



SENATE BILL 9: Two Unit Developments and Urban Lot Splits

**A workshop for the public
Bourns Family Youth
Innovation Center
6:00 p.m. – 7:30 p.m.**

**Community & Economic
Development Department**



Tonight's Agenda

- Welcome/Housekeeping
- What is SB 9?
- How did we get here?
- What are the State requirements?
- What is allowed?
- What are other cities doing?
- What is proposed for Riverside?
- Listening and Discussion



What is Senate Bill 9?

- California Housing Opportunity and More Efficiency (HOME) Act (Atkins) *also known as Duplex and Lot Split Law*
- Signed into law in September 2021
- Effective January 1, 2022
- Builds on prior State efforts to increase housing production of all kinds at all income levels
- Provides for **ministerial approval** of:
 - Development of **two residential units**; and
 - Subdivision of **one lot into two**

In **any single-family residential zone** (with numerous exceptions)

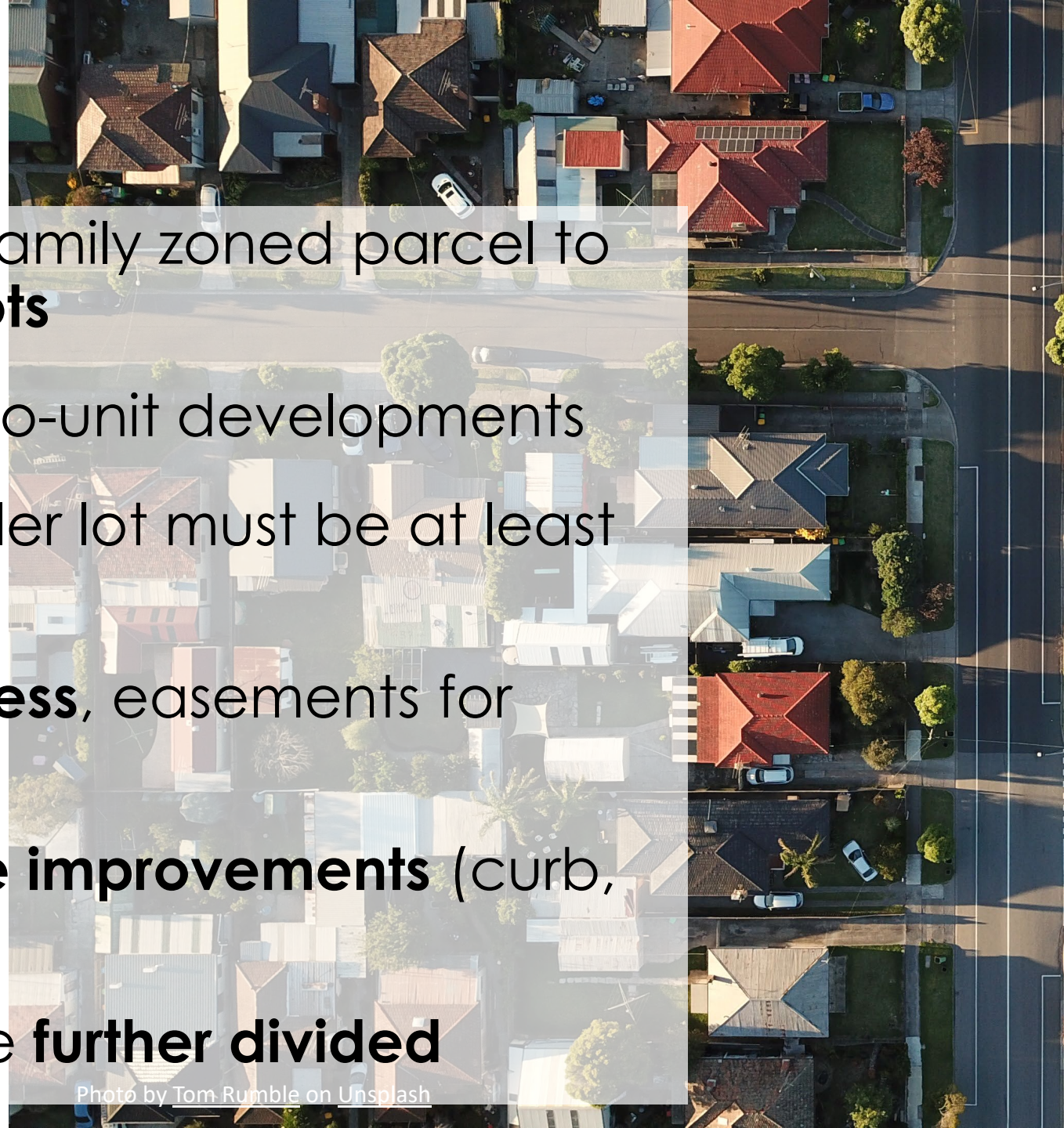
Two-Unit Development

- Allows development of **two attached or detached homes** on any single-family lot
- City must allow at least two units, at least **800sf each**
- Maximum **1 parking space** required per unit, unless near transit or car share
