



San Gabriel Valley Council of Governments*

AGENDA AND NOTICE OF THE REGULAR MEETING OF THE PLANNING DIRECTORS' TECHNICAL ADVISORY COMMITTEE

Thursday, October 28, 2021 – 12:00 PM

Zoom Link: <https://zoom.us/j/91592962388>
Livestream Available: <https://youtu.be/n3z6X4PCwuA>

Chair
Craig Hensley
City of Duarte

Vice-Chair
Brad Johnson
City of Claremont

Members
Alhambra
Arcadia
Azusa
Baldwin Park
Claremont
Covina
Diamond Bar
Duarte
El Monte
Glendora
Irwindale
La Verne
Monrovia
Montebello
Monterey Park
Pasadena
Pomona
Rosemead
San Dimas
San Gabriel
Sierra Madre
South El Monte
South Pasadena
Temple City
L.A. County DRP

Thank you for participating in today's meeting. The Planning Directors' Technical Advisory Committee encourages public participation and invites you to share your views on agenda items.

MEETINGS: *Regular Meetings of the Planning Directors' Technical Advisory Committee are held on the fourth Thursday of each month at 12:00 PM at the Monrovia Community Center (119 West Palm Avenue, Monrovia, CA 91016).* The Planning Directors' Technical Advisory Committee agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1000 South Fremont Avenue, Suite 10210, Alhambra, CA, and on the website, www.sgvkog.org. Copies are available via email upon request (sgv@sgvcog.org). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Planning Directors' Technical Advisory Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. The SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane, or disruptive remarks.

TO ADDRESS THE PLANNING DIRECTORS' TECHNICAL ADVISORY COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Committee during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Planning Directors' Technical Advisory Committee may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Planning Directors' Technical Advisory Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Planning Directors' Technical Advisory Committee.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



***MEETING MODIFICATIONS DUE TO THE STATE AND LOCAL EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** AB 361 (Rivas), signed by California Governor Gavin Newsom on September 16, 2021, authorizes local agencies to hold public meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new provisions in AB 361 and ensure the safety of Committee Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Planning Directors' Technical Advisory Committee meeting scheduled for October 28, 2021 at 12:00pm will not be allowed. To allow for public participation, the Planning Directors' Technical Advisory Committee will conduct its meeting through Zoom Video Communications. To participate in the meeting, download Zoom on any phone or computer device and copy and paste the following link into your browser to access the live meeting: <https://zoom.us/j/91592962388>. You may also access the meeting via the livestream link on the front of the agenda page.

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items you may submit comments via email or participate by Zoom.

- **Email:** Please submit via email your public comment to SGVCOG Senior Management Analyst, Alexander Fung, at afung@sgvcog.org at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." Emailed public comments will be read into the record and will be part of the recorded meeting minutes. Public comment may be summarized in the interest of time, however the full text will be provided to all members of the Committee prior to the meeting.
- **Zoom:** Through Zoom, you may speak by using the web interface "Raise Hand" feature. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes. Public comment is taken at the beginning of the meeting for items not on the agenda. Public comment is also accepted at the beginning of each agenda item.

Any member of the public requiring reasonable accommodation to participate in this meeting should contact SGVCOG Senior Management Analyst, Alexander Fung, at least 48 hours prior to the meeting at (626) 457-1800 or at afung@sgvcog.org.

PRELIMINARY BUSINESS

5 MINUTES

1. Call to Order
2. Roll Call
3. Public Comment (*If necessary, the Chair may place reasonable time limits on all comments*)
4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to next regular meeting (*It is anticipated that the Committee may take action on the following matters*)

CONSENT CALENDAR

5 MINUTES

(It is anticipated that the Committee may take action on the following matters)

5. Adoption of Resolution 21-01-PDTAC Enabling the Planning Directors' Technical Advisory Committee to Continue Holding Meetings via Teleconferencing (**Page 1**)
Recommended Action: Adopt Resolution 21-01-PDTAC making certain findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in-person, thereby necessitating an ability to continue holding meetings via teleconference.
6. Planning Directors' TAC Meeting Minutes – 09/23/2021 (**Page 3**)
Recommended Action: Review and approve.

