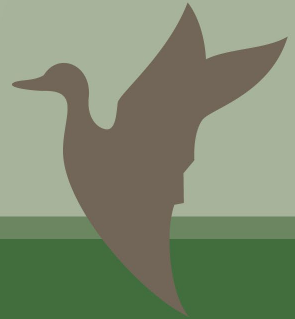


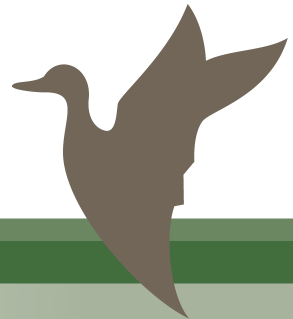
# Senate Bill 9 and Accessory Dwelling Unit Ordinance Amendments



Ben Moody, Public Works and Development Services Director  
March 1, 2022

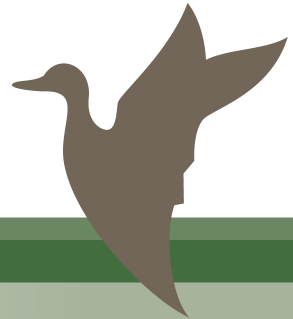
# Purpose

To update the Yuba City Municipal Code to establish regulations for Urban Lot Splits and two-unit developments in accordance with Senate Bill 9, and Accessory Dwelling Units.



# Background

- Senate Bill 9 (SB 9) became effective January 1, 2022 and requires the approval of up to two primary dwelling units per parcel in single-family residential zones (R-1)
- State law also requires cities to allow the development of accessory dwelling units (ADU) and junior ADUs that do not conflict with state law, and City's regulations need to be updated.

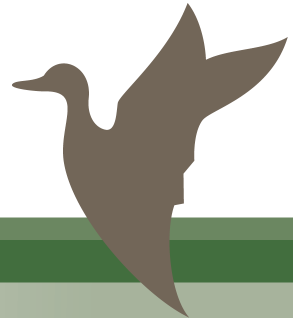




# **SB 9 Proposed Ordinance**

Senate Bill 9 has two primary effects

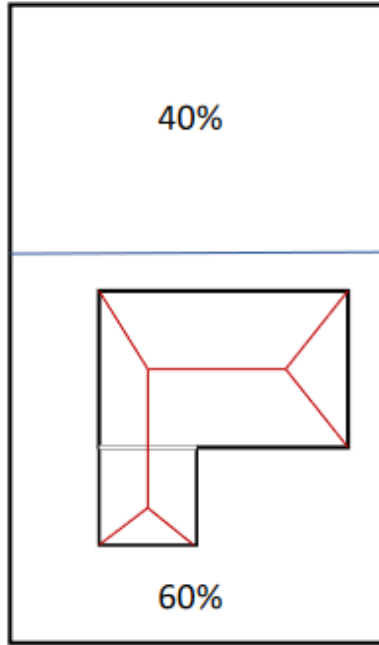
- Requires cities to permit up to two primary residences on each parcel in R-1 zone, where previously one primary residence was allowed
- Requires cities to permit owners of R-1 lots to split their lots and create two separate smaller parcels
- When combined with ADUs and JADUs, a parcel in the R-1 zone could have up to four dwelling units





**SB 9 will allow:**

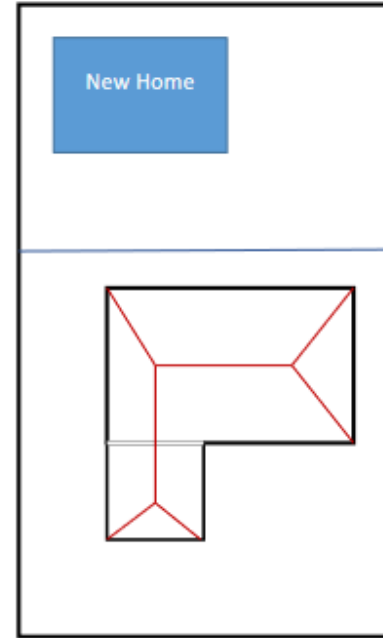
- A Lot Split  
- 40% min. of the original lot w/no setback required to the original home



