and/or 17.84 if the statues created by SB9 are ever repealed or ruled unconstitutional.



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Recommended Action

- That the City Council waive further reading and introduce Ordinance No. 2022-398, adding Sections 18.82 and 17.84 to the Calabasas Municipal Code



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