- City can apply some **design standards** as long as they are objective
- Complements existing **ADU laws** (cannot exceed three units total)



Urban Lot Split

- Allows any existing single-family zoned parcel to be divided into **two new lots**
- Can be **combined** with two-unit developments
- Minimum size **1,200sf**; smaller lot must be at least 40% of original
- City can require **road access**, easements for utilities
- City cannot require **off-site improvements** (curb, sidewalk, etc.)
- Resulting lots can never be **further divided**



Context: Housing Crisis

- Chronic under-production of housing, especially affordable
- High construction costs
- Opposition to new housing
- Gentrification and displacement
- Changing patterns of work and commuting
- Rising cost of real estate and rent
- Persistent homelessness



Credit: Riverside Press-Enterprise, February 9, 2022 and April 20, 2022

SB 9 and the California Housing Crisis

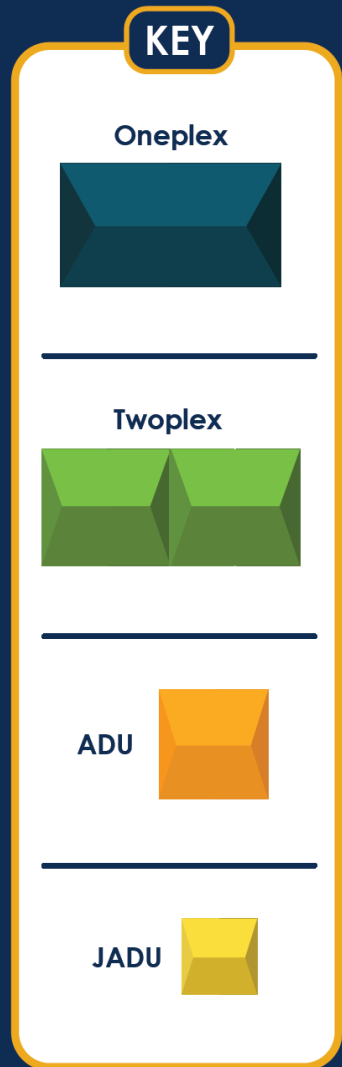


Source: California State Capitol

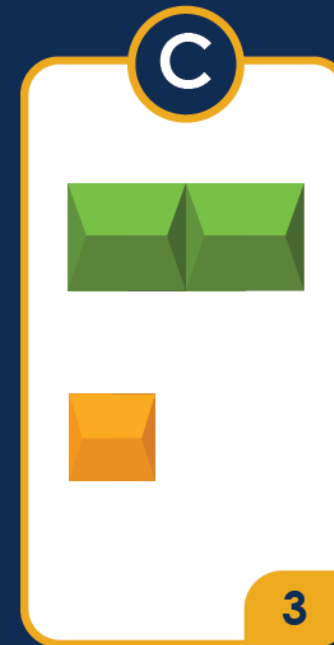
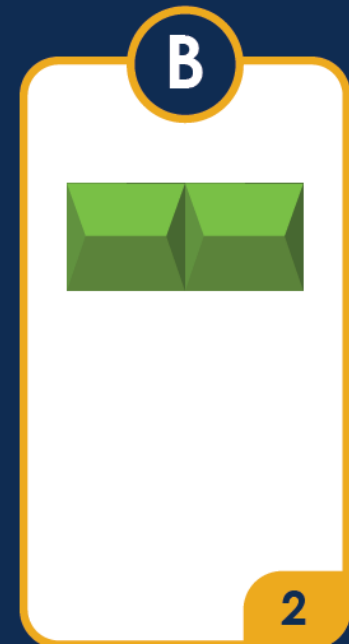
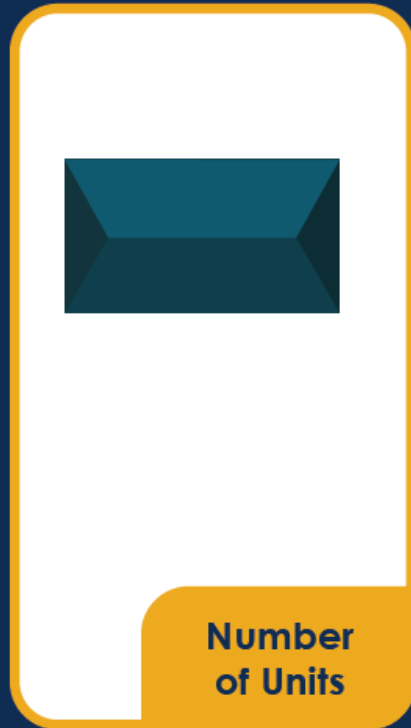
SB 9 is one piece to the puzzle of housing crisis:

