

10 DAY REPORT ON THE CITY OF ALHAMBRA'S INTERIM ORDINANCE REGARDING CHAPTER 22.30 PERTAINING TO URBAN LOT SPLITS AND 23.16.020 AND 23.90 PERTAINING TO URBAN DWELLINGS

BACKGROUND

On January 4, 2022, the City Council adopted **AN URGENCY ORDINANCE AMENDING THE ALHAMBRA MUNICIPAL CODE TO ADD CHAPTER 22.30 PERTAINING TO URBAN LOT SPLITS AND TO AMEND SECTION 23.16.020 AND ADD CHAPTER 23.90 PERTAINING TO URBAN DWELLINGS** in response to the passage of SB9 by the California Legislature.

SB9 authorizes lot splits and the construction of additional dwelling units (“urban dwelling units”) on property zoned for single family residential within a City. The statute is not comprehensive and several cities have adopted implementing ordinances to regulate and govern the use of SB9 in an attempt to address the impacts of SB9 activity not contemplated or addressed by the legislation itself.

UPDATE ON THE MEASURES TAKEN TO ALLEVIATE THE CONDITIONS THAT LED TO THE ADOPTION OF THE URGENCY ORDINANCE

1. Following the passage of SB9, the City of Alhambra began researching how SB9 could be implemented within the City while minimizing the unintended impacts and consequences of the legislation on neighborhoods and infrastructure. SB9 provides no consideration for either in the legislation.
2. The Council adopted an interim ordinance to include requirements to address these impacts.
3. SB9 also limits review of urban lot split and urban dwelling construction to objective criteria and standards. While the City does have some objective criteria for design standards for residential dwellings, many of the criteria are subjective. The interim ordinance, in connection with an accompanying resolution, attempted to create some initial objective standards.
4. Staff has continued to research additional objective design standards that could be utilized both to minimize impacts on existing neighborhoods as well as give clarity to staff, applicants and the public as to what is required for urban lot splits and urban residential dwellings.
5. Staff intends to take a permanent ordinance with proposed objective standards to the Planning Commission for public hearing and review, and then to the City Council in the near future.

6. An extension of the interim ordinance is needed to accommodate the processing of a permanent ordinance. The extension will be for a period of ten (10) months and fifteen (15) days or until a permanent change to the interim ordinance is adopted, whichever comes first.