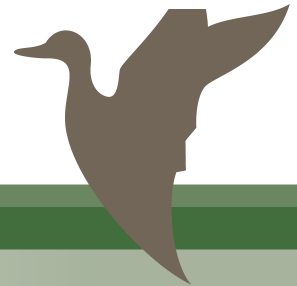
Public Street

**SB 9 will allow:**

- A Lot Split
- A New Home  
- 4 ft side and rear yard setback



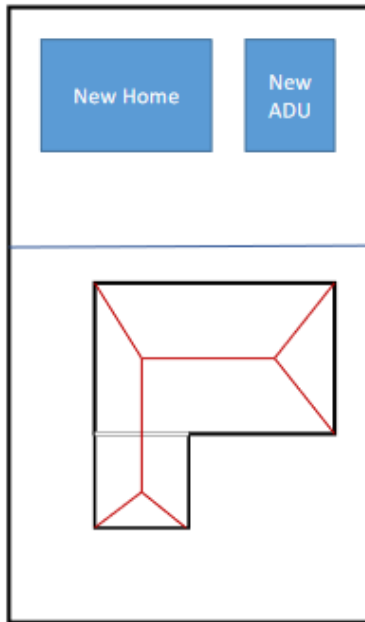
Public Street





**SB 9 will allow:**

- A Lot Split
- A New Home - 4 ft side and rear yard setback
- A new ADU

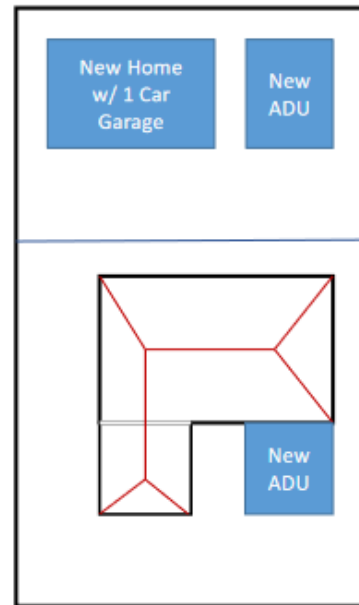


Public Street

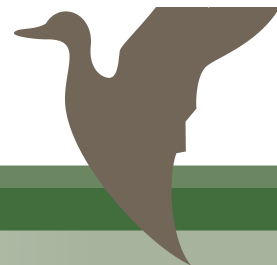
**SB 9 will allow:**

- A Lot Split
- A New Home - 4 ft side and rear yard setback
- A new ADU
- A new ADU *or* Jr. ADU to the original home

***A Total Of 4 Units***

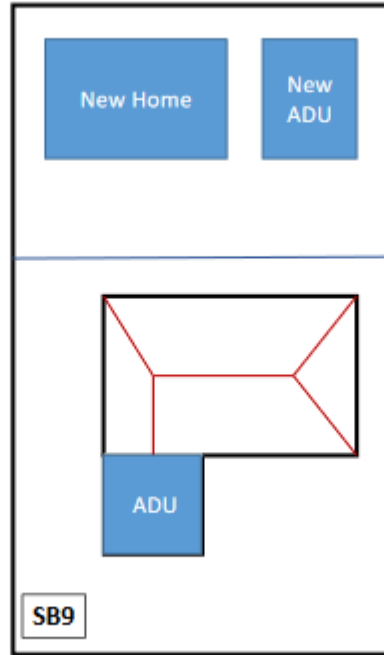


Public Street

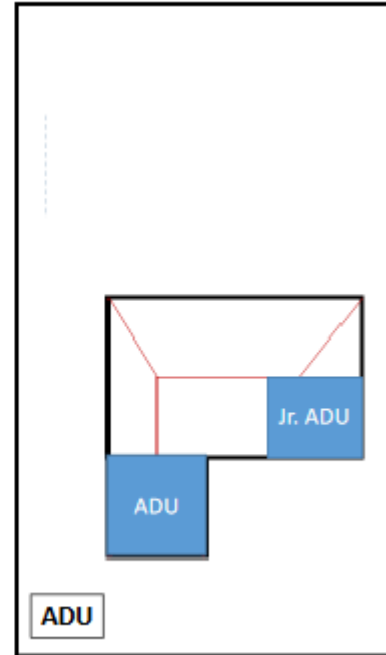


SB 9 will allow:  
***A Total Of 4 Units***

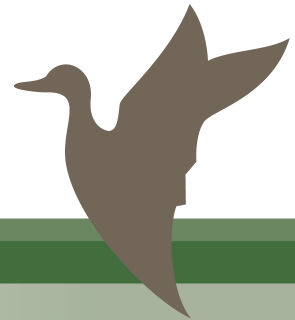
Current ADU Law allows:  
***A Total Of 3 Units***



