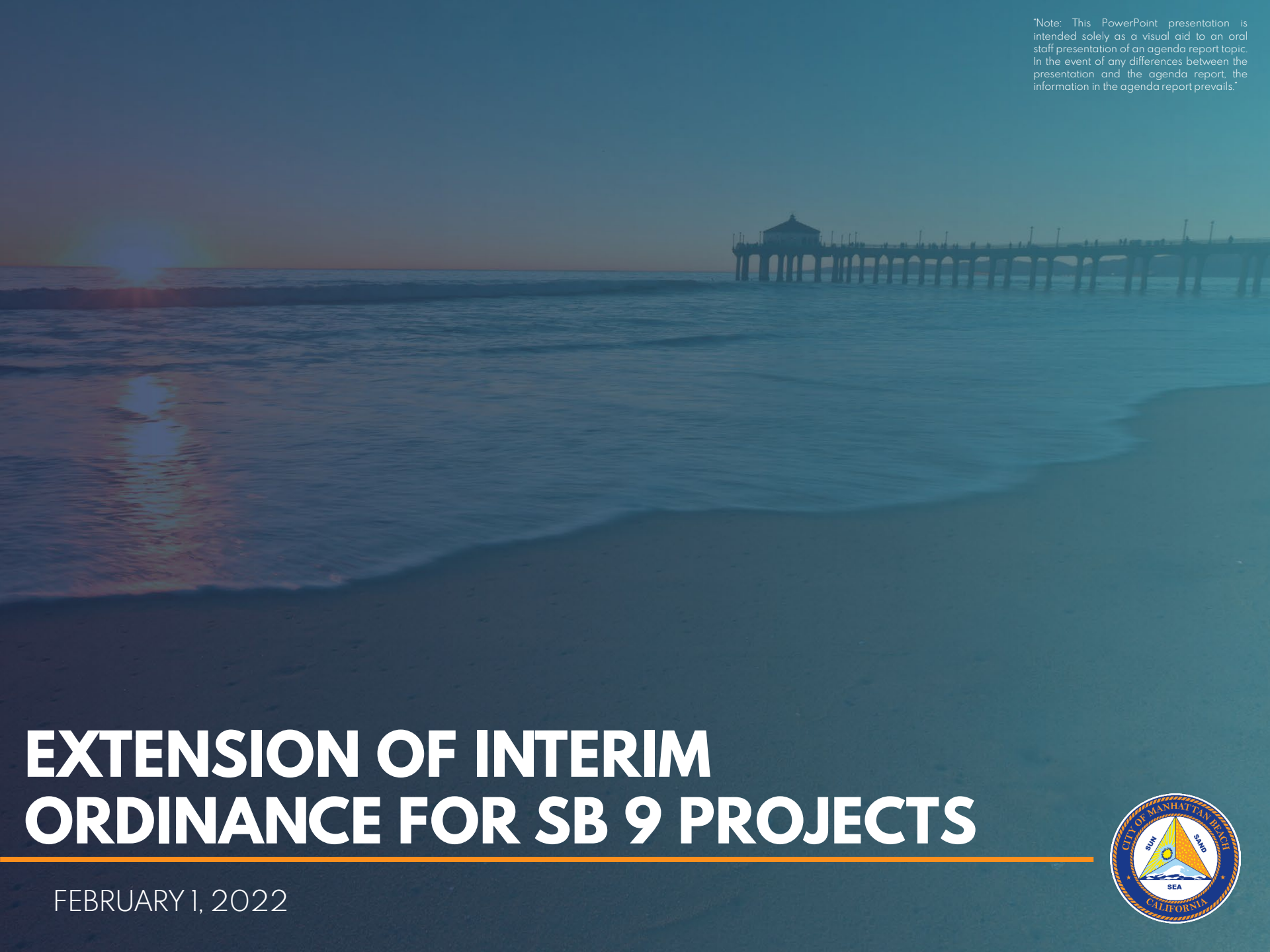


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EXTENSION OF INTERIM ORDINANCE FOR SB 9 PROJECTS

FEBRUARY 1, 2022



BACKGROUND – SB 9

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Single-
Family
Zone

SB 9 is applicable only to the City's Residential Single-Family (RS) **zone** in Area Districts I, II, and III

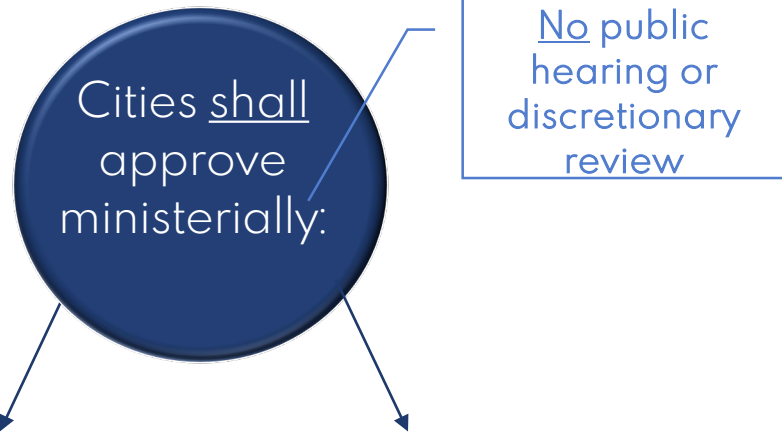
SB 9 HAS REGULATIONS FOR:

- SETBACKS
- SIZE
- EXISTING CONDITIONS
- PARKING
- LOT SPLIT QUANTITY
- SIZE LIMITS
- USE RESTRICTIONS



BACKGROUND – SB 9

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4 residential units on an existing single-family lot

Split an existing single-family lot into 2 parcels with up to 2 residences per parcel



Local ordinance with objective development standards for SB 9 projects

Cannot preclude SB 9 provisions



BACKGROUND

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- December 21, 2021 - City Council adopted Interim Ordinance 21-0009-U
 - Valid for 45 days (Expires February 4, 2022)
- January 18, 2021 – City Council issued an alleviation measures report 10 days prior to extension.
- City must conduct a public hearing to extend Interim Ordinance. Interim Ordinance may be extended up to 10 months and 15 days.
- Staff will study long-term changes during 2022.



INTERIM ORDINANCE

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Application, review fee, and sworn statement affirming eligibility



Applicant must provide all necessary proof that the property is eligible



Covenant must be recorded specifying limitations



Comply with objective standards that allow up to 4 residences at 800 SF each



INTERIM ORDINANCE

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Development Standards

- 1 parking space per unit / alley access
- Conceal electrical equipment
- Match flashing, vents, pipes paint to roof or wall
- Concealed refuse storage area
- Pedestrian access from right-of-way to each residence
- Garage setbacks
- Max. 10-ft wide driveway for narrow lots
- If urban lot split:
 - No flag lots if adjacent to alley, corner, or through lot
 - 20-foot minimum lot width
 - Access to public right-of-way in perpetuity.

Covenant Requirements

- No non-residential uses
- No short-term rentals
- No subsequent lot split of parcels created by SB 9
- Owner-occupancy for 3 years minimum
- Access to public right-of-way in perpetuity
- Maintain all required parking



CEQA AND NOTICING

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- SB9 local ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to:
 - Government Code Section 65852.21(j)
 - Sections 15378, 15308, and 15061(b)(3) of the CEQA Guidelines
- Public hearing notice published in the Beach Reporter



STAFF RECOMMENDATION

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1. Conduct Public Hearing
2. Adopt Urgency Ordinance No. 22-0003-U to extend interim ordinance implementing objective development standards for SB 9 regulations