UPDATE ITEMS

20 MINUTES

(It is anticipated that the Committee may take action on the following matters)

7. 2021 San Gabriel Valley Energy Champion Awards Progress Updates – Sophia Sousa, Management Aide, SGVCOG (**Page 7**)
Recommended Action: For information only.
8. Legislative Updates: AB 215 (Chiu) and AB 1398 (Bloom) – Brianne Logasa, Management Analyst, SGVCOG (**Page 9**)
Recommended Action: For information only.

DISCUSSION ITEM

20 MINUTES

(It is anticipated that the Committee may take action on the following matters)

9. SB 9 Implementation Discussion – Craig Hensley, Community Development Director, City of Duarte (**Page 11**)
Recommended Action: For information only.

STAFF ANNOUNCEMENT

10 MINUTES

10. Committee Meeting Schedule
Recommended Action: For information only.

ANNOUNCEMENTS

ADJOURN

DATE: October 28, 2021

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **ADOPTION OF RESOLUTION 21-01-PDTAC ENABLING THE PLANNING DIRECTORS' TECHNICAL ADVISORY COMMITTEE TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCING**

RECOMMENDED ACTION

Adopt Resolution 21-01-PDTAC making certain findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in-person, thereby necessitating an ability to continue holding meetings via teleconference.

BACKGROUND

Introduced by Assemblymember Robert Rivas (D-Hollister) on February 1, 2021, AB 361 codifies portions of Governor Gavin Newsom's existing Ralph M. Brown Act exemptions pertaining to teleconferencing if a local agency issues an emergency finding, and reissues it every 30 days, that it is unsafe to meet in person. Specifically, the Brown Act exemptions include requirements to provide a public teleconference location, to maintain a member quorum within the agency's jurisdiction and to provide for public comment at each teleconference location, such as a private residence. The legislation expires in December 2024. On September 16, 2021, California Governor Gavin Newsom signed AB 361 into law, effective immediately.

A local agency wishing to rely on the provisions of AB 361 must meet one of the following criteria:

1. The local agency holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing; or
2. The local holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
3. The local agency holds a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

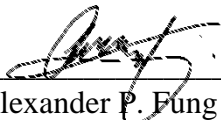
On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California due to the threat of COVID-19 and shortly thereafter issued Executive Order N-29-20 suspending certain Brown Act provisions relating to teleconferencing as public meetings began to be held online.¹

¹ Similarly, on March 4, 2020, the Los Angeles County Board of Supervisors and Los Angeles County Health Officer declared a local and health emergency due to the threat of COVID-19.

However, this Executive Order expired on September 30, 2021, despite the State of Emergency remaining in place.

The threat that COVID-19 has presented continues to directly impact the ability of the SGVCOG to conduct Governing Board/committee meetings safely in person. Updated guidelines issued by the Centers for Disease Control and Prevention (CDC) and the Los Angeles County Department of Public Health in July and August 2021 advise governmental entities to refrain from conducting indoor meetings and consider moving operations outdoors, where feasible, to prevent transmission. SGVCOG staff finds it has been unable to find a suitable outdoor space with the requisite audio/visual capabilities at which the monthly committee meetings can be held safely. Similarly, an indoor space with sufficient capacity to accommodate safe social distance practices among members, staff, and the public could not be identified.

In order to continue to conduct meetings in a safe manner and to prevent unnecessary COVID-19 exposure to members, staff and the public, staff is recommending that Planning Directors' Technical Advisory Committee adopt Resolution 21-01-PDTAC making certain findings in order to be able to continue teleconferencing for its meetings.

