



PLANNING COMMISSION

Meeting of May 27, 2025



Overview of SB 9: The California HOME Act



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SB 9 Requires Ministerial Approval of a/an:

- **Two-unit housing development** – Two homes on a single-family residential parcel; and
- **Urban lot split** - A one-time subdivision of an existing single-family residential parcel into two parcels



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SB 9 Key Factors:

- Approvals must be based only on objective standards (and cannot preclude construction of 2 units of <800 sf).
- Denials only permitted if project does not meet objective standards, or if there are specific adverse impacts to public health and safety.
- Limitations on how to regulate SB9 (such as setbacks, parking, etc.)



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Parcels Affected by SB 9 (Qualifying Criteria)

All single-family residential zoned properties within urbanized areas, EXCEPT:

- Environmentally sensitive areas and environmental hazard areas (if specific mitigations are not possible)
- Historic properties and districts
- Properties where the Ellis Act was used to evict tenants in the last 15 years.
- Demolition is generally not permitted for rental units or deed restricted rental units

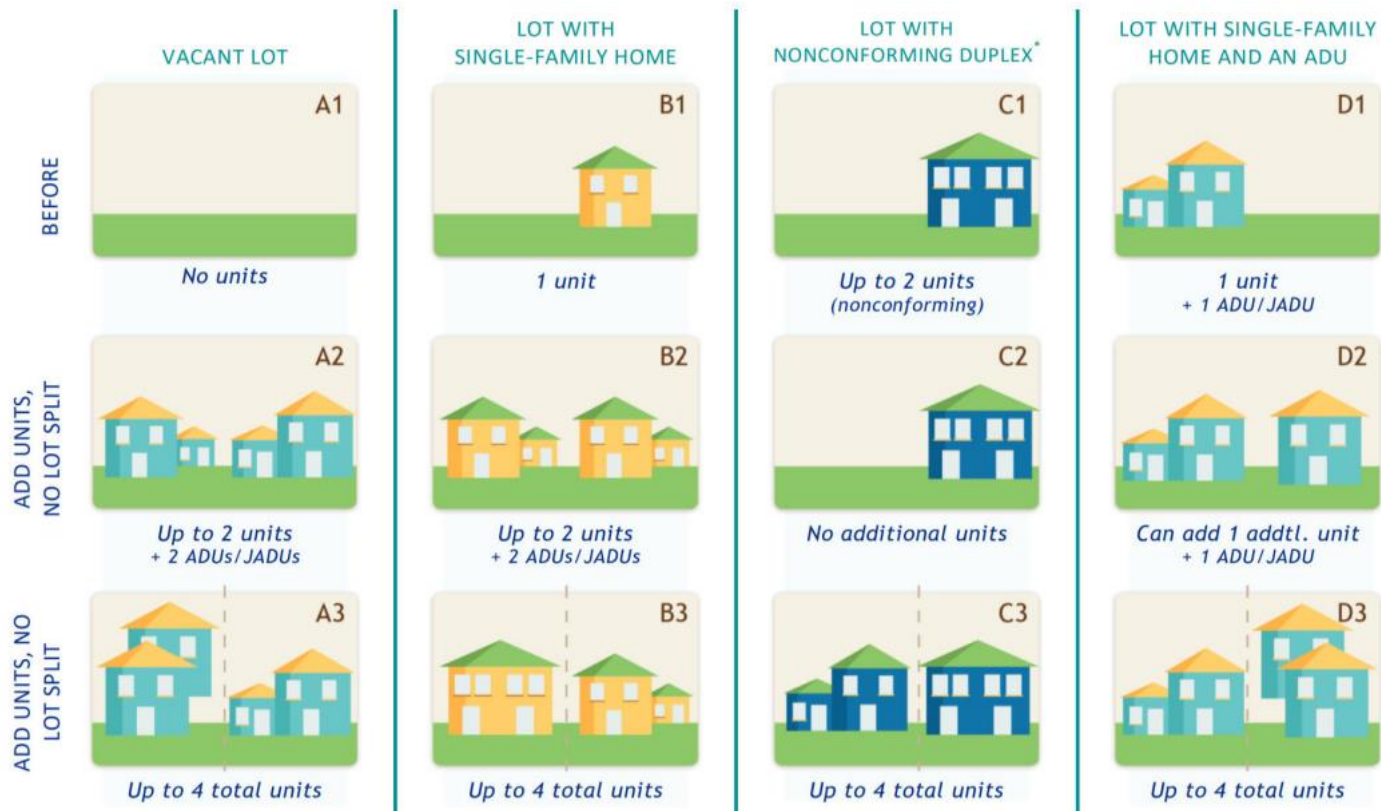


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SB9 Potential Development Scenarios



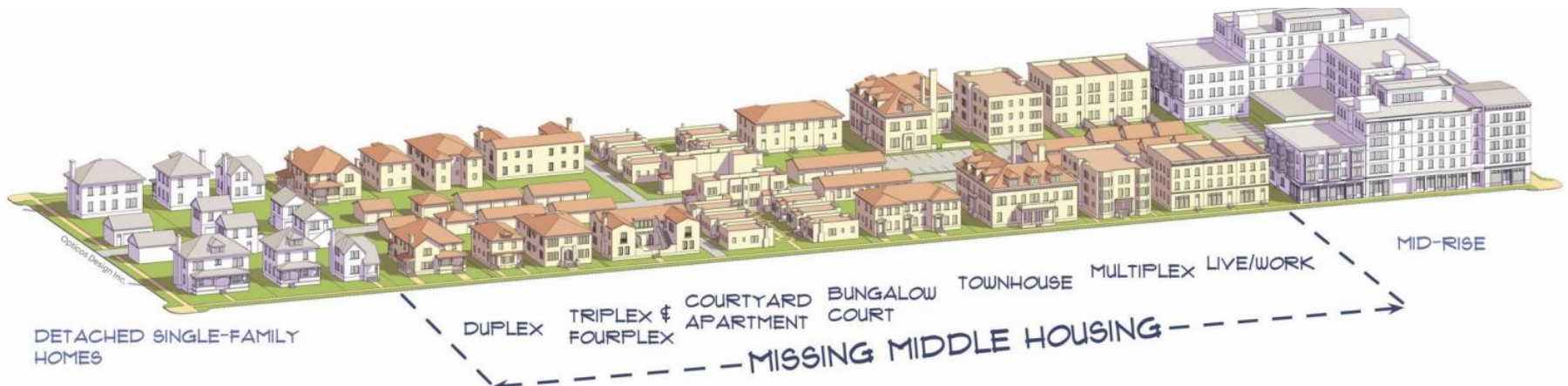


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Missing Middle Housing: *House-scale buildings with multiple units in walkable neighborhoods.*





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KEY QUESTION

(This will help guide implementation of SB 9)

What does the Planning Commission like about missing middle housing and what aspects do we have concerns about?



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ADDITIONAL CONSIDERATIONS

- Parking limitations?
- Owner occupancy requirements?
- ADUs – should they be allowed with SB9 properties?
- Encourage larger units >800 sf?
- Lot split vs. small multifamily on one lot?
- Adopting objective standards?



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NEXT STEPS

- Implementing ordinance
- Explore objective zoning/subdivision/design standards
- Creating application forms and checklists