- Increase housing supply for all at a neighborhood scale
- Create small scale, naturally affordable housing without subsidy
- Enable homeowners to create new income and offset costs
- Streamline and shorten the review process for new housing
- Protect tenants and reduce displacement risk

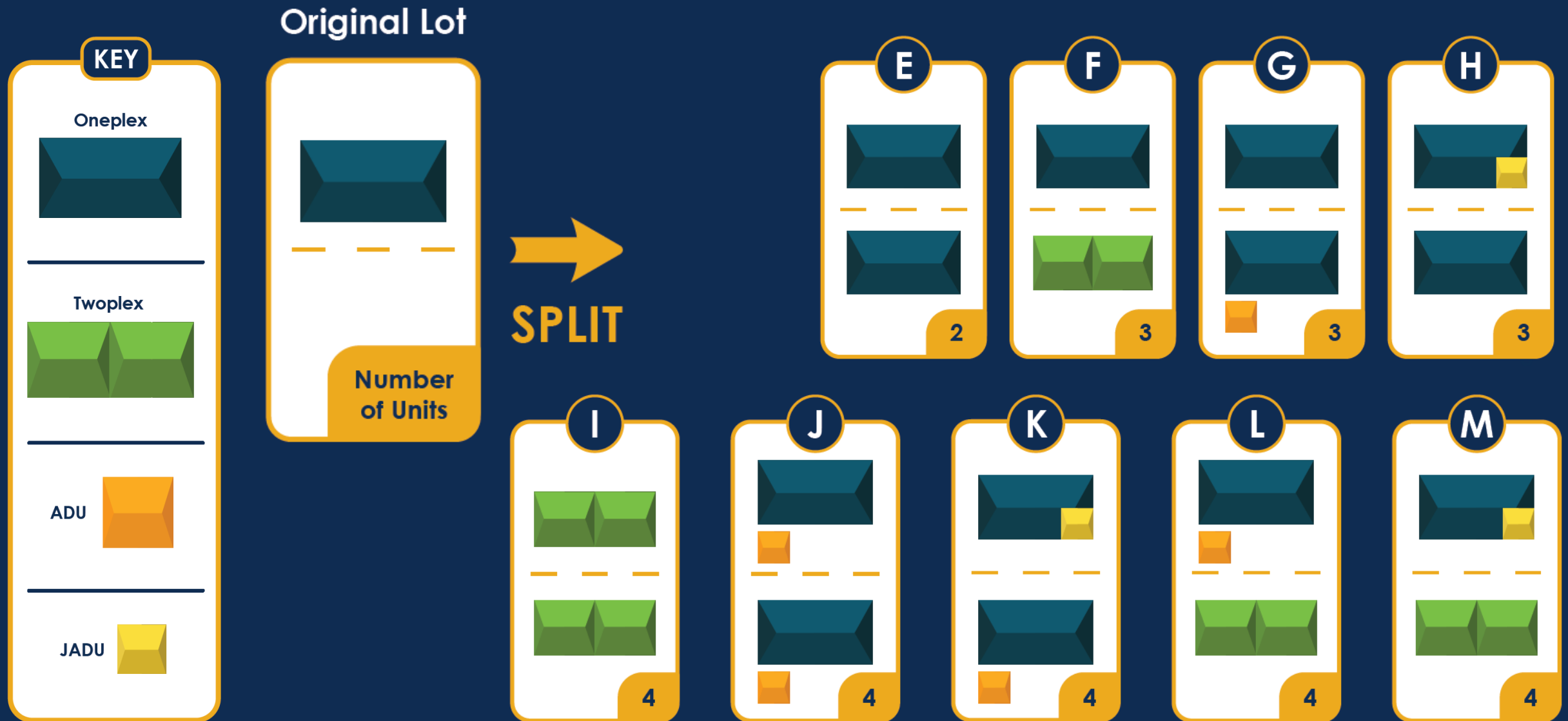
SB 9 Configurations



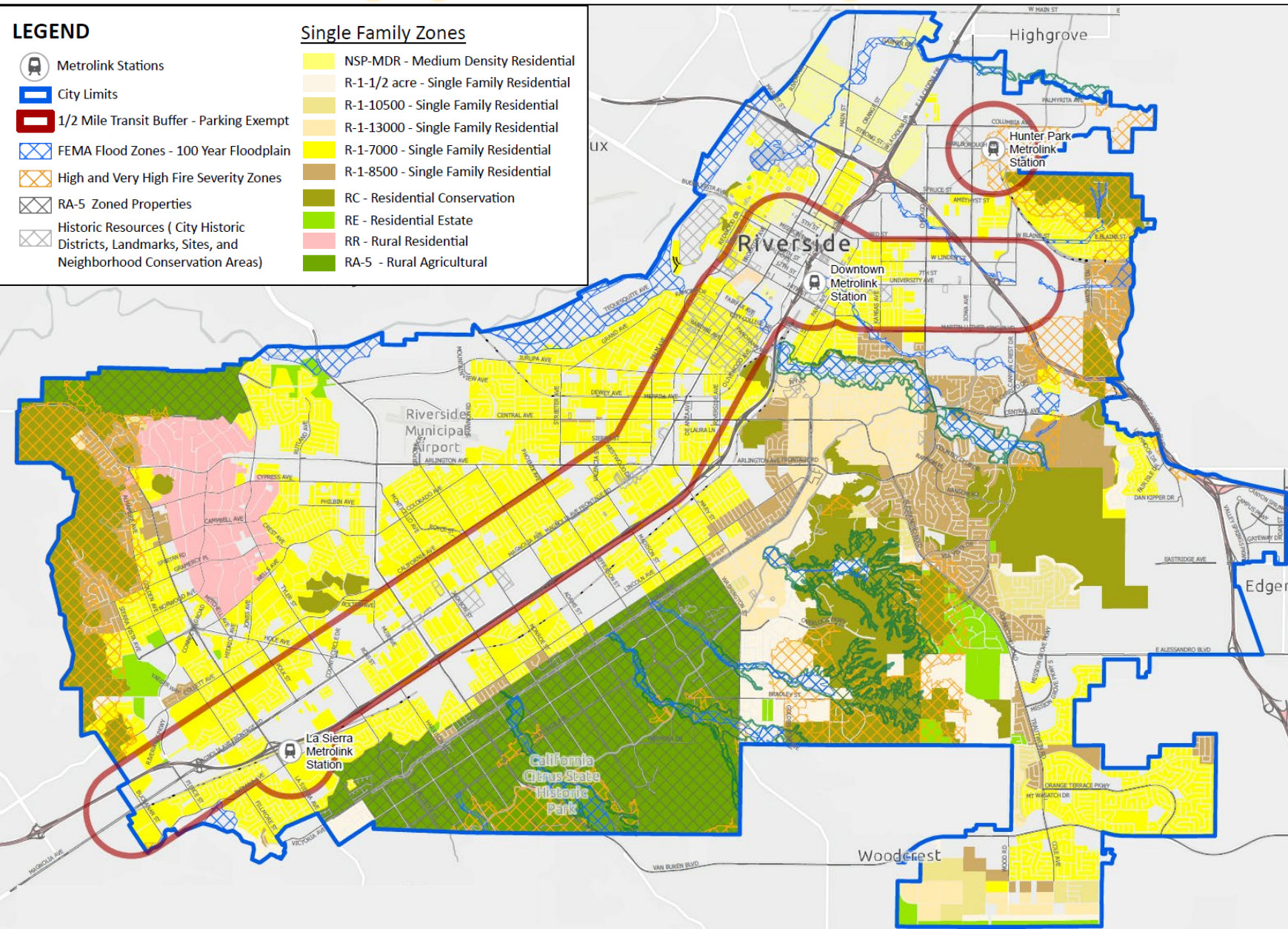
Original Lot



SB 9 Configurations



SB 9 Applicability



- **All Single-Family Zones** (R1, RE, RR, RC, DSP-RES, NSP-MDR), **except RA-5**
- Prohibited in:
 - Very High Fire Hazard Zones*
 - 100-year flood plains*
 - Historic Districts and Historic Properties
 - Prime farmland, wetlands, arroyos, hazardous waste sites, and open space conservation areas
- Parking not required:
 - ½ mile of a High-Quality Transit Corridor or Transit Station
 - 1 block of a car share vehicle

Displacement Avoidance

Two-Unit Development

Demolition Prohibited:

- Rent Controlled Property
- Unit occupied by a tenant any time in last three years

Alteration limited:

- More than 25% of a unit occupied by a tenant in last three years

Not eligible:

- Property withdrawn from rental market under Ellis Act eviction at any point in last 15 years
- Property with income-restricted units (i.e., affordable housing)

Urban Lot Split

Demolition/alteration prohibited:

- Rent Controlled Property
- Unit occupied by a tenant any time in last three years
- Property withdrawn from rental market under Ellis Act eviction at any point in last 15 years

Not eligible:

- Property with income-restricted units (i.e., affordable housing)
- Previously subdivided through urban lot split
- Adjacent to property subdivided by same owner