Prepared by: 
Alexander P. Fung
Senior Management Analyst

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

[Attachment A – Resolution 21-01-PDTAC](#)



SGVCOG Planning Directors' TAC Regular Meeting Minutes

Date: September 23, 2021
Time: 12:00 PM
Location: Zoom Virtual Meeting

PRELIMINARY BUSINESS

1. Call to Order
C. Hensley called the meeting to order at 12:00pm.

2. Roll Call
A quorum was in attendance.

Committee Members Present

Alhambra	P. Lam
Arcadia	L. Flores, L. Torrico
Azusa	M. Munoz
Baldwin Park	M. Chipres
Claremont	B. Johnson
Covina	B. Lee
Diamond Bar	G. Lee
Duarte	C. Hensley, J. Golding
Glendora	J. Kugel
Irwindale	M. Simpson
Monrovia	C. Jimenez
Montebello	J. Serrano, M. Mercado-Rodriguez
Monterey Park	J. Moquin
Pasadena	D. Sanchez
Pomona	A. Gutierrez
Rosemead	L. Valenzuela
San Dimas	A. Garcia
San Gabriel	M. Chang
Sierra Madre	V. Gonzalez, C. Lin
South El Monte	I. McAleese
Temple City	A. Avery, S. Reimers
L.A. County DRP	J. Drevno, M. Kim

Absent

El Monte
La Verne
South Pasadena

Guests

Liz Crosson, LA County Chief Sustainability Office
Ronnie Siegel, SL Architect
Greg Kochanowski, GGA Architects

SGVCOG Staff

M. Creter, Executive Director
A. Fung, Staff
B. Logasa, Staff
S. Sousa, Staff
E. Shen, Staff
C. Sims, Staff
P. Hubler, Staff

3. Public Comment
There were no public comments at this meeting.
4. Changes to Agenda Order
There were no changes to the agenda.

CONSENT CALENDAR

5. Review Planning Directors' TAC Meeting Minutes: 05/27/2021
Action: Review and approve.

There was a motion to approve consent calendar item 5. (M/S: M. Chang/S. Reimers)

[Motion Passed]

AYES:	Alhambra, Arcadia, Azusa, Baldwin Park, Claremont, Covina, Diamond Bar, Duarte, Glendora, Irwindale, Monrovia, Montebello, Monterey Park, Rosemead, San Dimas, San Gabriel, Sierra Madre, South El Monte, Temple City, L.A. County DRP
NOES:	
ABSTAIN:	Pasadena
NO VOTE RECORDED:	Pomona
ABSENT:	El Monte, La Verne, South Pasadena

UPDATE ITEMS

6. SGVCOG Regional Early Action Planning Projects
Caitlin Sims, Principal Management Analyst at SGVCOG reviewed the REAP Affordable Housing Incubator project with the Planners TAC and sought out their recommendations for project components to include.

Discussion/Questions:

- J. Kugel recommended adding consulting services related to land acquisition, relocation, site assembly, and other real estate services.

7. Measure M Multi-Year Subregional Program FY 2022-2025 Active Transportation, Bus System Improvements, and First/Last Mile Funding Application
Alex Fung, Senior Management Analyst at SGVCOG, shared that the FY 2022-2025 MSP funding guidelines proposed by SGVCOG staff were approved by the Governing Board on September 16, 2021. As a result, funding applications for cities to apply for FY 2022-2025 MSP funds are now available.

Discussion/Questions:

- A. Garcia asked if cities could apply for Measure M funding if they had already received funding. A. Fung responded that cities could apply again even if they have received Measure M funding before.

8. Legislative Updates: SB 9 (Atkins)

Paul Hubler, Director of Government and Community Relations at SGVCOG provided an overview of SB 9 since it was signed last week by Governor Newsom. SB 9 requires ministerial approval in single-family (R-1) zones of lot splits of existing parcels (creating two independent lots that can be sold separately) and construction of two full-sized residential units (townhomes or a duplex) on each lot. SB 9 also sets local standards for ADUs, lot splits, occupancy, rentals, ROW dedications, parking, set-backs, and nonconformities.

