Summary of SB-9 (Atkins) Urban Lot Splits

City Council & Planning Commission Special Meeting

October 5, 2021

Summary

1 – Explanation of Urban Lot Splits & SB-9

2 – Sample Site Plans

3 – Options for City Initiatives

1 – Explanation of Urban Lot Splits & SB-9

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SB 9 – Atkins, Urban Lot Splits

What it Allows:

- Converts existing R-1 zones with a max. density of 6 units per acre to approximately 35 units per acre
- 1 single family lot can have 2 units
- 1 lot can be divided into a max. of 2 lots
- ADUs and JADUs are counted toward the maximum
- Each unit can be at least 800 sq ft



SB 9 – Atkins, Urban Lot Splits

What it Allows:

- New lots must be at least 40% the size of the original lot
- Min. size of new lot is 1,200 sq ft



SB 9 – Atkins, Urban Lot Splits

Location Requirements:

- Must be in an "urban area"
- Must not be within an historic district



SB 9 – Atkins, Urban Lot Splits

Setbacks:

- Rear and side setbacks can be as little as 4 feet
- No additional setbacks for existing structures
- No additional setbacks for replacement structures (new structure must be same size and location)

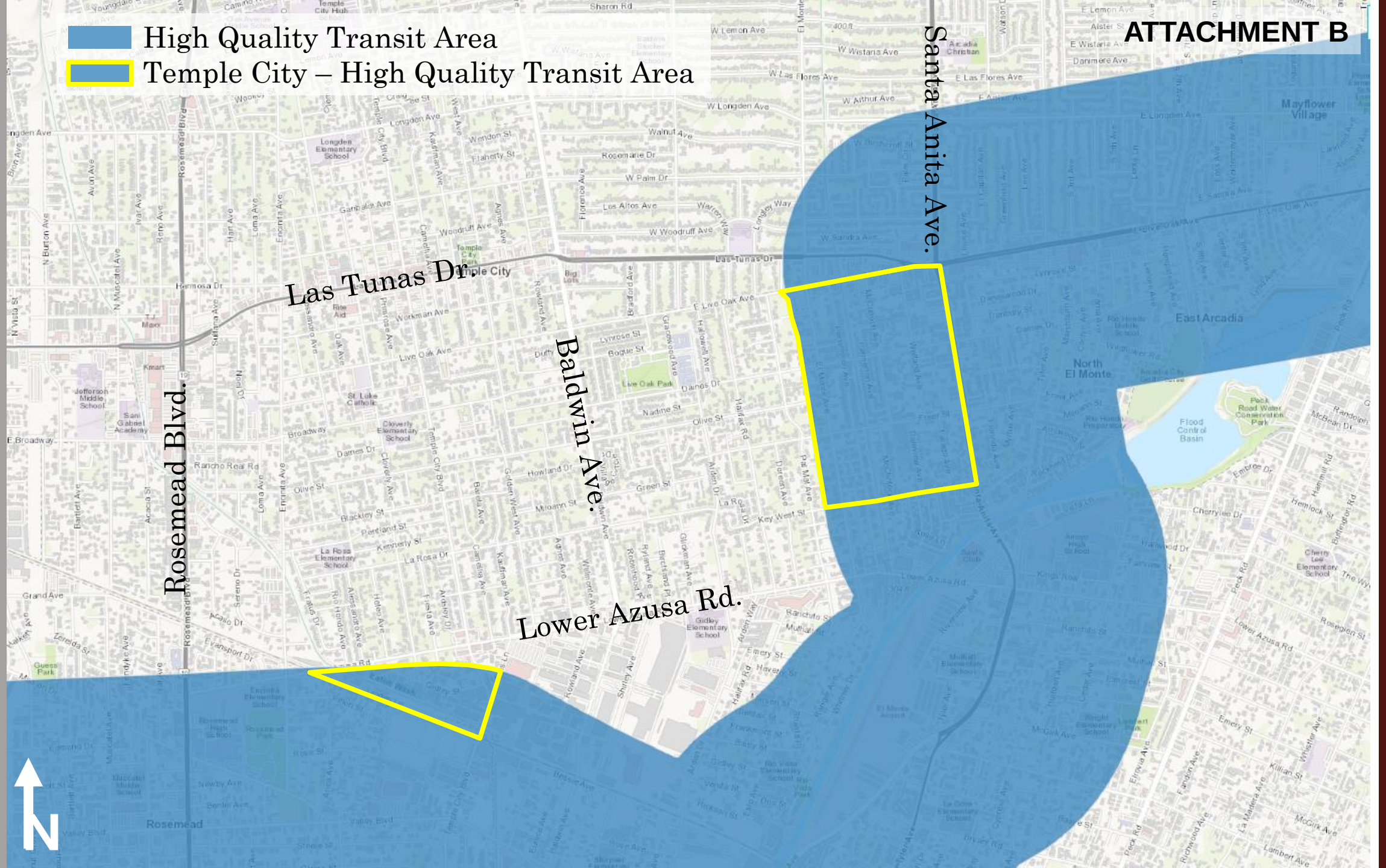


SB 9 – Atkins, Urban Lot Splits

Parking:

- Cannot require more than 1 parking space per unit
- Cannot require any parking if…
  - .5 mile walk to a "high quality transit corridor"
  - .5 mile walk of a "major transit stop"
  - Car share vehicle within 1 block




High Quality Transit Area
Temple City – High Quality Transit Area
ATTACHMENT B
Las Tunas Dr.
Rosemead Blvd.
Baldwin Ave.
Santa Anita Ave.
Lower Azusa Rd.
Temple City
Rosemead
East Arcadia
North El Monte
Mayflower Village
N

SB 9 – Atkins, Urban Lot Splits

Limitations on Demolition:

- Must not demolish or alter:
  - Legally restricted affordable housing
  - Housing subject to rent control
  - Housing occupied by a tenant within the last three years
- If rented in the last 3 years, can't demolish more than 25% of the exterior walls



SB 9 – Atkins, Urban Lot Splits

Prohibits use of subjective*:

- Design standards
- Lot subdivision standards
- Zoning standards



**Subjective = standards that involve no personal or subjective judgment and are uniformly verifiable or involve a uniform benchmark*

SB 9 – Atkins, Urban Lot Splits

Processing Requirements:

- Must be approved ministerially*
- No discretion can be used
- No hearing can be required



**Ministerial = a decision involving little or no personal judgment by a public official as to the wisdom or manner of carrying out the action, including the issuance of a permit*

SB 9 – Atkins, Urban Lot Splits

- Rights of Way & Easements
  - Can require an easement to the public right of way
  - Cannot require dedication of right of way
  - Cannot require construction of offsite improvements



SB 9 – Atkins, Urban Lot Splits

Other requirements:

- Cannot be used for short term rentals
- Not required to approve an ADU or JADU, as well
- Structures can be attached
- Owner must sign affidavit that owner *"intends"* to live on-site for 3 years



SB 9 – Atkins, Urban Lot Splits

Other requirements:

- Cannot subdivide in the future as an urban lot
- Same owner cannot subdivide an adjacent site
- Must allow owner to keep non-conforming conditions (e.g. setbacks)

