

# SENATE BILL 9 (ATKINS) FACT SHEET

Senate Bill 9 (Atkins) Requires cities to approve construction of two units on parcels zoned for single-family residential and streamlines approval of single-family lot splits



## SB 9 INCLUDES TWO PROVISIONS:

1. Requires cities to ministerially approve construction of two units on any parcel zoned for single-family residential
2. Requires cities to ministerially approve "urban lot splits" to subdivide any residential lot into two lots of equal size no smaller than 1,200 square feet each



## CONSIDERATIONS:

- Ministerial approval does not include a public hearing
- SB 9 would require approval of any proposed development meeting certain criteria
- Some local zoning provisions would be pre-empted if the provisions preclude development of two units on a single-family lot
- Cities may only require up to one additional off-street parking space per unit



## LIMITATIONS:

- SB 9 would not apply to projects which would require demolition or alteration of affordable housing
- SB 9 would not apply to projects which would require demolition of more than 25% of an existing structure (walls)
- SB 9 would not apply to projects located within a historic district or designated as a historic landmark



## POTENTIAL IMPACTS:

- Loss of local control and local decision-making
- Loss of due process and public hearings for the community
- Environmental review under CA Environmental Quality Act (CEQA) not required
- Does not address affordability issues
- Effectively eliminates single-family zoning in California
- May impact public safety response
- Increases parking issues

### Potential Effect of a Single Family Zone with SB 9 Lot Split