Discussion/Questions:

- S. Reimers expressed concerns about what the relationship will be among these new housing developments and fire safety. M. Kim clarified that fire departments would need to approve of plans and permits for new housing, but does not yet know what that process will look like.
- C. Jimenez asked for clarification on street frontage for the lot splits. Street access is required, but not street frontage.

PRESENTATIONS

9. Los Angeles County Climate Vulnerability Assessment

Liz Crosson, City Liaison for Los Angeles County Chief Sustainability Office provided information on the County's Climate Vulnerability Assessment (CVA). Key findings from the CVA highlighted that extreme heat is projected to increase in frequency and severity and that wildfire events are projected to be considerably larger, more frequent, and more destructive by mid-century. Droughts will also happen more often and lasting longer, which lead to drier springs and summers. Inland flooding will likely increase in the future with the drier climates and wetter winters. Additionally, coastal flooding events may become more frequent and severe, with small increases in sea level rise.

10. Wildfire Prevention Planning in the San Gabriel Valley

Ronnie Siegel, Principal at Siegel Landscape Architect provided information on wildfire prevention planning in the San Gabriel Valley. Wildlands near the San Gabriel Valley are increasingly stressed given the climate's swift growing heat and drier conditions. Many jurisdictions within the San Gabriel Valley, including the Cities of Arcadia, Azusa, Bradbury, Claremont, Covina, Diamond Bar, Duarte, Glendora, Irwindale, La Canada Flintridge, La Verne, Monrovia, Pasadena, Pomona, San Dimas, Sierra Madre, Walnut, and West Covina, also have neighborhoods or communities that are designated as fire hazard severity zones. The Fire Safe Alliance was formed as a collaboration of public agencies, departments, and communities to identify solutions and resources for property owners and land managers. The Alliance encourages local jurisdictions to participate or lead efforts to develop a Community Wildfire Protection Plan, which guides future actions of private landowners, local Fire Safe Councils, land management agencies, and emergency service providers wanting to take proactive steps to minimize risks and protect local communities.

STAFF ANNOUNCEMENT

11. Next Committee Meeting

The committee is scheduled to reconvene on Thursday, October 28, 2021 at 12:00pm.

ANNOUNCEMENTS

There were no additional announcements.

ADJOURN

C. Hensley adjourned the Planning Directors' Technical Advisory Committee meeting at 1:17pm.

REPORT

DATE: October 28, 2021

TO: Planning Director's Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **2021 SAN GABRIEL VALLEY ENERGY CHAMPION AWARDS
PROGRESS UPDATES**

RECOMMENDED ACTION

For information only.

BACKGROUND

Earlier this year, the SGVCOG launched the 2021 San Gabriel Valley Energy Champion Awards to encourage San Gabriel Valley cities and agencies to implement energy efficiency actions and engage in long-term energy planning activities. Requirements for cities and agencies to receive an award include implementing a combination of activities such as attending energy efficiency trainings and meetings, benchmarking municipal facilities, and conducting energy efficiency outreach activities.

Requirements for the Energy Champion Awards are separated into four separate categories as follows:

Categories	Requirements
Energy Work Group	Silver: Attending 1 Energy Work Group meeting Gold: Attending 2 Energy Work Group meetings Platinum: Attending 3 Energy Work Group meetings
Education & Trainings	Silver: Attend 1 energy efficiency training or provide 1 energy efficiency presentation Gold: Complete a combination of 2 activities that include attending energy efficiency training(s) or providing energy efficiency presentation(s) Platinum: Complete a combination of 3 activities that include attending energy efficiency training(s) or providing energy efficiency presentation(s)
Outreach & Marketing	Silver: Refer 1 entity that has not been previously engaged with the SGVCOG's energy efficiency efforts or implement 1 energy efficiency marketing campaign Gold: Complete a combination of 2 activities that include referring entities that have not been previously engaged with the SGVCOG's energy efficiency efforts or implementing energy efficiency marketing campaigns Platinum: Complete a combination of 3 activities that include referring entities that have not been previously engaged with the SGVCOG's energy efficiency efforts or implementing energy efficiency marketing campaigns
Benchmarking, Audits, and Projects	Silver: Complete 1 of the following menu items Gold: Complete 2 of the following menu items Platinum: Complete 3 of the following menu items