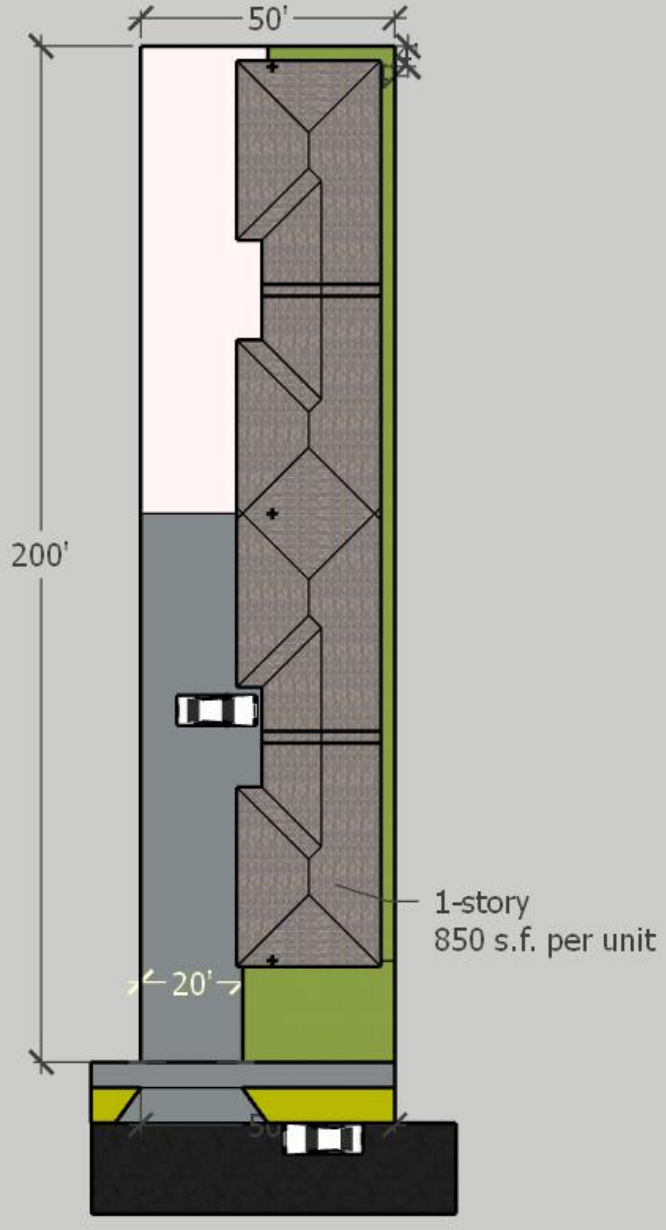


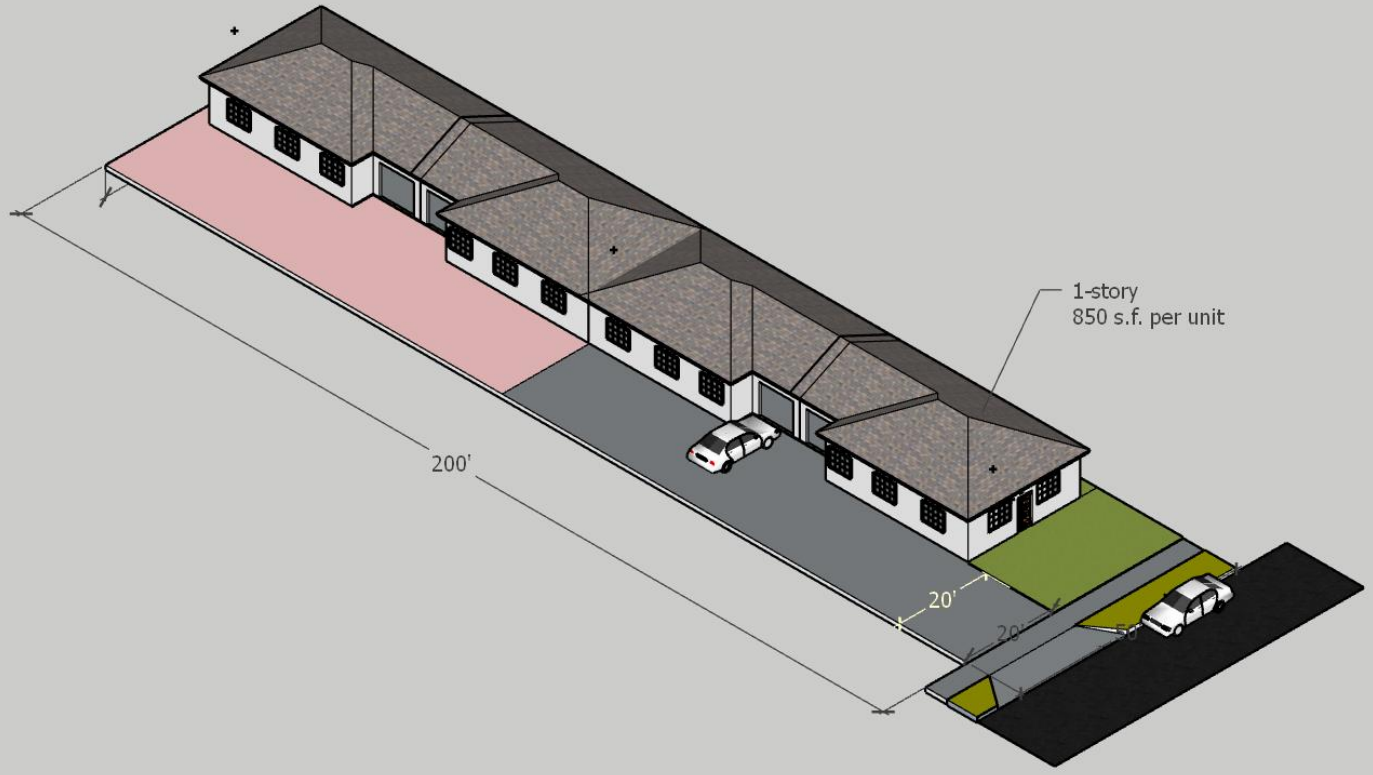
2 –Sample Site Plans

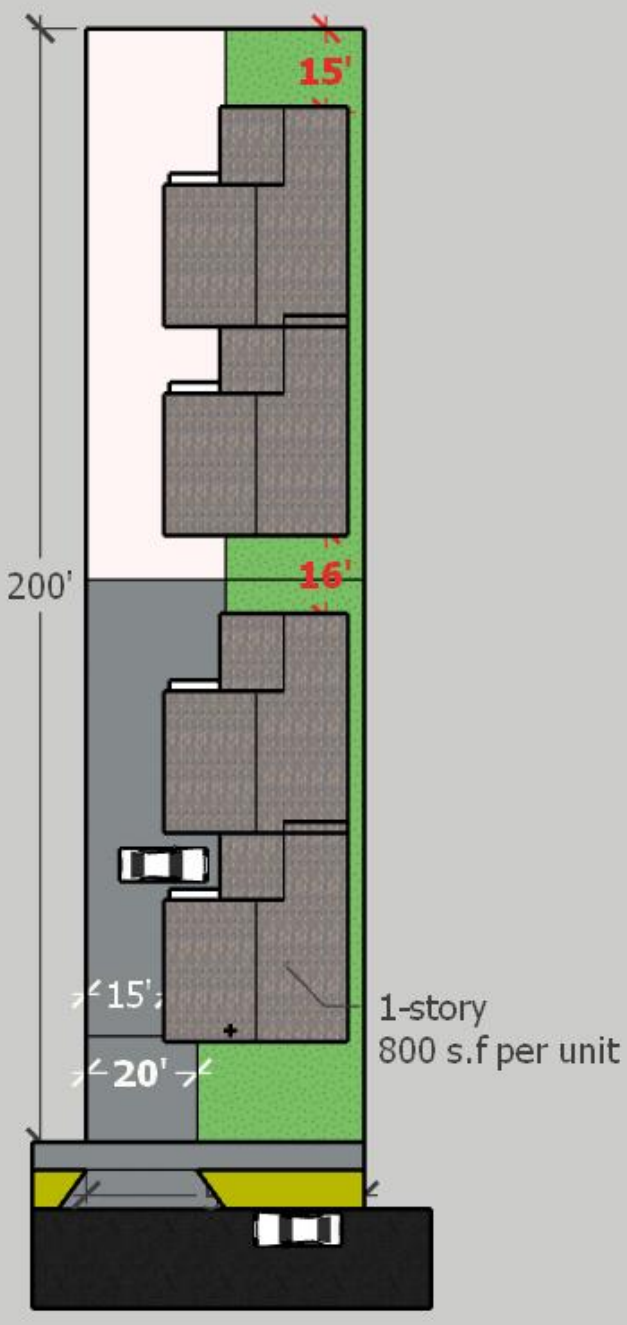
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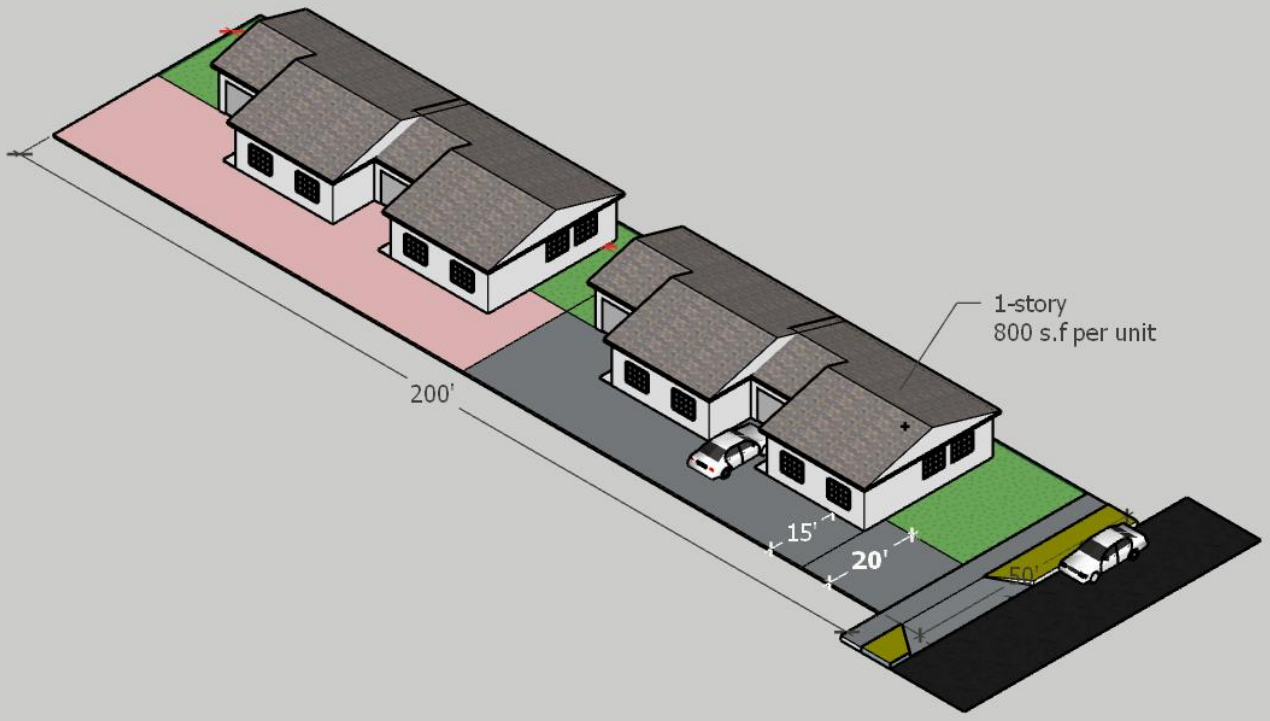
Site Plan	1.A
Lot Dimensions	50’ x 200’
Lot Size	10,000 sq ft
Driveway width	20’
Size of Units	850 sq ft
Density	17 units/acre



