

Senate Bill No. 9

WEBINAR HOSTED BY CITY OF SACRAMENTO

NOVEMBER 17, 2021

BACKGROUND

- Signed by Governor Newsom in September 2021.
- Requires ministerial approval (pass/fail checklist) of:
 1. Two (2) residential units on a parcel within a single-unit residential zone;
 2. Subdividing one (1) lot into two (2) lots within a single-unit residential zone and development of two units on each parcel (four total units).
- Development must meet objective criteria
- Not subject to the California Environmental Quality Act (CEQA)
- Becomes effective on January 1, 2022.

LOCATIONAL REQUIREMENTS

Zoning:

- Single-Unit Residential Zones
 - Rural Estates (RE) or Single-Unit Dwelling (R-1) zones

Cannot be within:

- Historic District or Landmarks
- Sensitive areas:
 - Wetlands, earthquake fault zones, conservation land, FEMA flood plains, high fire hazard zones, farmland, hazardous waste sites.

ANTI-DISPLACEMENT REQUIREMENTS



Cannot involve the demolition of:

Deed restricted affordable housing

Rent-controlled housing

Housing withdrawn from rental market in last fifteen years

Housing that was occupied by a tenant in the past three years.



No more than 25% demolition of exterior structural walls if the unit was occupied by a tenant within the last 3 years.

OBJECTIVE DEVELOPMENT STANDARDS

Design (New Construction):

- Comply with the City's Infill Housing Design Standards

Setbacks (New Construction):

- Interior Side and Rear Setback: Four (4) feet minimum
- Front and Street Side Yard setbacks: Requirement of R-1 and RE zone

Lot Coverage:

- Exempt for units 800 square feet or less.

Parking:

- One parking space per unit unless it is within ½ mile of major transit stops and corridors, or 1 block of a car share.

OBJECTIVE SUBDIVISION STANDARDS

Lot Size:

- Each lot must be at least 1,200 square feet
- Each lot must be at least 40% of the original lot
- Cannot subdivide lot that was previously subdivided by SB 9
- Adjacent property owners must be independent
- City can require easement for public services and access
- City cannot require dedications for right-of-way, offsite improvements, or correction of nonconforming zoning conditions

OTHER STANDARDS



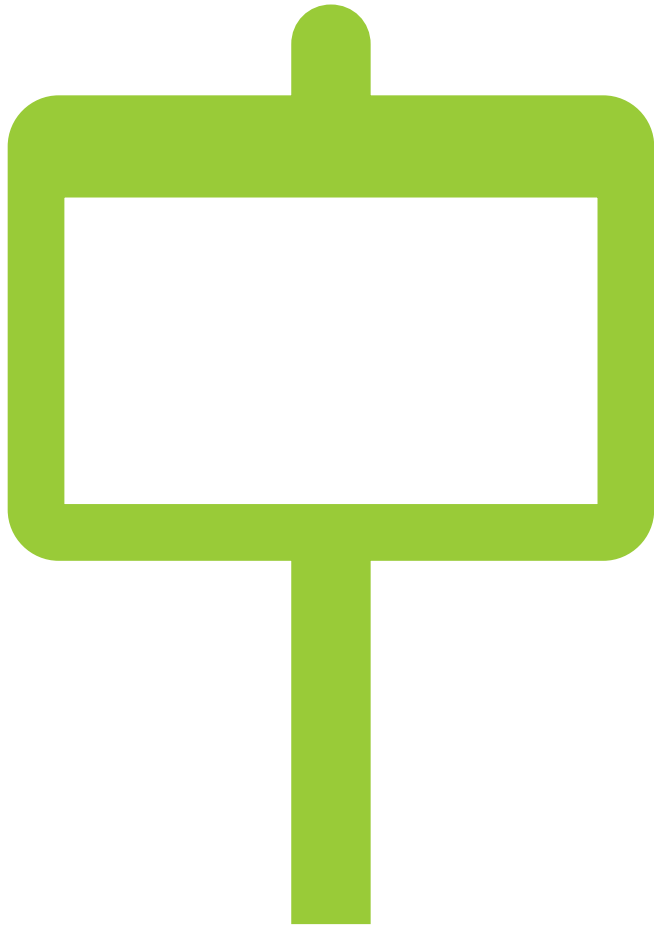
Accessory Dwelling Units (ADU) & Junior Accessory Dwelling Units (JADU) will count as units under SB9.



Any dwelling units created by SB 9 cannot be used as short-term rentals or other nonresidential uses.



Applicants will be required to confirm CC&Rs or HOA rules allow development under SB9



PROCESSING APPLICATIONS

- Applications will be routed to neighborhood associations within 500 feet of the project site.
- Project sites will be posted with an early notice sign.
- Project application and plans will be visible in the new Agency Counter online permit tracking tool.

LIMITED ABILITY TO DENY

Building official makes written finding

Project determined to have a specific adverse impact on public health and safety that can't be mitigated.

Based on preponderance of evidence

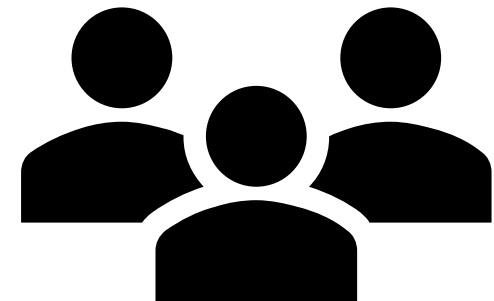
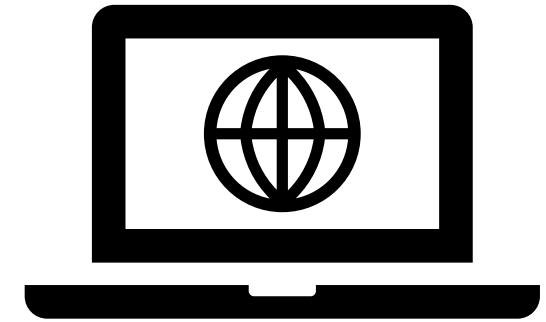
INFORMATION & NEXT STEPS

Webpage

Recorded Webinars

Frequently Asked Questions (FAQ)

**City Council Consideration of
Emergency Ordinance: December
14th at 2pm (Tentative)**





Questions?

Staff Contact:

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