



Planning Commission Senate Bill 9 (SB 9) Draft Ordinance

August 23, 2022

Laura Richstone, Associate Planner

Community Development

Agenda

- SB 9 Introduction
- State Development Standards
- Previous Study Sessions & Community Outreach
- Overview:
 - Draft Ordinance
 - Interim Objective Design Standards
 - Code Amendments – Historic Preservation



Duplex A: Standard Lot



Duplex B: Standard Lot



Lot Split



What is SB 9?

- Development Permitted:
 - Two-Unit Development
 - Urban Lot Splits
 - Urban Lot Splits and Two-Unit Development
- Ministerial Approval Only
 - Objective zoning, subdivision, and design standards only
- Only Denied When:
 - The building official makes a written finding that the development would have a specific adverse impacts on public health safety or the environment *and* where there is no feasible way to mitigate the impact

State Standards

Qualifying Criteria



Location

- Zoned Single-Family (R1)
- Not a local, state, or federal historic property, landmark or district
- Cannot be located in a hazard areas (i.e high fire zone, earthquake fault zone, floodway etc.) unless certain state standard are met



Tenant Protections

- Demolition limits
- Units restricted to residential use only
- Short-term rentals prohibited
- No demolition of affordable units
- Not occupied by tenant within last 3 years

State Standards

Two-Unit Development



What Can Be Built?

- City must allow 2 primary units that are at least 800 sq. ft.
- Maximum of 4 units allowed
- Short-term rentals prohibited
- Residential uses only



Setbacks and Height

- 4 ft. side and rear yard setbacks
- City must allow at least 16 ft. height



Parking Requirements

- 1 space per main unit
- Cannot require parking if located within 1/2 mile walking distance of a major transit stop / major transit corridor, or carshare facility

State Standards

Urban Lot Splits



What Can Be Built?

- Split a parcel into 2 lots
- City must allow at least 2 dwelling units (can allow up to 4)
- Short-term rentals prohibited
- Residential uses only



Parcel Size, Setbacks and Height

- 60/40 split maximum
- 1,200 sq. ft. minimum parcel size
- Height and setbacks same as Two-Unit Development (4 ft. side and rear; 16 ft. height)



Parking Requirements

- Same as Two-Unit Development (1 space per main unit)

Past City Council Study Sessions

• City Council Study Sessions

- Session 1: February 2022
- Session 2: June 2022

Policy Guidance Areas:

1. Demolition Limits
 - **Increase to 50%**
2. Public Noticing
 - **Recommended**
3. Urban Lot Splits Unit Maximum
 - **Limit to 2**
4. Unit Size / FAR Limitations
 - **Units larger than 800 sq. ft. subject to discretionary review**
5. Open Space
 - **Not recommended**
6. Subdivision Map Extension
 - **Not recommended**

Community Workshops

• Community Workshops:

- May 17, 2022
 - Development standards feedback
- August 8, 2022
 - Draft ordinance feedback

Focused Poll Results:

1. Urban Lot Splits Unit Maximum
 - Limit to 2 (40%)
 - 3-4 Units outright or tiered approach (60%)
2. Unit Size / FAR Limitations
 - Units larger than 800 sq. ft. should be allowed.
 - Even split on discretionary process for units larger than 800 sq. ft.

Draft Ordinance Overview: Standards

Review and Processing

- Ministerial Review
 - 800 sq. ft. or less
- Discretionary Review
 - Greater than 800 sq. ft.
- Notice
 - Ministerial Review - courtesy notice
 - Discretionary Review – public notice

Additional Development Standards

- Height
 - Detached: 16 ft. plate, 24 ft. peak
 - Attached: 24 ft. plate, 32 ft. peak
- Parking may be covered or uncovered
- Interim Objective Design Standards

Urban Lot Split Additional Standards

- Minimum 10 ft. wide access/driveway
- Limited to max. 2 dwelling units (inclusive of ADUs/JADUs)

Interim Objective Design Standards

Architectural Style

- Attached units
 - Shall be the same architectural style
- Colors/Materials
 - Consistent across elevations

Massing & Scale

- Plane off-sets
 - 2 ft. per each 30 ft. of horizontal length along primary frontage and streetside yard
- Second story stepback
 - 2 ft. w/in 15ft. of rear lot line

Entries, Doors & Windows

- Entries
 - Individual entries per unit
 - Entry defining feature
 - At least one unit's entry door facing primary frontage
- Windows
 - Off-set 2nd story windows; glazing

Text Amendments – Historic Preservation

- Update definition of “Individually Eligible Buildings” in Chapter 27.66 “Historic Preservation” to also include buildings determined to be individually eligible for listing through a historic resources report in alignment with General Policy C/OS 8.1.

Staff Recommendation

Recommend to the City Council to:

- Adopt an Ordinance and associated text amendments to amend the San Mateo Municipal Code to add Chapter 27.21 "Two-Unit Development Overlay District" to implement the provisions of SB 9;
- Amend Chapter 27.66 "Historic Preservation" to update the definition of "Individually Eligible Buildings,"; and,
- Adopt a resolution to establish interim objective design standards for single-family and duplex development.