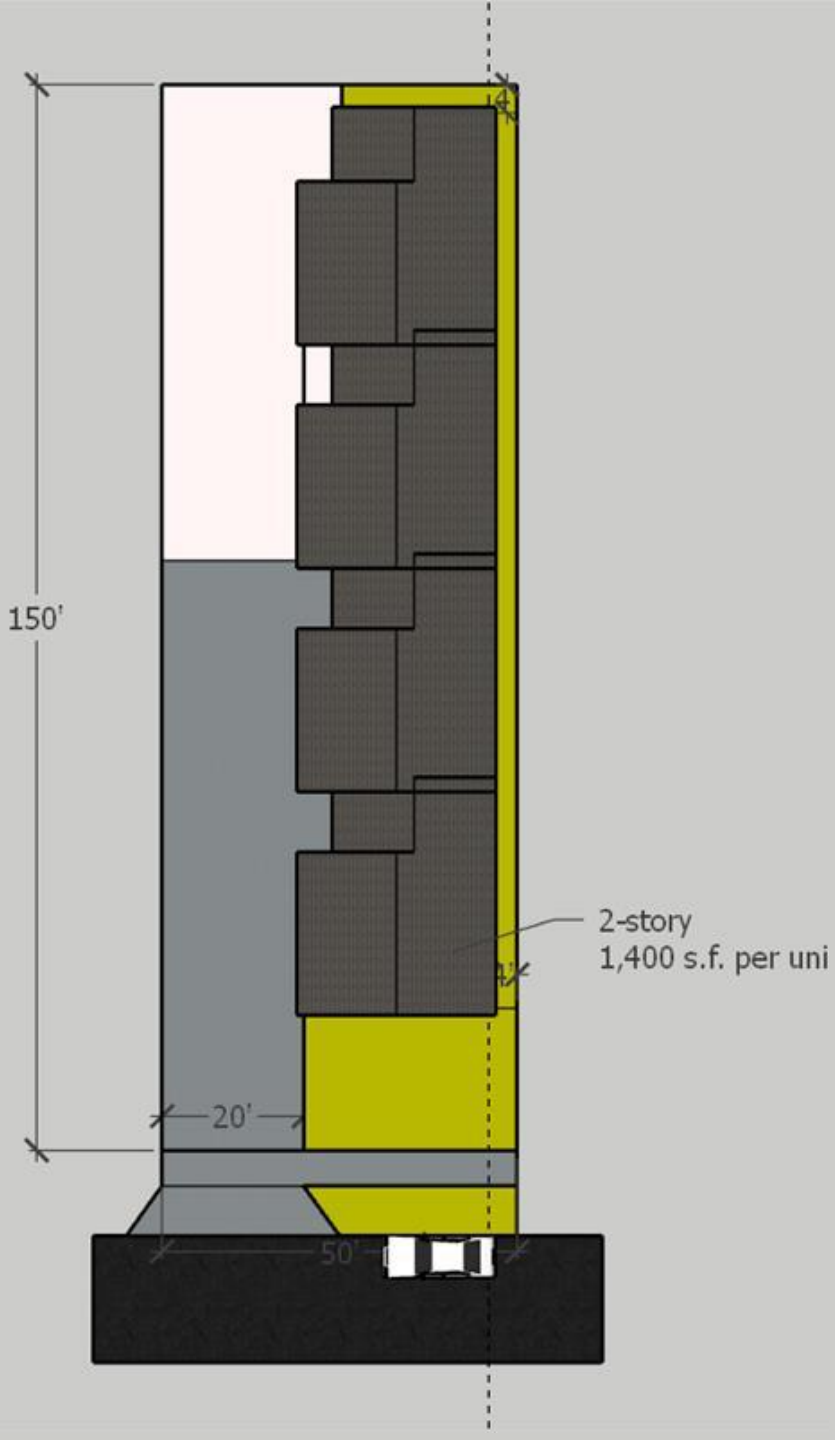


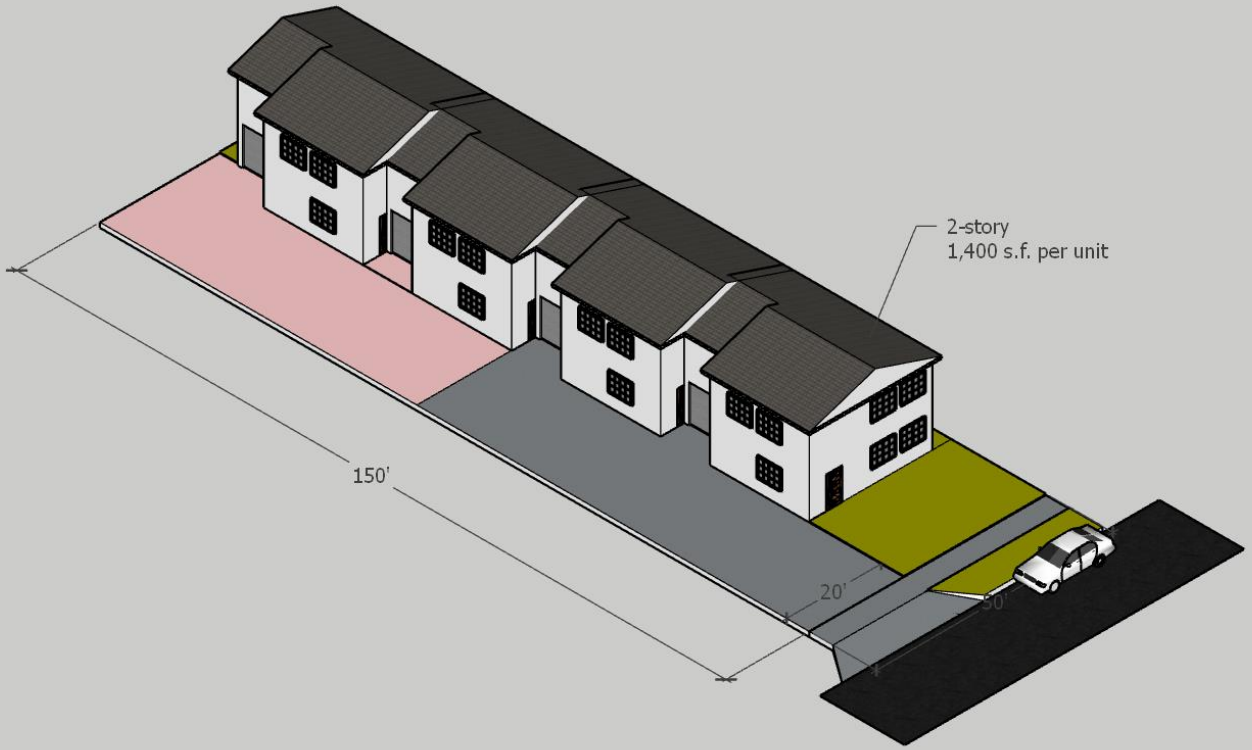


Site Plan	1.B
Lot Dimensions	50’ x 200’
Lot Size	10,000 sq ft
Driveway width	15’
Size of Units	800 sq ft
Density	17 units/acre



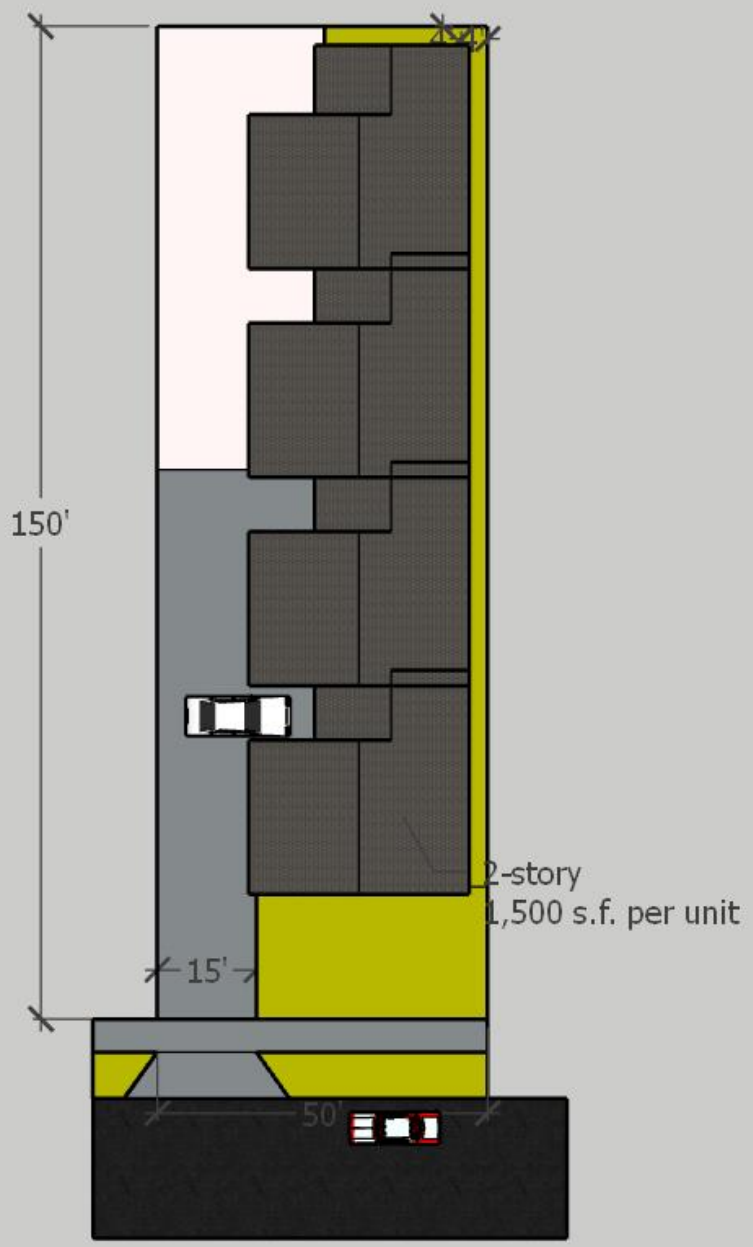
Site Plan	2.A
Lot Dimensions	50’ x 150’
Lot Size	7,500 sq ft
Driveway width	20’
Size of Units	1,400 sq ft
Density	23 units/acre

