



Legislation Details (With Text)

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Title: Alleviation Report for Senate Bill (SB) 9 Interim Zoning Ordinance (Community Development Director Tai).
ISSUE ALLEVIATION MEASURES REPORT

Sponsors:

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Code sections:

Attachments: 1. Government Code Section 65858

Date	Ver.	Action By	Action	Result
1/18/2022	1	City Council Regular Meeting		

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Quinn M. Barrow, City Attorney
Carrie Tai, Community Development Director

SUBJECT:

Alleviation Report for Senate Bill (SB) 9 Interim Zoning Ordinance (Community Development Director Tai).

ISSUE ALLEVIATION MEASURES REPORT

RECOMMENDATION:

Staff recommends that the City Council issue this report pursuant to Government Code Section 65858(d).

FISCAL IMPLICATIONS:

There are no fiscal impact associated with the issuance of the report.

BACKGROUND:

Government Code Section 65858(d) requires that 10 days prior to the expiration or extension of any interim zoning ordinance, the City Council must issue a written report describing the measures taken to alleviate the condition which led to the adoption of the ordinance. On December 21, 2021, the City Council adopted Urgency Ordinance No. 21-0009-U to add objective standards and specific requirements regarding the implementation of SB 9. The standards include minimum lot frontages,

driveway widths, refuse storage areas, parking requirements, and a covenant to ensure that property owners comply with SB 9 regulations in perpetuity. This Ordinance is effective for 45 days and will expire on February 4, 2022, unless extended.

DISCUSSION:

In compliance with Government Code Section 65858(d), the City Council hereby issues this report.

Due to the housing shortage in California, the California State Legislature has adopted SB 9 allowing for urban lot splits and construction of additional dwelling units on lots in single-family zoning districts. SB 9 limits the City to adopting objective development standards to accompany its implementation of SB 9. SB 9 became effective on January 1, 2022. Cities without local ordinances must approve any SB 9 development project that meets minimal State criteria and any other applicable regulation in the zoning district. However, cities would not have the ability to add any other standards not adopted through a local ordinance.

The City has taken the following measures to alleviate the condition that led to the adoption of the interim ordinance. Staff has studied the issues associated with allowing urban lot splits and construction of additional dwelling units in single-family zoning districts in the City. Staff has evaluated the presence of high-quality transit corridors and major transit stops and determined that the City is not precluded from requiring parking for each dwelling unit in an SB 9 development project. Staff has met to discuss public education and refining the regulations to clarify information. The new regulations and information on future hearings have been posted on the city's website at www.manhattanbeach.gov/sb9 <<http://www.manhattanbeach.gov/sb9%20>>. Public hearings before the Planning Commission and the City Council will take place later in 2022 to consider regulations regulating urban lot splits and additional dwelling units on single-family lots consistent with state law. A City Council public hearing has been scheduled for February 1, 2022, to consider extending the interim ordinance to allow time to develop new regulations.

PUBLIC OUTREACH:

After analysis, staff determined that public outreach was not required for this issue. However, the City will distribute and publish public hearing notices prior to the February 1, 2022, public hearing to extend the interim zoning ordinance.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

ATTACHMENT:

1. Government Code Section 65858