Thank You

SB 9 Website

<http://www.cityofsanmateo.org/SB9>

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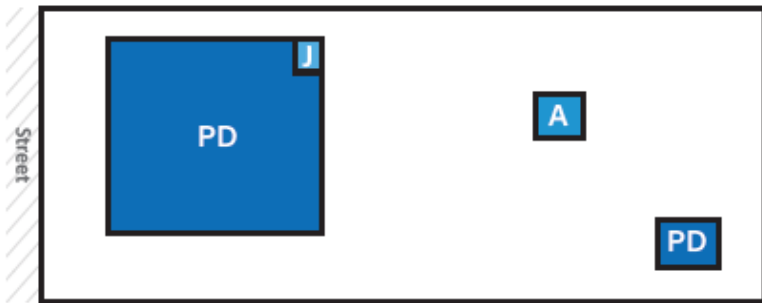


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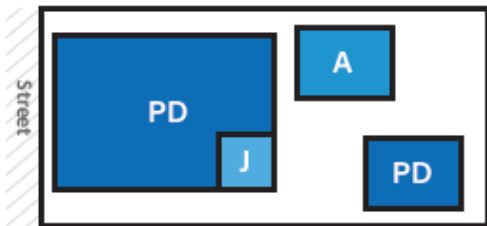
Community Development



R1-A Zoning District

Average lot size 20,000 sq. ft.

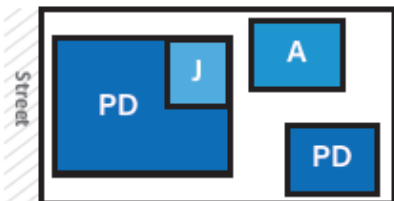
Maximum development potential 7,600 sq. ft.



R1-B Zoning District

Average lot size 9,000 sq. ft.

Maximum development potential 5,200 sq. ft.



R1-C Zoning District

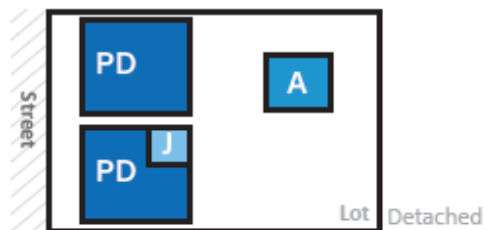
Average lot size 6,000 sq. ft.

Maximum development potential 4,600 sq. ft.

SB 9 Development Potential By Zoning - Duplex Development (No Lot Split)

4 Units Per Lot

SB 9 Development Options: No Lot Split (Up to 4 Units Per Lot)

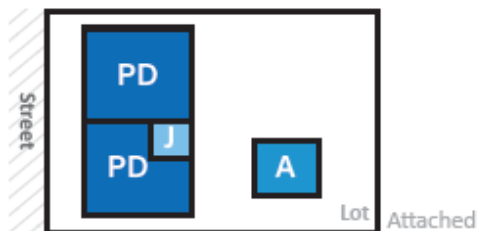


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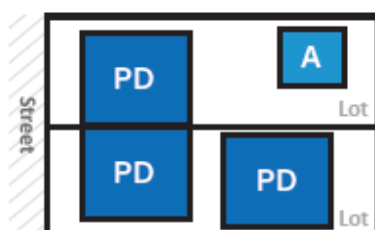
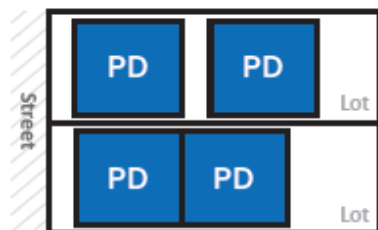
PD = Primary Dwelling

A = Accessory Dwelling Unit (ADU)

J = Junior Accessory Dwelling Unit (JADU)

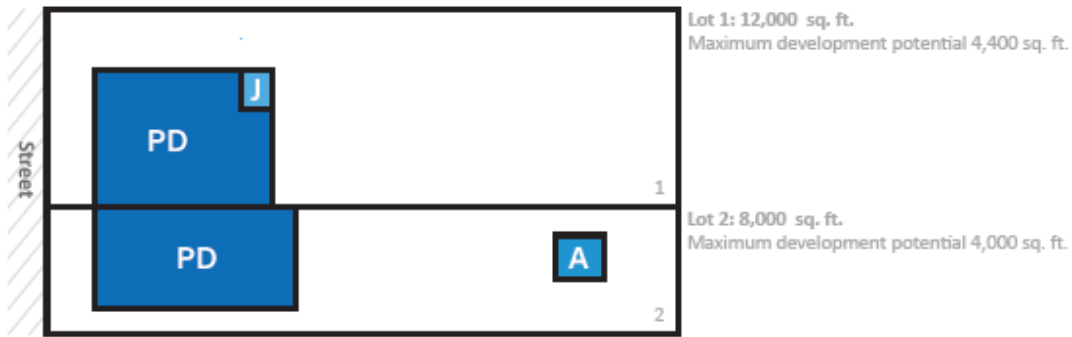


SB 9 Development Options: Lot Split (Up to 2 Units Per Lot)