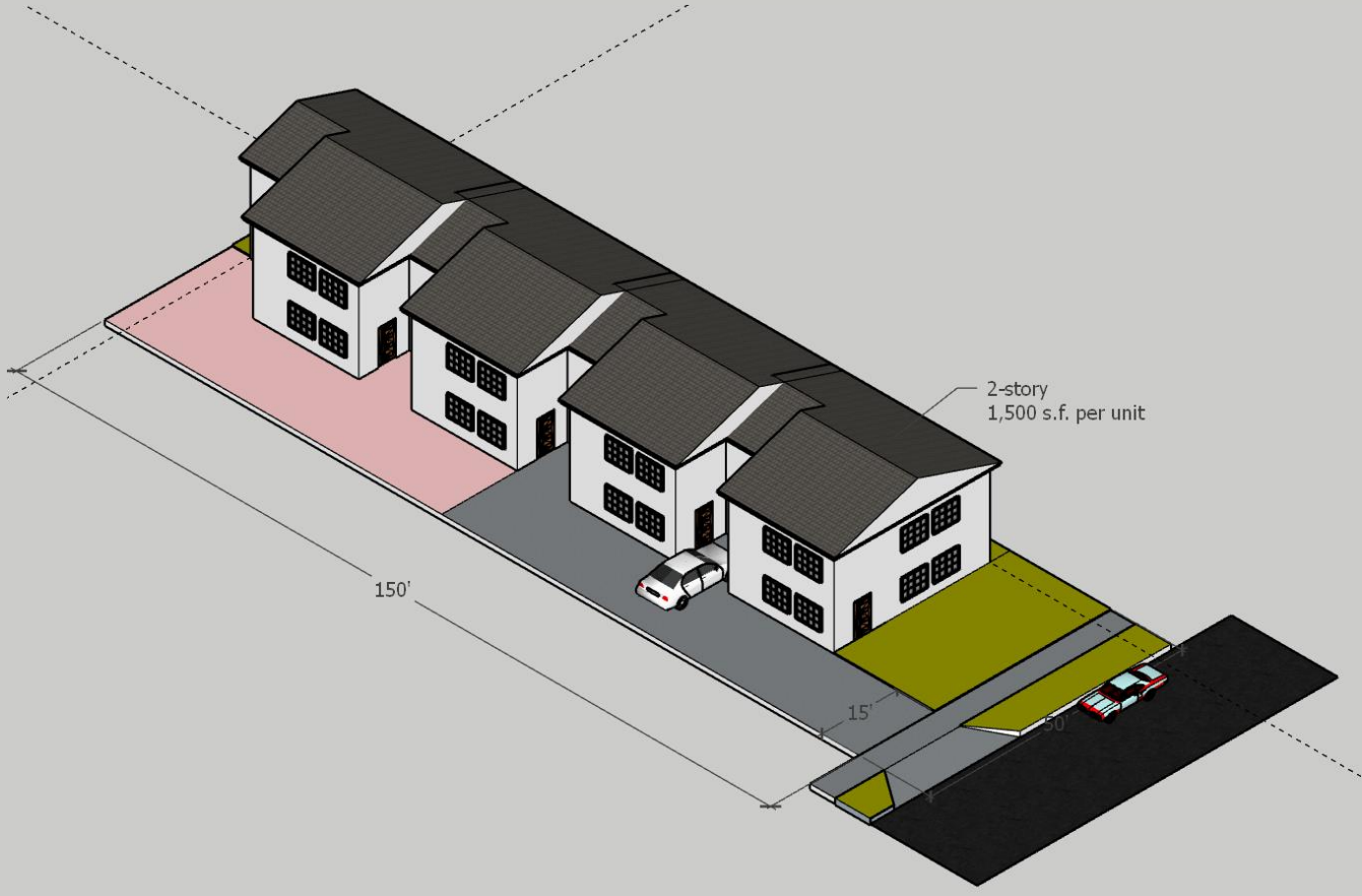




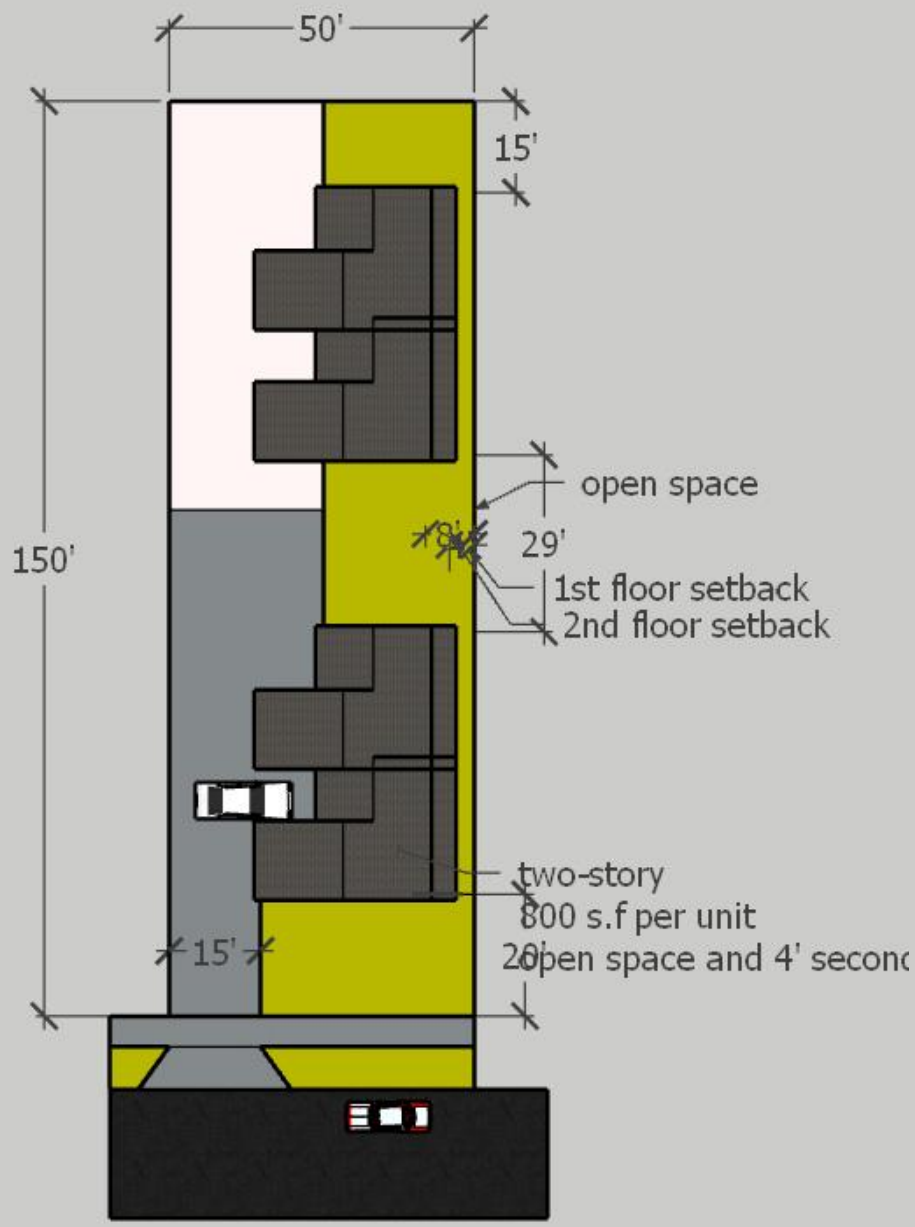
2.A

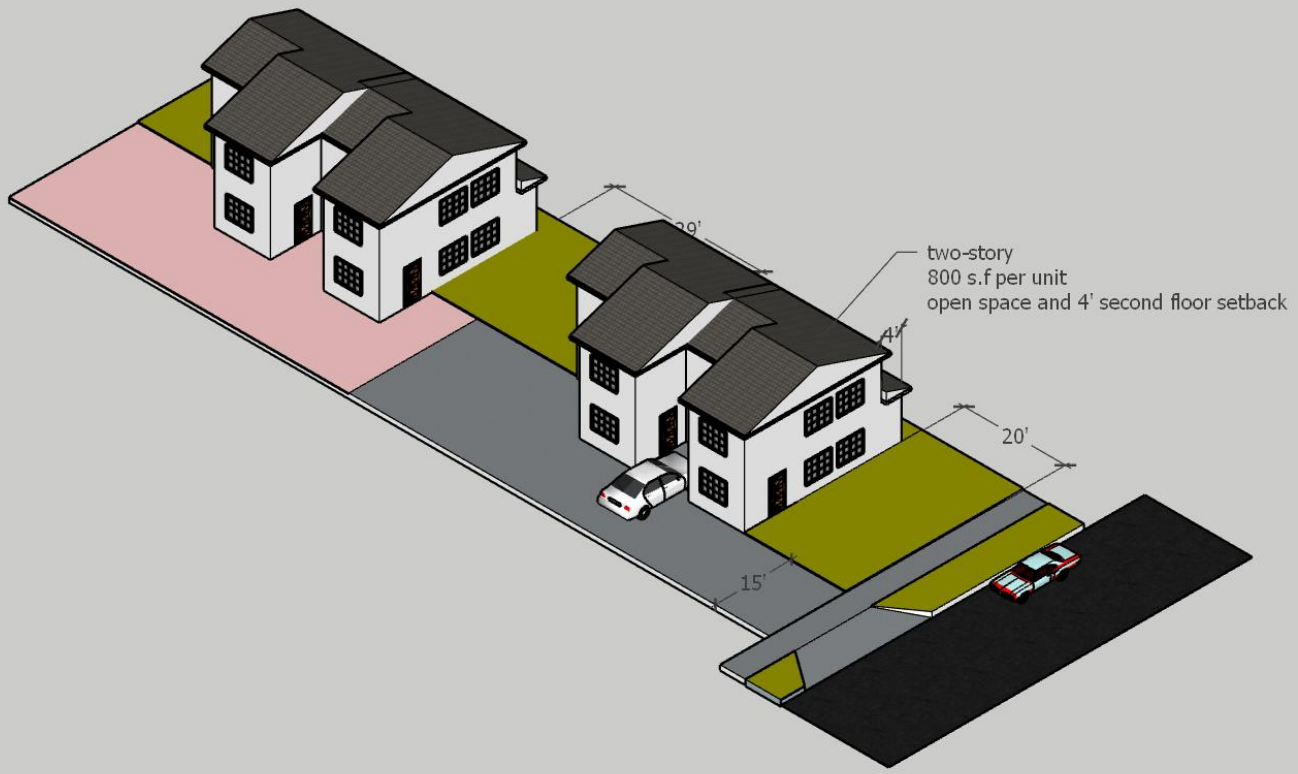
Site Plan	2.B
Lot Dimensions	50’ x 150’
Lot Size	7,500 sq ft
Driveway width	15’
Size of Units	1,500 sq ft
Density	23 units/acre