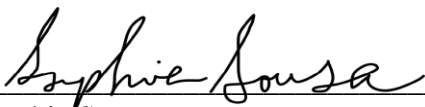
	<p><u>Menu Items:</u></p> <ul style="list-style-type: none">• Collaborate with the SGVCOG, SoCalGas, and the SoCalREN to benchmark all facilities on Energy Star Portfolio Manager or host a Comparative Energy Analysis meeting with the SGVCOG in 2021.• Conduct at least 1 municipal facility audit in 2021.• Participate in the SoCalGas Direct Install Program.• Participate in one of the following SoCalREN programs to install a gas project: Metered Savings Program, Revolving Savings Fund, and Pathway to Zero.• Install a gas energy efficiency project in 2020 or 2021.• Complete or update an Energy Action Plan.• Submit an energy efficiency grant application.
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Jurisdictions have most of the year to complete the necessary requirements to reach the highest tier. Requirements in the “Benchmarking, Audits, and Projects” Category must be completed by November 1, 2021. Requirements in all other categories must be completed by December 1, 2021. Cities and agencies that have reached recognizable tiers by the stated deadlines will receive their awards at the Energy Work Group meeting on December 8, 2021.

Last July, the City of San Gabriel became the first San Gabriel Valley jurisdiction to achieve the Silver recognition tier. This month, the City of Irwindale became the first jurisdiction to achieve the Gold recognition tier. Additionally, Foothill Transit, AQMD, and the Cities of Monrovia, Montebello, Pomona, San Dimas, South El Monte, and Walnut are each only one action away from the Silver category recognition. The Cities of Claremont, Duarte, and Monterey Park are each only two actions away from the Gold category recognition. Cities and agencies are encouraged to meet with SGVCOG staff regarding energy champion award progress. If your city or agency is interested in scheduling a meeting, please contact SGVCOG staff via email afung@sgvcog.org.

The Energy Champion Awards’ most recent progress report can be found on the San Gabriel Valley Energy Wise Partnership website at <https://www.sgvenergywise.org/2021-sgv-energy-champion-awards>.

SGVCOG Management Aide, Sophia Sousa, will provide updates on this item.

Prepared by: 
Sophia Sousa
Management Aide

Approved by: 
Marisa Creter
Executive Director

REPORT

DATE: October 28, 2021

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **LEGISLATIVE UPDATES: AB 1398 (BLOOM) AND AB 215 (CHIU)**

RECOMMENDED ACTION

For information only.

SUMMARY

To support the State's efforts to increase housing development, cities and counties must appropriately draft an updated housing element within each jurisdiction's General Plan. Legislators introduced a plethora of bills to address housing elements development and related zoning topics. Particularly, AB 1398 (Bloom) was introduced to expedite rezoning for local jurisdictions that fail to adopt a compliant housing element within 120 days of the October 15, 2021 deadline. AB 215 increases the public review for housing elements, and gives the California Department of Housing and Community Development (HCD) more enforcement authority for local agency violations of specific housing laws.

AB 1398 (BLOOM)

Introduced by Assemblymember Richard Bloom (D-Santa Monica) on February 19, 2021, AB 1398 requires expedited rezoning for local jurisdictions that fail to adopt a legally compliant housing element within 120 days of the statutory deadline. In other words, for any jurisdictions that do not have their housing element approved by their city councils and certified by HCD by February 13, 2022 will have only until October 15, 2022 to complete any rezoning that may be needed to provide adequate sites for RHNA. This change is substantial since traditionally, local jurisdictions are allotted three (3) years and 120 days from their housing element due date to account for rezoning before facing penalties.