Public Street

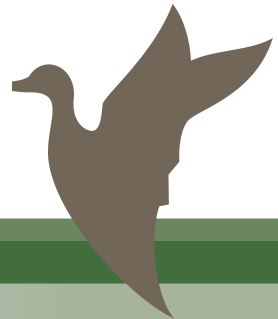
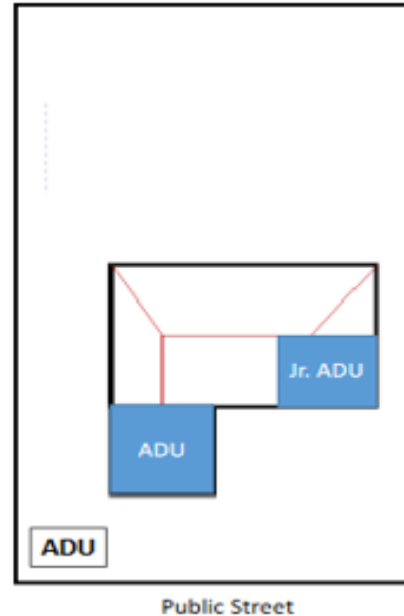


Public Street



# Accessory Dwelling Unit/Junior Accessory Dwelling Unit Regulations

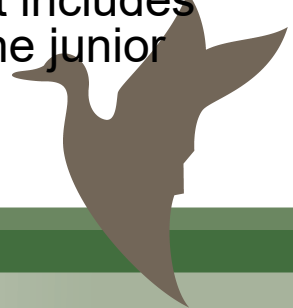
- ADUs and JADUs are allowed in all zones that allow multifamily and/or single-family residences.
- JADUs may only be up to 500 square feet and must be located within a single-family residence.
- Size limit for ADUs:
  - (i) 1,200 square feet for detached ADUs;
  - (ii) 1,200 square feet or 50% of the primary dwelling structure, whichever is less, for attached ADUs; and
  - (iii) no size limit for ADUs located completely with an existing permitted structure.
- ADUs must include complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.





# Accessory Dwelling Unit/Junior Accessory Dwelling Unit Regulations

- JADUs must include living facilities for one or more persons, including permanent provisions for living, sleeping, eating, and cooking, including an efficiency kitchen (as defined). JADUs may include separate sanitation facilities or may share sanitation facilities with the primary residence.
- JADUs and ADUs must have their own separate entrances.
- In general, one parking space is required for each ADU; however, there are many significant exceptions to this requirement. The City cannot require parking spaces for JADUs.
- ADUs and JADUs cannot be used for short-term rentals (less than 31 days).
- The property owner must reside in any single-family residence that includes a junior accessory dwelling unit. The owner may reside in either the junior accessory dwelling unit or the remaining portion of the structure.





# Environmental Determination

City staff has performed a preliminary environmental assessment and has determined that the adoption of SB 9 regulations is not a “project” for purposes of the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n). Additionally, the adoption of an Ordinance regarding second units (ADUs) in a single-family or multifamily residential zone to implement the provisions of Government Code Sections 65852.2 and 65852.22 is exempt from CEQA review pursuant to Public Resources Code Section 21080.17. **Therefore, the proposed Ordinance does not require any environmental review under CEQA.**



# Recommendation

A. Conduct a Public Hearing and;

B. Introduce an Ordinance to update the Yuba City Municipal Code to establish regulations for Urban Lot Splits and two-unit developments in accordance with Senate Bill 9, and adopt amendments to regulations of Accessory Dwelling Units and Junior Accessory Dwelling Units, and waive the first reading.



# Questions?

