



SENATE BILL (SB) 9

Senate Bill (SB) 9 went into effect January 1, 2022. SB 9 allows ministerial review and approval of Urban Lot Splits (splitting a Single Family parcel into two) and Two-Unit Projects (the construction of two dwellings on a single family lot). The City of Arcadia has adopted a SB 9 ordinance regulating Urban Lot Splits and Two-Unit Projects.



SB 9 ALLOWS MINISTERIAL APPROVAL OF TWO-UNIT PROJECTS OR AN URBAN LOT SPLIT ON SINGLE FAMILY LOTS

SB 9 can only be used on single family zoned properties under certain circumstances. Please check with Planning staff to find out if your property can be developed for an Urban Lot Split or Two-Unit Project.

Your property:

- Must be zoned R-M, R-O or R-1
- Must be owned by an individual property owner (not a corporation, etc.)
- Must NOT be a historic landmark or located within a historic district

Additional requirements and restrictions for properties with the following circumstances:

- The lot contains an existing home that is income-restricted for affordable housing, is subject to rent control, or has been occupied by a tenant in the past three years.
- The lot is in a high fire hazard area, an earthquake fault zone, wetland, 100-year flood zone, or conservation area.

The following is required for all SB 9 projects

- The property owner must occupy one of the properties/units as their primary residence for at least three years after approval;
- A deed restriction will be recorded over the property or properties prohibiting short term rentals and non-residential uses and outlining the restrictions and requirements of developing under SB 9.

OBJECTIVE DEVELOPMENT STANDARDS

Objective development standards apply to Senate Bill 9 projects and must be met for approval to be granted. For a complete list of all applicable development standards, please refer to the the adopted ordinance at www.ArcadiaCA.gov/SB9.

TWO-UNIT PROJECTS

- Each new dwelling unit may be no larger than 800 square feet (larger existing dwellings may be kept).
- Setbacks, FAR and Lot Coverage are the same as the underlying zone.
- Maximum building height of 16 feet.
- New buildings must be designed to match one another, or match an existing dwelling on the site, where one exists.
- Each new dwelling must have at least one off-street parking space.

URBAN LOT SPLIT

- The lot to be split cannot have been created through a previous SB 9 lot split.
- New subdividing line must be straight and perpendicular to the front property line.
- New lot widths and lot areas must have a maximum ratio of 60:40 of the original lot.
- Any new lot must be greater than 1,200 square feet.
- A maximum of two new dwellings (max 800 sq. ft. each) can be built on each lot.

If you're interested in finding out more about SB 9 in the City of Arcadia, please visit www.ArcadiaCA.gov/SB9, email planning@ArcadiaCA.gov, call (626) 574-5423 or visit City Hall during business hours.