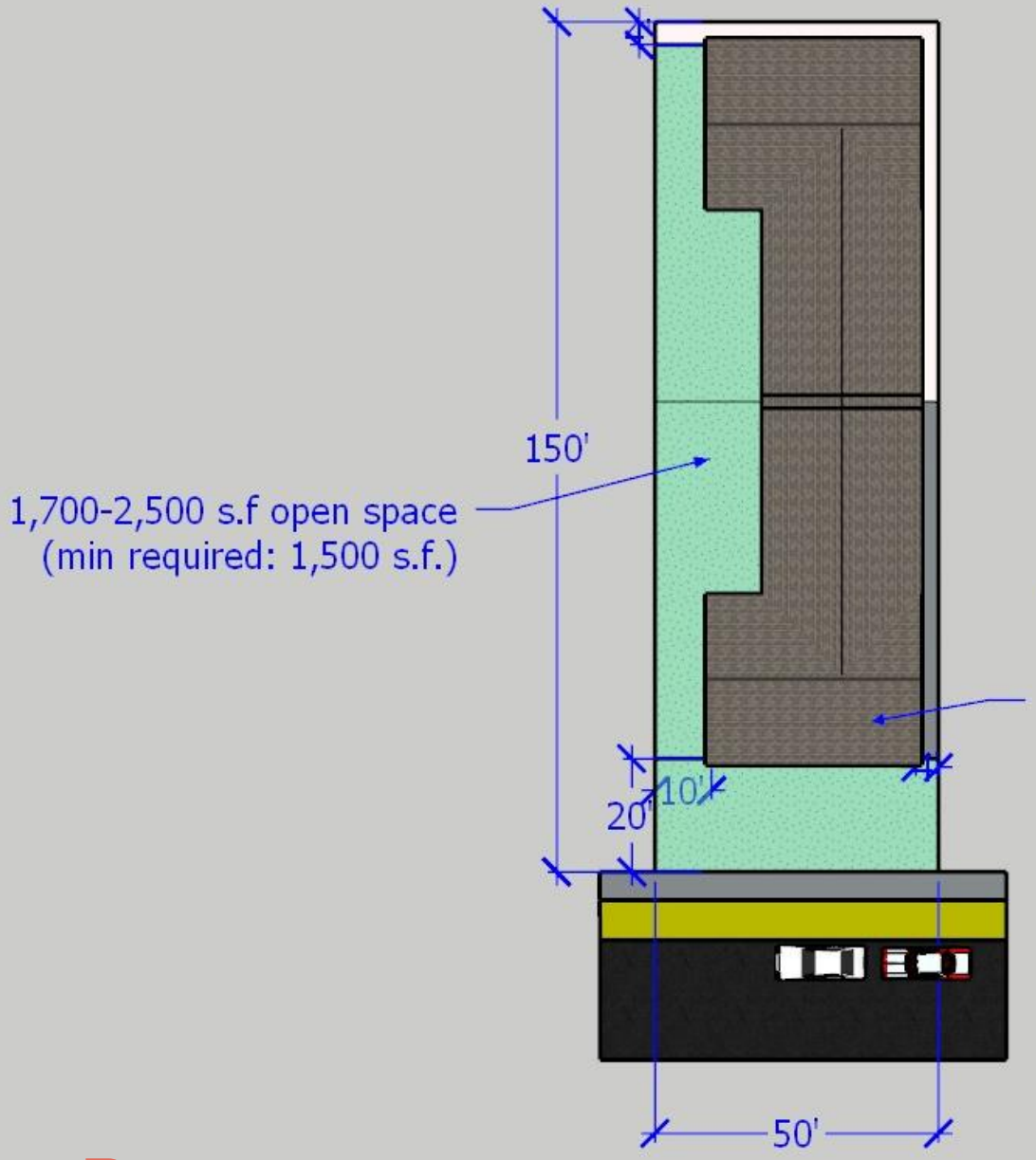


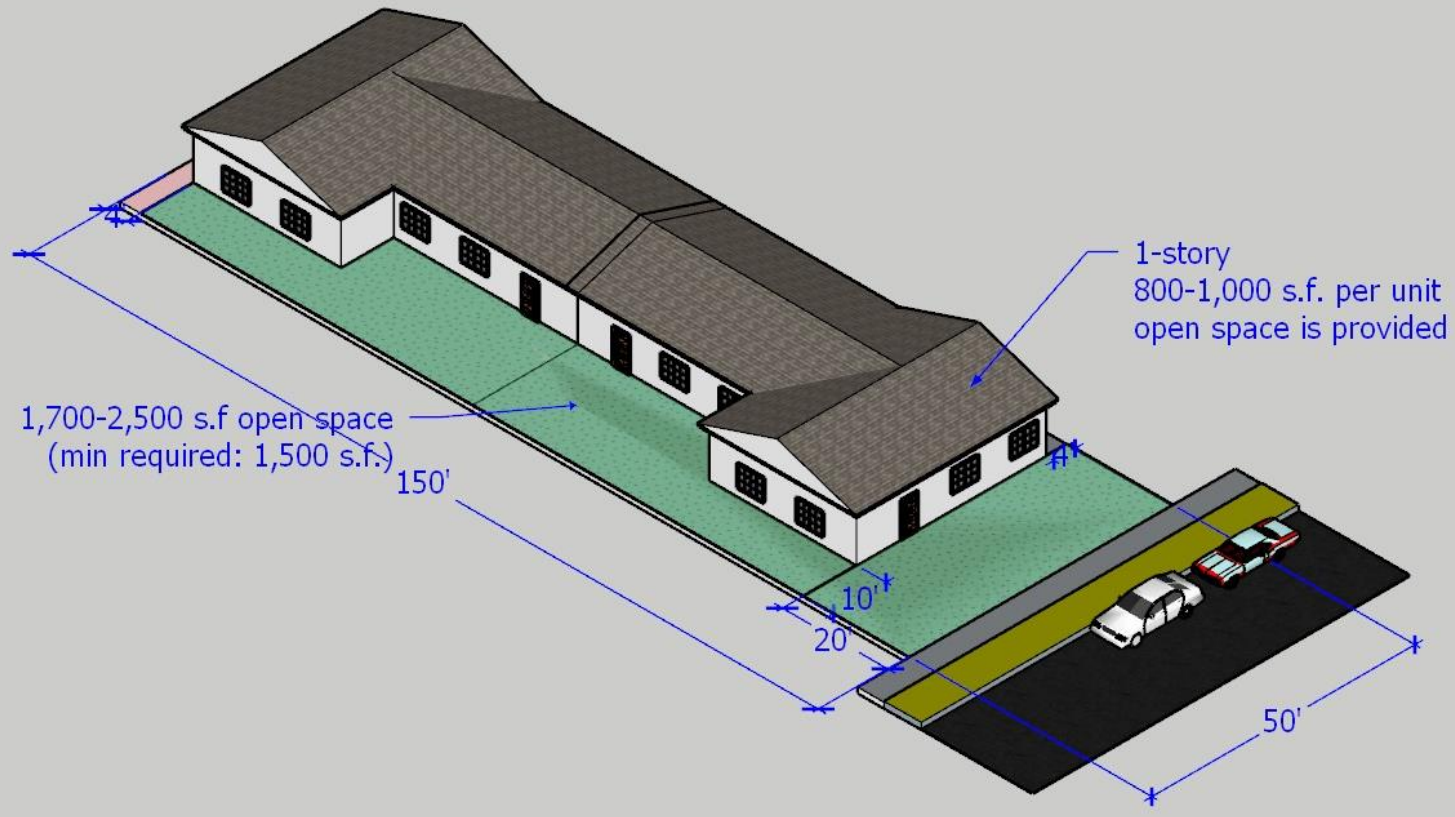
Site Plan	2.C
Lot Dimensions	50’ x 150’
Lot Size	7,500 sq ft
Driveway width	15’
Size of Units	800 sq ft
Density	23 units/acre