Owner Occupancy required – 3 years



Minimum Requirements

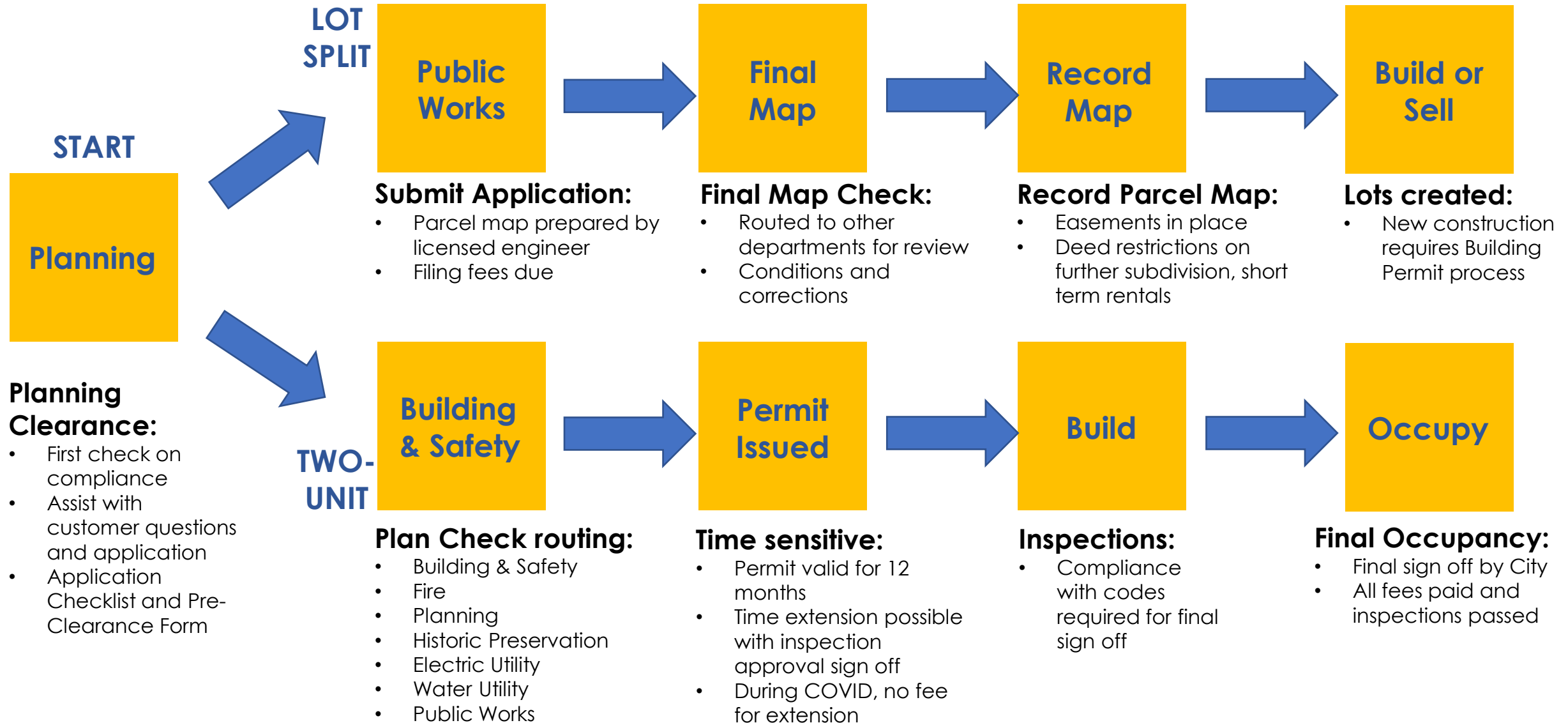
TWO-UNIT DEVELOPMENT

- No more than 3 units (twoplex + ADU)
- 4-foot interior side and rear yard setbacks
 - Front and street side yard setbacks per Zone
- No minimum lot size
- 1 on-site parking space per unit*
- Short-term rentals prohibited
- **Other Zoning standards apply (height, lot coverage, etc.)****

URBAN LOT SPLIT

- No more than 4 units on 2 lots (any combination)
- Minimum 1,200sf lot size
- New lots must be roughly equal (maximum 60/40)
- Access corridor or easement to street required
- Separate utility services required for each lot
- Dedication and off-site improvements not required

Permit Process: Checks & Balances



Implementing SB 9 in Riverside

- City must adopt an **implementing ordinance**, even though law is already in effect
- Objective **development standards** and **design requirements** can be applied, to an extent



Comparison – Other Jurisdictions

	ONTARIO	GARDEN GROVE	ARCADIA	ROSEMEAD	WOODSIDE	LOS GATOS
Building Separation	-	Min. 6ft	Min. 6ft	Min. 20ft	-	Min. 5ft
Architecture	Match existing	Match existing	Match existing Material reqs.	Match existing	Match existing Material reqs.	-
Parking	1 garage/unit	1 space/unit	1 covered space/unit	1 space/unit	-	1 space/unit
Unit Size	Min. 500sf Max. 800sf	Min. 500sf Max. 800sf	Min. 500sf Max. 800sf	Min. 500sf	Max. 800sf	Max. 1,200sf
Building Height	Max. 16ft/22ft, per lot size	One story Max. 17ft	-	Two story Max. 30ft.	Max. 17ft	Max. 16ft
