

City Council
Study Session:
SB 8 & 9 and the need for single-
family objective standards



SB 8: Significant Expansion of SB 330

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Significant
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SB 330

- Extends the Protections of SB 330 to 2030
- Extends protections of SB 330 to single family homes
- That means that preliminary application procedures will now apply to all single-family homes
- Extends five-hearing limit to single-family homes



SB 9: End of
the Road for
Single
Family
Zoning?

Ministerial Approval of Housing Units

- Housing development project of not more than two units on a single parcel or a second unit added to a parcel with an existing single family home
- Plus 1 ADU and 1 JADU
- “Ministerial” approval without a hearing
- Must comply with local objective standards, except that standards cannot preclude up to two units at least 800 square feet in size or with 4-foot rear/side yard setbacks
- Denied only if building official makes specific findings re health, safety, or the physical environment

Ministerial Lot Split

- Ministerial two-lot split without right-of-way dedications or offsite improvements if
 - (a) applicant signs affidavit that the applicant intends to occupy one unit as a principal residence for three years
 - (b) City requires rentals >30 days
- Two units per lot
- Can require street access and public utilities easements
- Smaller lot not less than 40% of original, and neither lot less than 1,200 SF

Reduced Parking Requirements

Parking reductions:

- No more than one off-street space per unit may be required
- No off-street parking is required if the property is located:
 - Within ½-mile of a high-quality transit corridor or major transit stop (i.e., 15-minute headways), or
 - Within one block of a car share vehicle

When Does SB 9 Apply?

- Single family residential zone (undefined; multiple possible meanings)
- Located in a city, urban cluster, or urbanized area
- No demolition or alteration of housing subject to rent/price controls or any housing occupied by a tenant in the past three years
- Does not demolish more than 25 percent of existing structural walls kept, subject to exceptions
- And . . .

When Does SB 9 Apply?

SB 9 Does Not Apply to a Lot with:

- Prime farmland or farmland of statewide importance
- Wetlands
- Land within a fire hazard severity zone
- A hazardous waste site
- Land within an earthquake fault zone
- Land within a flood hazard zone or regulatory floodway
- Land under a conservation easement
- Certain habitat for special status species
- Historic property



Objective Standards: A Proposed Path Forward



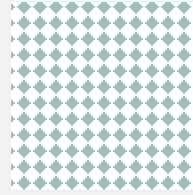
Without Objective Standards

This home fits nicely in its context, but does it match the Los Altos character?

Courtesy of Pinterest

(collected by Andre Ivanovic,
posted by Mary & Diane Tee,
credited to blog.sfgate.com)

Three Step
Approach:
LAMC
14.76.020



Adopt most urgent objective design rules by resolution before last meeting in December



Staff to begin preparing more comprehensive set of objective design rules; DRC and Planning Commission to review prior to Council consideration



Long-term: Work with consultant

Priorities?

- Color scheme
- Prohibitions on materials
- Lot coverage
- Second floor ratios
- Plate heights
- Et cetera?

Questions?