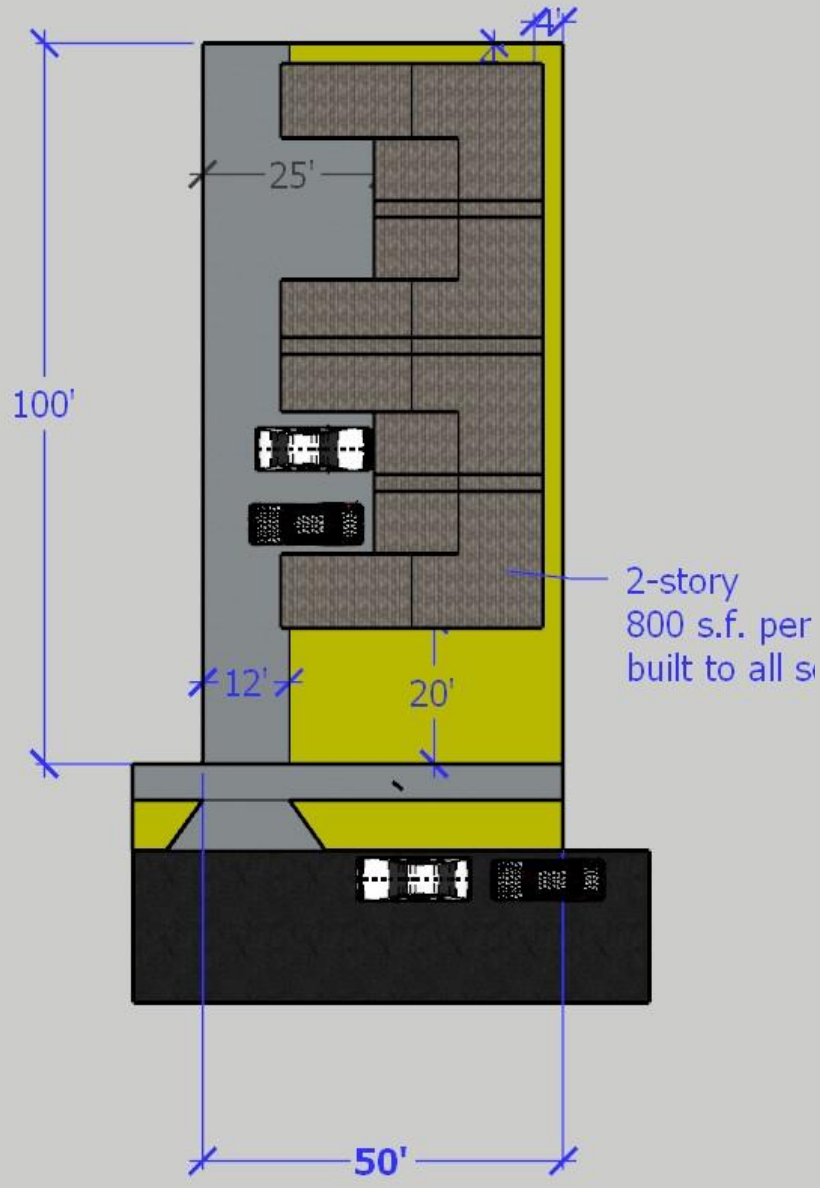


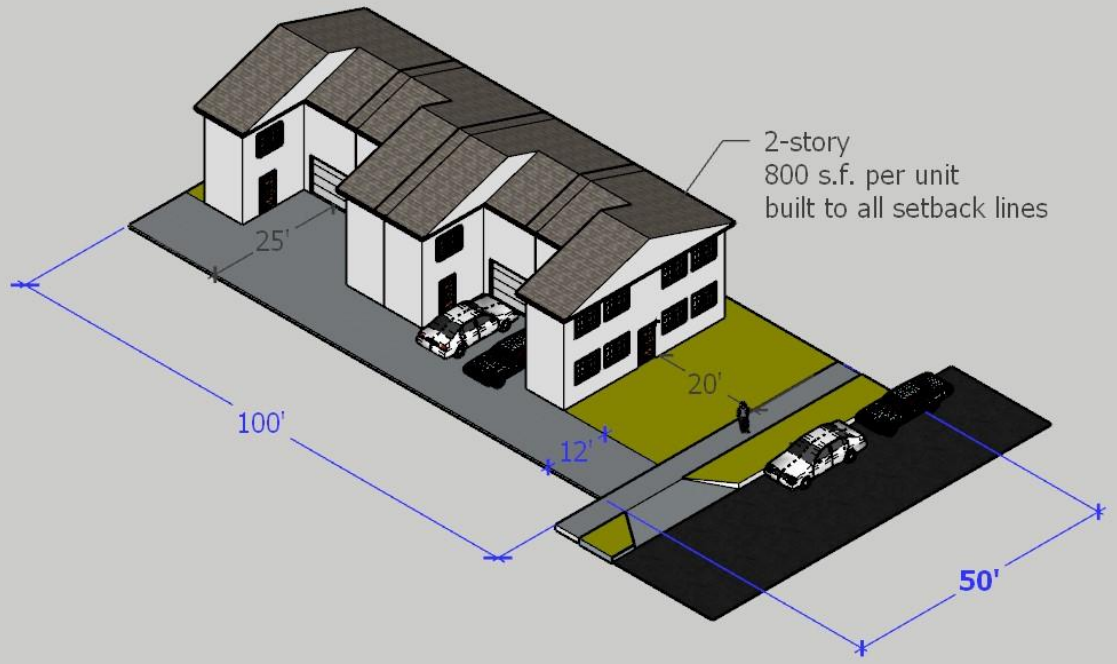
Site Plan	2.D
Lot Dimensions	50’ x 150’
Lot Size	7,500 sq ft
Driveway width	None
Size of Units	800 sq ft
Density	23 units/acre



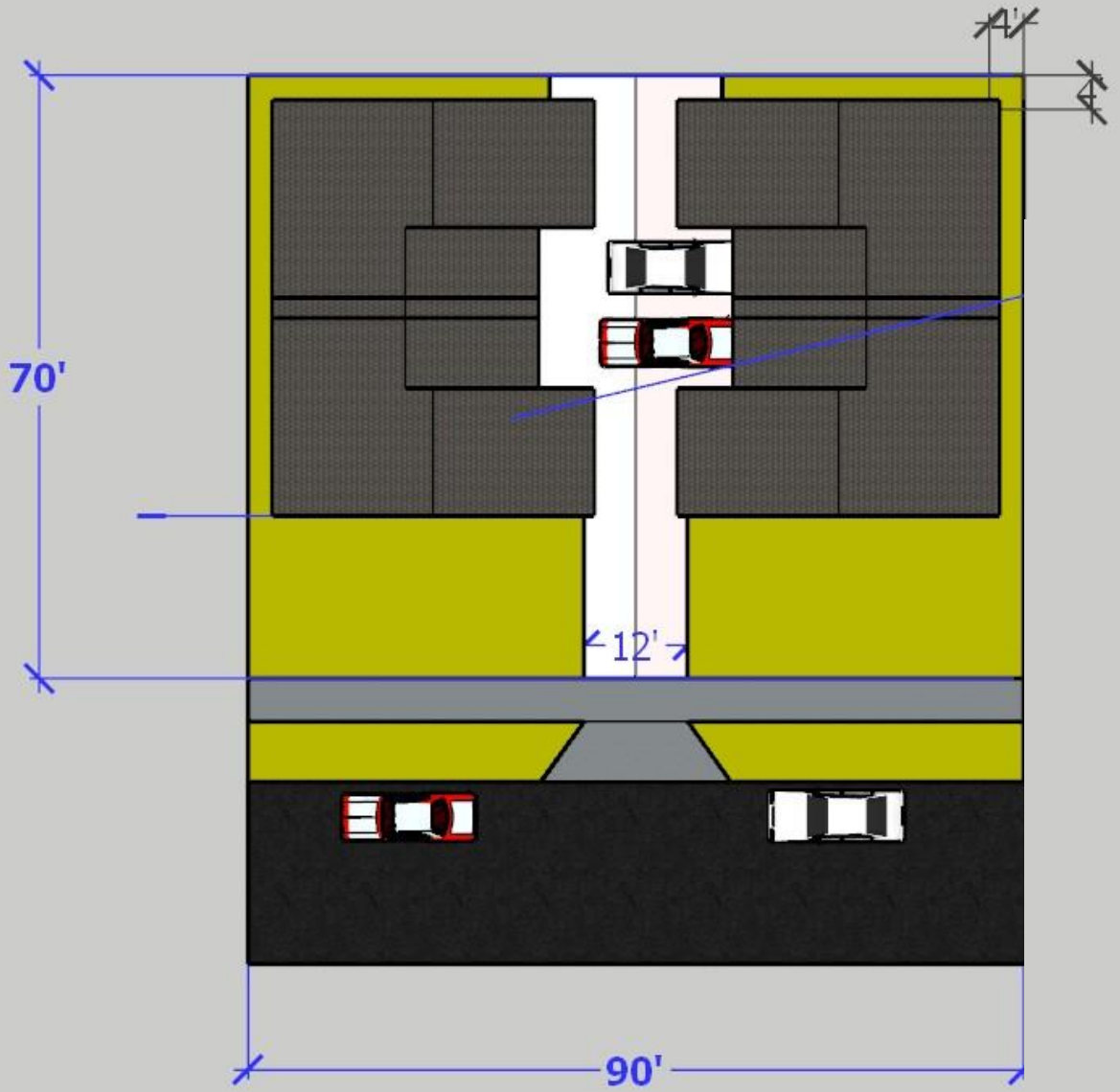


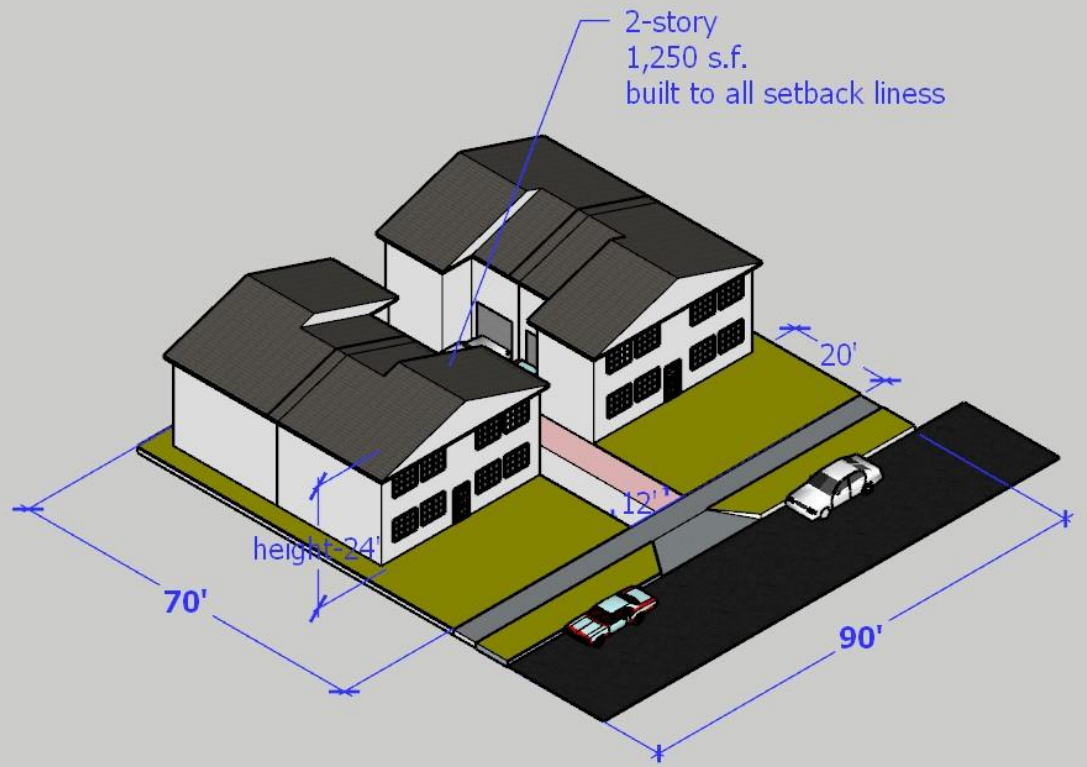
Site Plan	3.A
Lot Dimensions	50’ x 100’
Lot Size	5,000 sq ft
Driveway width	12’
Size of Units	800 sq ft
Density	35 units/acre



