

## **SB9 IMPLEMENTATION ORDINANCE CHECKLIST**

**The following Checklist presumes regulations as set forth in Senate Bill 9 (SB9) as the first checked box and identifies areas of potential modification or variation for consideration by the City Council for the SB9 Ordinance.**

### **Demolition of Existing Structures**

- ☒ Prohibit the demolition of more than 25 percent of existing exterior structural walls of market rate units or single-family homes.
- ☐ Allow the demolition of more than 25 percent of existing exterior structural walls by local ordinance.

### **Urban Lot Split Lot Size:**

- ☒ Prohibit a new parcel smaller than 40% the lot area of the original parcel being divided and no smaller than 1,200 square feet.
- ☐ Allow a smaller lot area by Code through ministerial approval.

### **Parking:**

- ☒ One parking space required per SB9 unit unless the parcel is within one half mile of high-quality transit or there is a car share vehicle within one half block of the parcel.
- ☐ The City may eliminate parking requirements for SB9 units altogether. As seen in Attachment 4, a majority of the City falls within one half mile of high-quality transit so parking will already not be required in most situations. Staff suggests maintaining this standard for one parking space should bus frequencies change in the future.

### **Setbacks:**

- ☒ Four-foot setback required from any side or rear property line.
- ☐ The City may require reduced setback from side and rear property lines for all new construction related to SB9. New construction must still comply with life/safety standards per Building and Fire Code.

### **Affordability:**

- ☒ No requirement for affordable housing as a part/percentage of SB9 projects.
- ☐ The City Council has the ability to require affordability for SB9 units. The City could require an affordability covenant for a certain level of affordability and a set amount of time for at least one of the units. However, Government Code Section 65850 does not allow for the undue constraint of housing production as a result of affordability requirements.

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### **Tree Preservation:**

- ☒ No tree preservation requirements
- ☐ Use the standards established in the existing Hillside Grading Ordinance related to tree preservation as a Citywide zoning requirement in connection with SB 9. Significant trees are considered to have a caliper size of 10 inches or more and/or a tree height/canopy spread of 20 feet or greater. Before any significant tree is removed, an application to remove significant trees could be filed with Current Planning Division for approval.

### **Floor Area Ratio:**

- ☒ SB9 requires the City to allow up to four 800 square foot units within two urban lot split parcels. This would be up to 3,200 square feet of buildable area. On a standard 5,000 square foot lot, 3,200 feet of buildable area would result in an FAR of .64.
- ☐ The City could increase FAR to allow a larger minimum unit size.

### **Accessory Dwelling Unit Allowance:**

- ☒ Allow Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) as part of a two-unit projects but allow no more than two units total per parcel, including ADU and JADU, as part of any urban lot split project. If someone split their lot, this would allow one lot to have two “primary” residences or a “primary” residence and an ADU or a JADU. In no case could the number of units on an urban lot split lot exceed two. As a result, a total of four potential dwelling units would exist where only three could be built per today’s Code.
- ☐ Allow ADU/JADU on both parcels in an urban lot split projects. As a result, a total of eight dwelling units would exist where only three could be built per today’s Code.
- ☐ Allow an option that allows more than four units but less than eight units.

### **Objective Design Standards:**

- ☒ No design standards required as part of SB9 projects.
- ☐ The City has the ability to implement objective design standards for SB9 proposals. This could allow the City to better direct and design a desired urban form for Culver City as long as the standards did not require a discretionary decision to be made by a hearing body. These could include design standards that mandate certain on all buildings to facilitate neighborhood design cohesion.

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### **SB9 Projects in Other Zones:**

- ☒ Allow SB9 projects in R1 zones.
- ☐ Allow SB9 projects in non-R1 zones that follow R1 zoning standards. The Residential Neighborhoods adjacent to the Arts District are zoned R2 but have a low-density single-family land use designation. In this instance, the more restrictive standard prevails, therefore, the properties in this neighborhood must follow R1 zoning. However, since the properties are not zoned R1, SB9 does automatically apply.

### **Lot Access for Urban Lot Splits:**

- ☒ No specific access requirements stated in SB9 beyond what would be required to secure necessary easements for utilities, drainage, and pedestrian/automobile passage.
- ☐ The City Council can consider access for split lots including how new property lines should be drawn or how access should be provided to units that may be behind one another.