

SENATE BILL 9 (SB 9): AN OVERVIEW WHAT IT IS AND HOW IT IMPACTS HOUSING

Questions?

Contact the Planning Department at (562) 220-2036 or planning@paramountcity.com

Senate Bill (SB 9) is a new California State Law that took effect **January 1, 2022**.

Similar to previous State legislation for Accessory Dwelling Units (ADUs), SB 9 overrides existing housing limits in **single-family zones** established by cities.

SB 9 waives discretionary review and public hearings for:

- Building 2 homes on a property in a single-family zone.
- Subdividing a property into 2 properties that can be smaller than required minimum size.

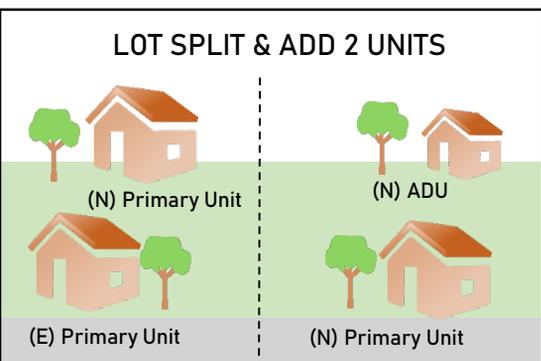
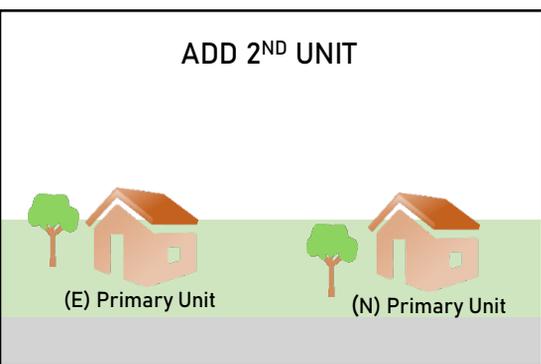
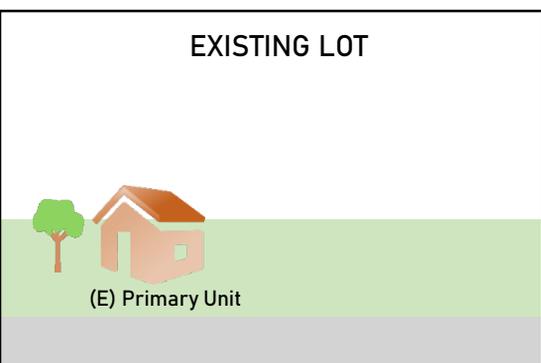
SB 9 allows for a **maximum of 4 homes** where 1 was allowed.

SB 9 can be used to:

- Add new homes to existing property.
- Divide property and add homes.

Does the project qualify?

- Single-Family Zoning. Two-Unit Residential Developments and "urban lot splits" only permitted in the **R-1 (Single-Family Residential) zone**.



The Paramount City Council adopted Interim Urgency Ordinance No. 1157 on 12-14-21 to implement SB 9 and will consider an extension on 1-18-22.

Additional Requirements:

- Each housing unit created must be at least 800 square feet and no more than 1,000 square feet in floor area
- 4-foot side and rear setbacks (open space between building wall and property line)
- 1 parking space per housing unit can be required unless property is within half-mile of a high quality transit corridor or major transit stop, or within one block of a car share vehicle.
- Property owner must occupy one of the housing units for 3 years
- Short-term rentals (less than 30 days) are prohibited
- Single lot can be split provided each lot contains a minimum of 1,200 square feet and the resulting 2 lots are approximately the same size
- A lot split must be processed ministerially (cannot be processed through the Planning Commission or City Council)

Architectural & Design Standards:

- No second stories
- Roof slope must match existing roof slope
- Second unit must match exterior materials, color, texture, exterior accent/trim (siding, brick, stone), windows, window trim
- Roof mounted equipment (dish satellite) must be concealed from public view
- Light fixtures next to each entry door
- Tankless water heaters
- Drought tolerant landscaping
- Separate utilities