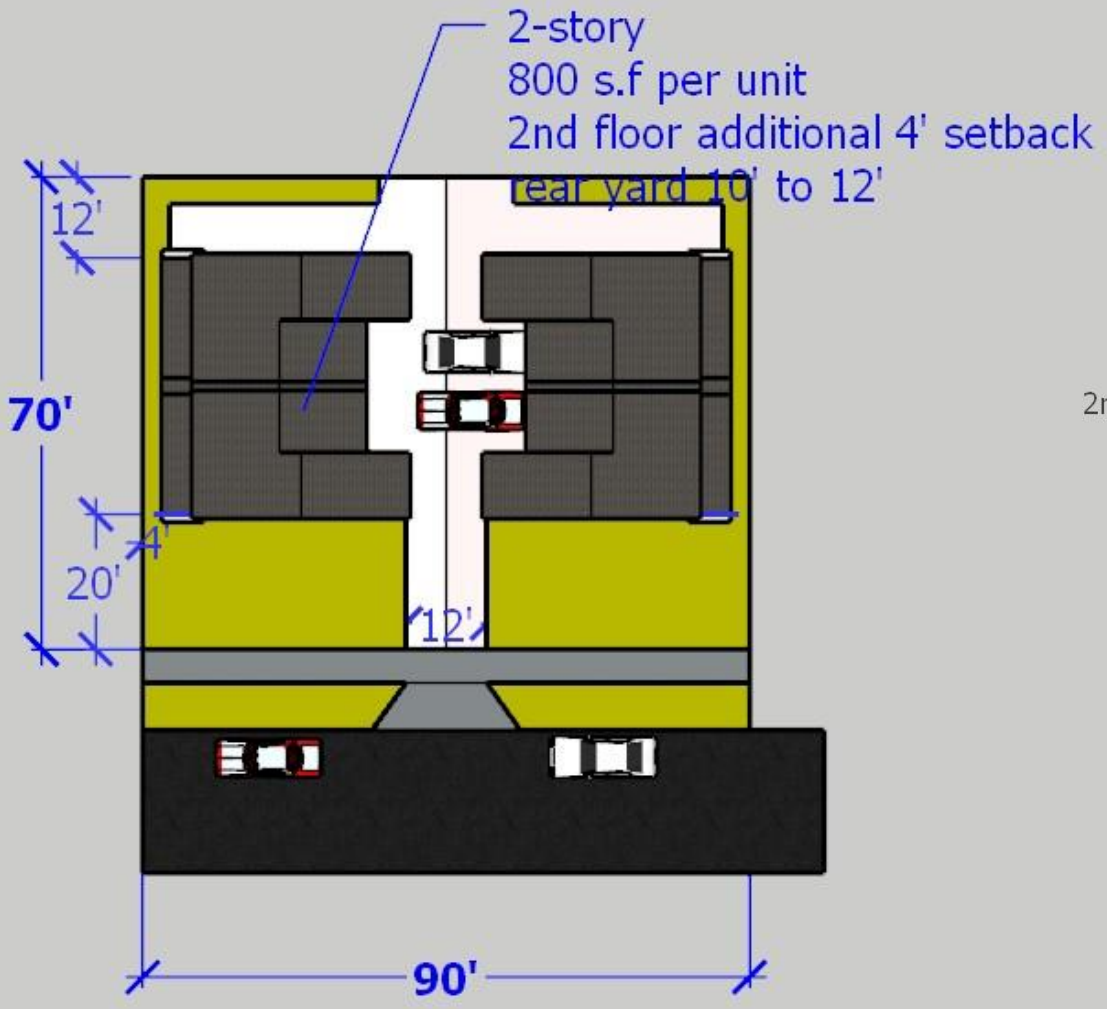


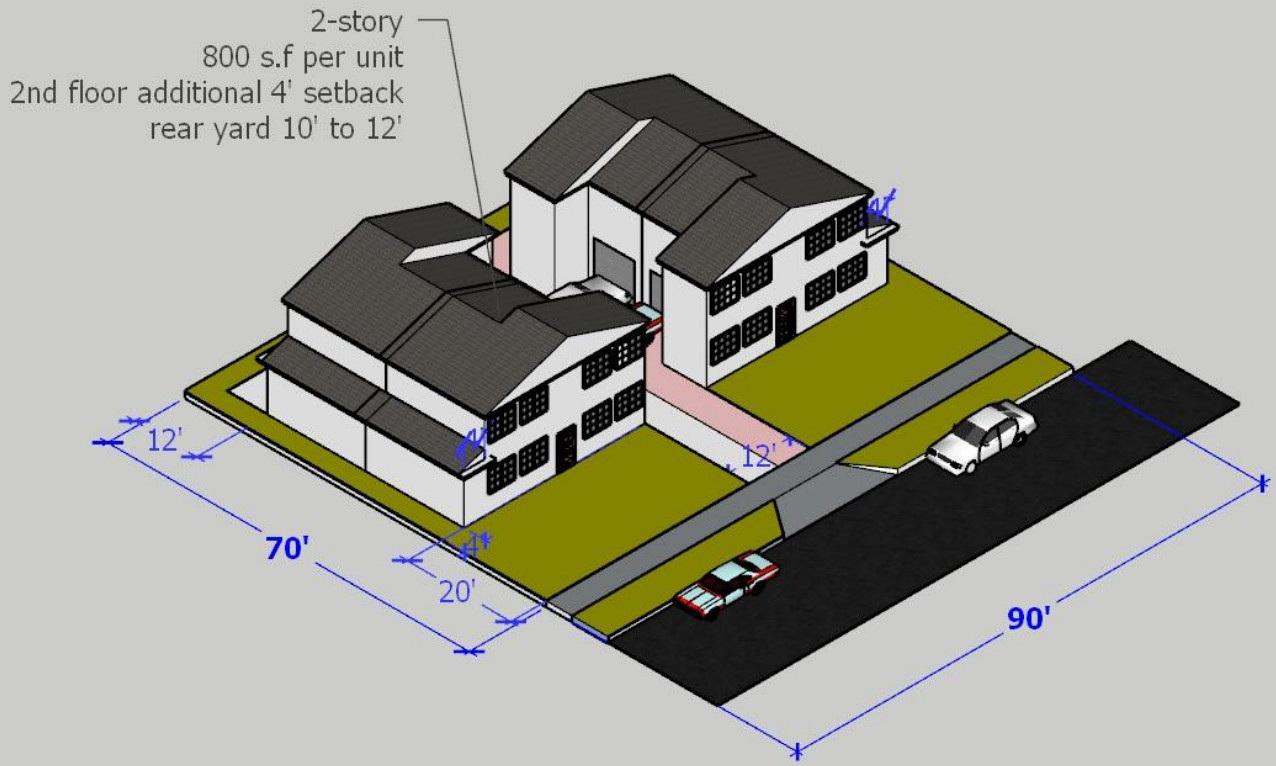
Site Plan	4.A
Lot Dimensions	90’ x 70’
Lot Size	6,300 sq ft
Driveway width	12’
Size of Units	1,250 sq ft
Density	28 units/acre





Site Plan	4.B
Lot Dimensions	90’ x 70’
Lot Size	6,300 sq ft
Driveway width	12’
Size of Units	800 sq ft
Density	28 units/acre





3 – Options for City Initiatives

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SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

- Historic preservation: Adopt historic preservation ordinance allowing neighborhoods to apply to be historic







SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

- Impact fees: Establish impact fees to reduce impact on existing infrastructure









SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

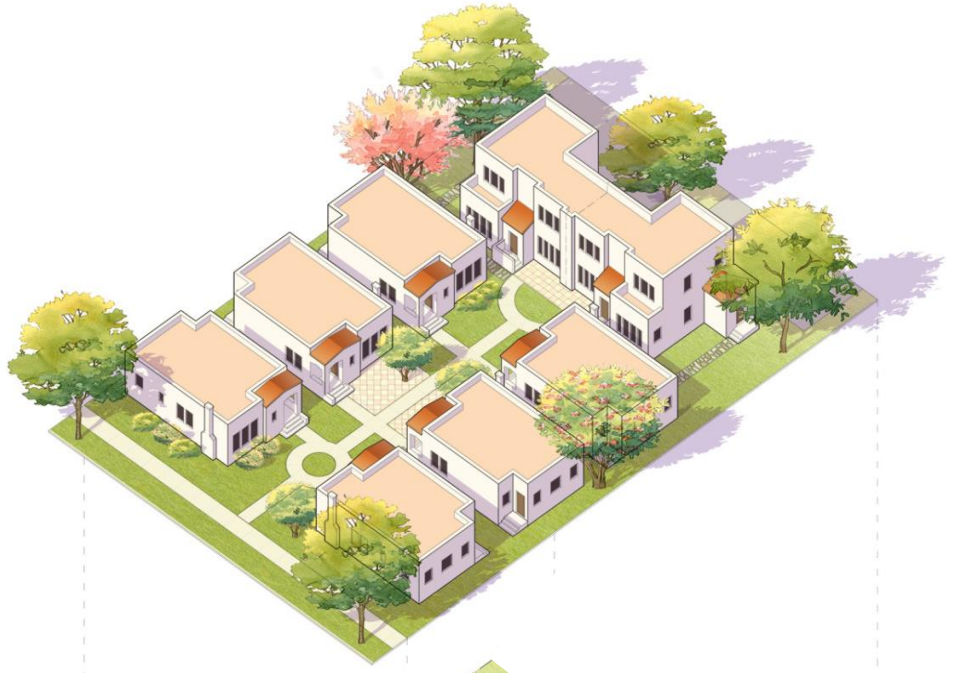
- Affordability requirements: Require units to be affordable