Landscaping/ Open Space	Required	Required, min. 225sf/unit	Required, min. tree #/size	-	Required, min. tree size	-
Lot Standards	-	-	-	Min. 50ft width Min. 15ft frontage	-	Right angles Min. 20ft Access
Noticing	Adjacent owners	-	-	-	Adjacent owners	-

Poll Questions

Should Riverside establish a **Maximum Unit Size for two-unit developments?**

- 800 square feet?
- 1,200 square feet?
- Let lot coverage control?

Poll Questions

By show of hands:

Should Riverside require a **Minimum Street Frontage** for Urban Lot Splits?

- 10-20 feet?
- 20-50 feet?
- More than 50 feet?

Poll Questions

Should Riverside establish a **Building Height Limit** for two-unit developments?

- 1 story/20 feet?
- 2 stories/35 feet?

Should Riverside require an Owner Occupancy Affidavit for two-unit developments?

Poll Questions

Should Riverside require **Public Notice** for SB 9 projects?

- Two-unit developments?
- Urban lot splits?

If required, **who should be notified?**

- Adjacent properties?
- 300-foot radius?
- More than 300-foot radius?

Listening & Facilitated Discussion

- What are your thoughts or concerns about two-unit developments and urban lot splits?
- How should the City update its regulations to adjust to this law?
- Are you interested in building a two-unit development or an urban lot split?
- What questions do you have?
- What have we missed?

Thank You! Let's Stay in Contact

Additional Workshop:

- Thursday, May 5 – Casa Blanca Library

Upcoming Public Hearings:

- Thursday, May 12 – City Planning Commission
- June – City Council



City of Riverside One Stop Shop

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