Supporters of AB 1398 believe it is necessary because it would replace an ineffective penalty for non-compliance with housing element adoption with a more effective one. Opponents argue that the AB 1398 places unreasonable new burdens on local elected and appointed officials at a time when those officials already are overwhelmed by COVID-19 and other challenges. The SGVCOG did not take a position on this bill.

AB 1398 passed in both the Assembly and Senate and was signed into law by Governor Newsom on September 28, 2021.

AB 215 (CHIU)

Introduced by Assemblymember Chiu (D-San Francisco) on January 11, 2021, AB 215 provides

HCD with additional enforcement authority for local agency violations of specified housing laws. The specified laws affected by the provisions of AB 215 are:


- SB 35 (Weiner)
- AB 2162 (Chiu)
- AB 101 (Committee on the Budget)
- SB 33 (Skinner)
- AB 686 (Santiago)
- Chapter 375 (Statutes of 2017)
- Chapter 267 (Statutes of 2017)
- SB 828 (Weiner)
- AB 1771 (Bloom)
- Chapter 65 (Statutes of 2019)
- Chapter 989 (Statutes of 2018)
- AB 1397 (Low)
- SB 166 (Skinner)

AB 215 also requires cities and counties to solicit public input before submitting their first draft of their housing element to HCD if they have not already done so. It also gives HCD 90 days to review the initial draft of the housing element, compared to the original 60 days.


Supporters of AB 215 believe that that this bill will help ensure better public participation and transparency in the housing element adoption process and strengthen the ability of HCD to enforce state housing laws. Opponents, however, argue that the provisions of the bill give too much enforcement authority to the state, and that these provisions should have been considered by the legislature's policy committees. The SGVCOG did not take a position on AB 215.

AB 215 passed in both the Assembly and Senate and was signed into law by Governor Newsom on September 28, 2021.

SGVCOG Management Analyst, Brianne Logasa, will provide updates on this item.

Prepared by: 

Brianne Logasa
Management Analyst

Approved by: 

Marisa Creter
Executive Director

ATTACHMENTS

[Attachment A – AB 1398 Bill Language](#)

[Attachment B – AB 1398 Bill Analysis](#)

[Attachment C – AB 215 Bill Language](#)

[Attachment D – AB 215 Bill Analysis](#)

REPORT

DATE: October 28, 2021
TO: Planning Directors' Technical Advisory Committee
FROM: Marisa Creter, Executive Director
RE: **SB 9 (ATKINS) IMPLEMENTATION DISCUSSION**

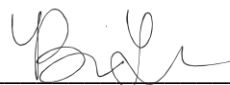
RECOMMENDED ACTION

For information only.


BACKGROUND

SB 9 aims to increase the production and supply of housing in California by allowing up to four units to be built on lots zoned for single-families. Specifically, this bill requires cities and counties to grant ministerial approvals to proposals to split existing single-family lots into two separate lots of at least 1,200 square feet and for a duplex to be built on each new lot – resulting in up to four units of at least 800 square feet each being built where one home now stands. Parcel splits and duplex projects would not be subject to any local discretionary hearing or review, including compliance with the California Environmental Quality Act.

The bill was introduced in the Senate on December 7, 2020 by Senators Atkins (D-San Diego), Caballero (D-Salinas), Rubio (D-Baldwin Park) and Wiener (D-San Francisco). SB 9 passed in both the House and Senate and was signed into law by Governor Newsom on September 16, 2021. At this meeting, Planning Directors' TAC Chair Craig Hensley will lead a roundtable discussion about steps committee members are taking to prepare and implement the new law. Because SB 9 has created an entirely new planning and policy landscape for the region, this discussion will allow for committee members to share ideas, troubleshoot problems, and develop implementation practices that are efficient and equitable for the entire San Gabriel Valley.

Prepared by: 

Brianne Logasa
Management Analyst

Approved by: 

Marisa Creter
Executive Director

ATTACHMENTS

[Attachment A – SB 9 Bill Text](#)