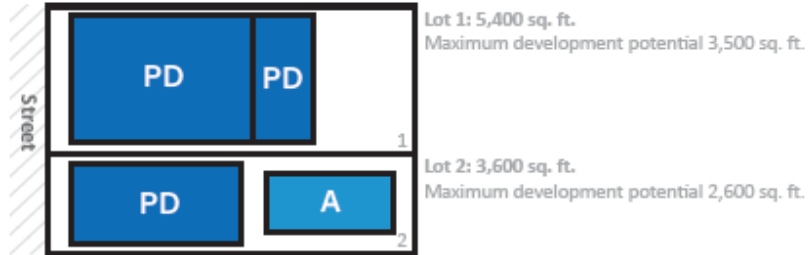


SB 9 Development Potential By Zoning - Duplex Development (Lot Split)

2 Units Per Lot



R1-A Zoning District

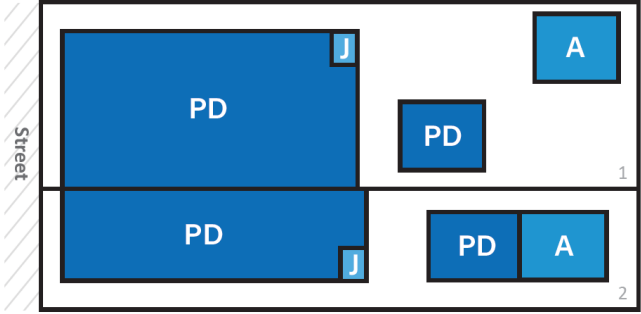


R1-B Zoning District



R1-C Zoning District

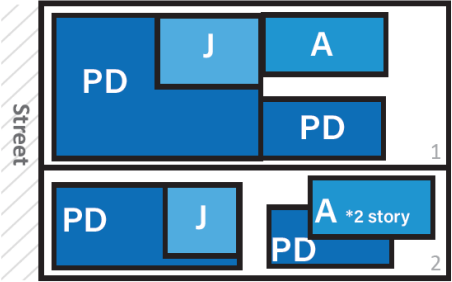
Lot Split - Maximum Unit Potential (4 units)



Lot 1: 12,000 sq. ft.
Maximum development potential 6,000 sq. ft.

Lot 2: 8,000 sq. ft.
Maximum development potential 4,800 sq. ft.

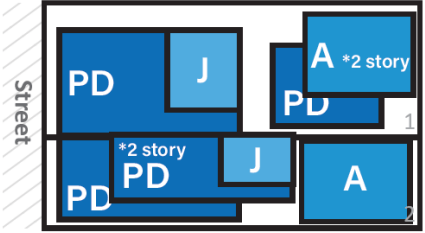
R1-A Zoning District



Lot 1: 5,400 sq. ft.
Maximum development potential 4,300 sq. ft.

Lot 2: 3,600 sq. ft.
Maximum development potential 3,400 sq. ft.

R1-B Zoning District



Lot 1: 3,600 sq. ft.
Maximum development potential 3,400 sq. ft.

Lot 2: 2,400 sq. ft.
Maximum development potential 2,800 sq. ft.

R1-C Zoning District

TABLE 2: POTENTIAL MAXIMUM FLOOR AREA RATIOS (FAR) UNDER SB 9

Duplex Development		R1-A		R1-B		R1-C	
	Average Parcel Size	20,000 sq. ft.		9,000 sq. ft.		6,000 sq. ft.	
	Maximum FAR Based on Zoning District	6,000 sq. ft.		4,500 sq. ft.		3,000 sq. ft.	
	Maximum Potential FAR Under SB 9*	7,600 sq. ft.		6,100 sq. ft.		4,600 sq. ft.	
Urban Lot Split Development		R1-A		R1-B		R1-C	
	60/40 Lot Split Average Parcel Size	<u>60% Split</u> 12,000 sq. ft.	<u>40% Split</u> 8,000 sq. ft.	<u>60% Split</u> 5,400 sq. ft.	<u>40% Split</u> 3,600 sq. ft.	<u>60% Split</u> 3,600 sq. ft.	<u>40% Split</u> 2,400 sq. ft.
	Maximum FAR Based on Zoning District	4,400 sq. ft.	3,200 sq. ft.	2,700 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	1,200 sq. ft.
	Maximum Potential FAR Under SB 9*	6,000 sq. ft.	4,800 sq. ft.	4,300 sq. ft.	3,400 sq. ft.	3,400 sq. ft.	2,800 sq. ft.
*Maximum potential development is based on the maximum allowed per San Mateo Municipal Code Section 27.18.060 plus an additional 1,600 sq. ft. to accommodate two additional units of 800 sq. ft. (one main unit built out to maximum FAR, one SB 9 main unit of 800 sq. ft. and one 800 sq. ft. ADU).							