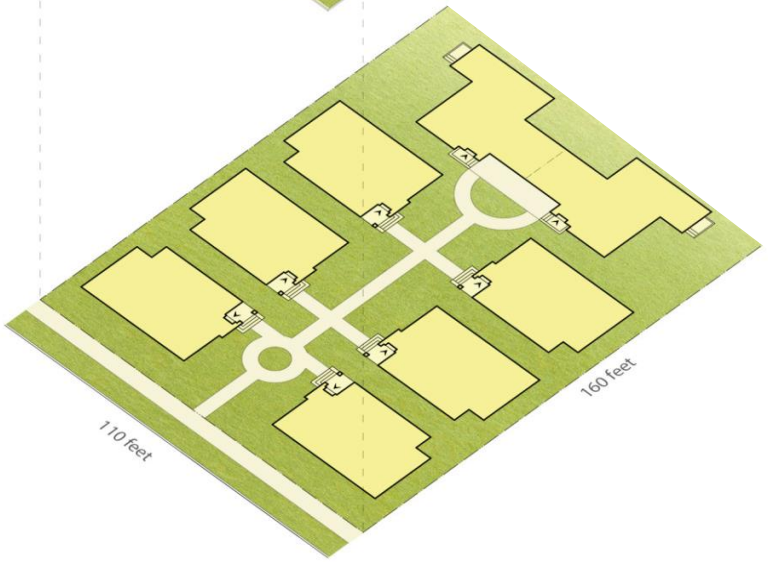
SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

- Parking and traffic: Prohibit on-site and off-site parking







SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

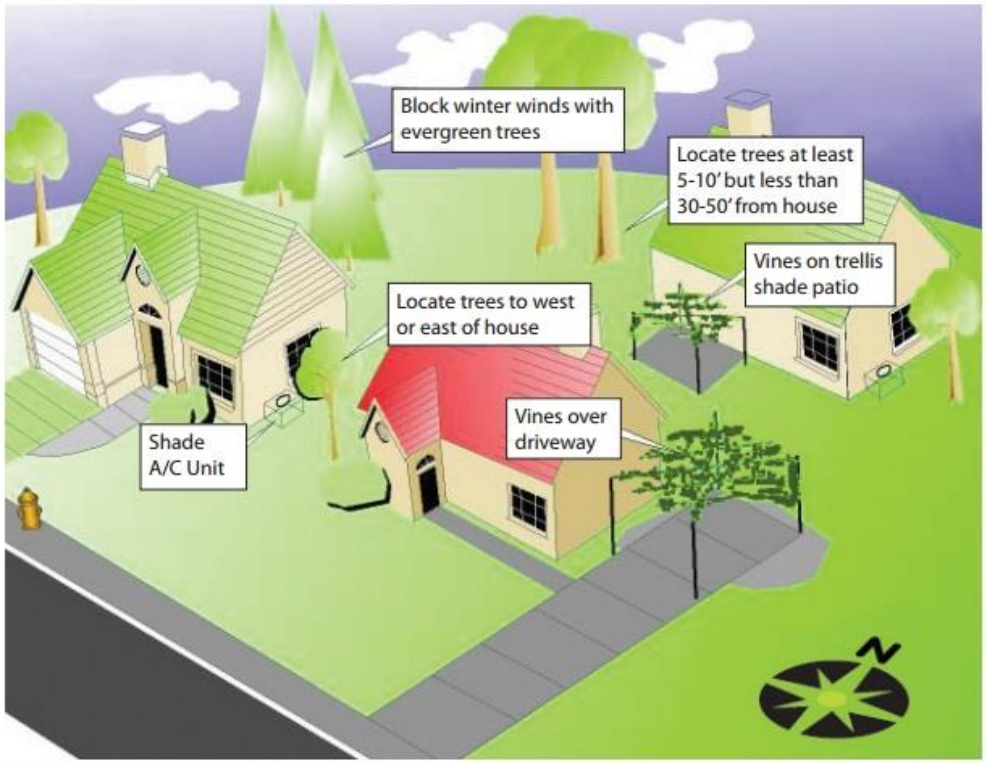
- Environmental impacts: Reduce environmental impacts by requiring LEED or Pearl certification











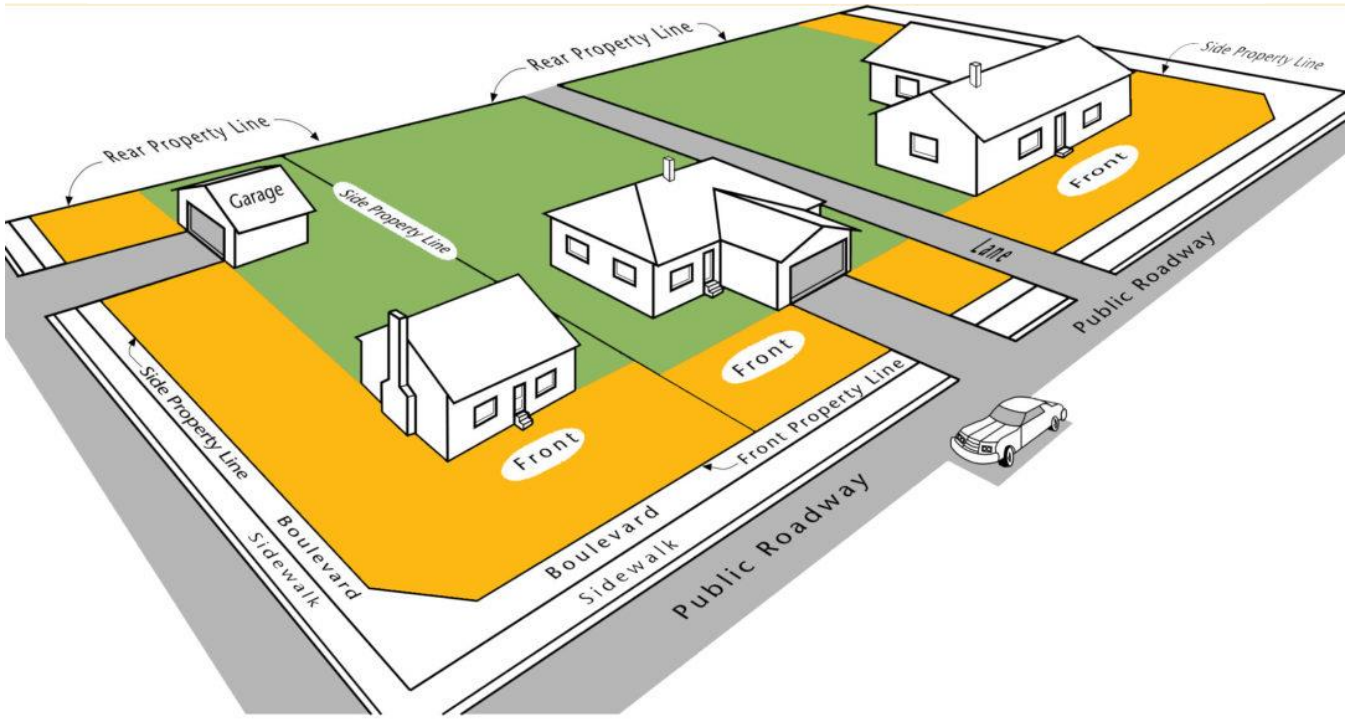
Picking the right trees and putting them in the right location will maximize their ability to shade buildings and block winds throughout the year.

TEMPLE CITY

SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

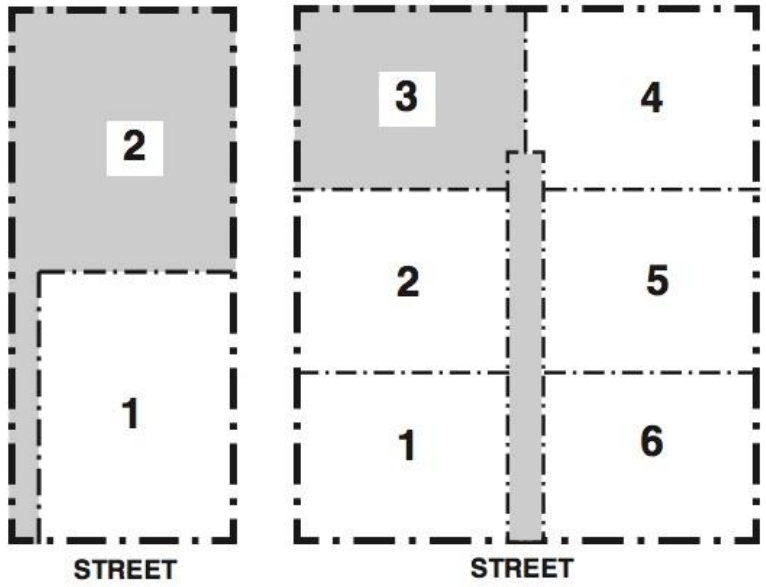
- New development standards: Set development standards applicable to urban lot splits



SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

- Set new development standards:
  - Max. unit size
  - Max. height
  - Open space
  - Parking
  - Front porch dimensions
- Adjust existing regulations
  - Lot splits
  - Flag lot subdivisions



SB 9 – Atkins, Urban Lot Splits

Options for City Initiatives:

- Design standards: Create objective design standards



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Options for City Initiatives:

- Historic preservation
- Impact fees
- Affordability requirements
- Parking and traffic
- Environmental impacts
- New development standard
- Design standards
- Adjust existing regulations