



## Item 10b

# Update on Senate Bill (SB) 9 and SB 10



City Council Staff Report  
October 18, 2021

# Presentation Outline

- **SB 9 Summary**
- **SB 9 Proposed Work Plan**
- **SB 10**

**WHERE**

**WHAT**

**WHEN**

**WHY**

**HOW**

**WHERE**

**WHAT**

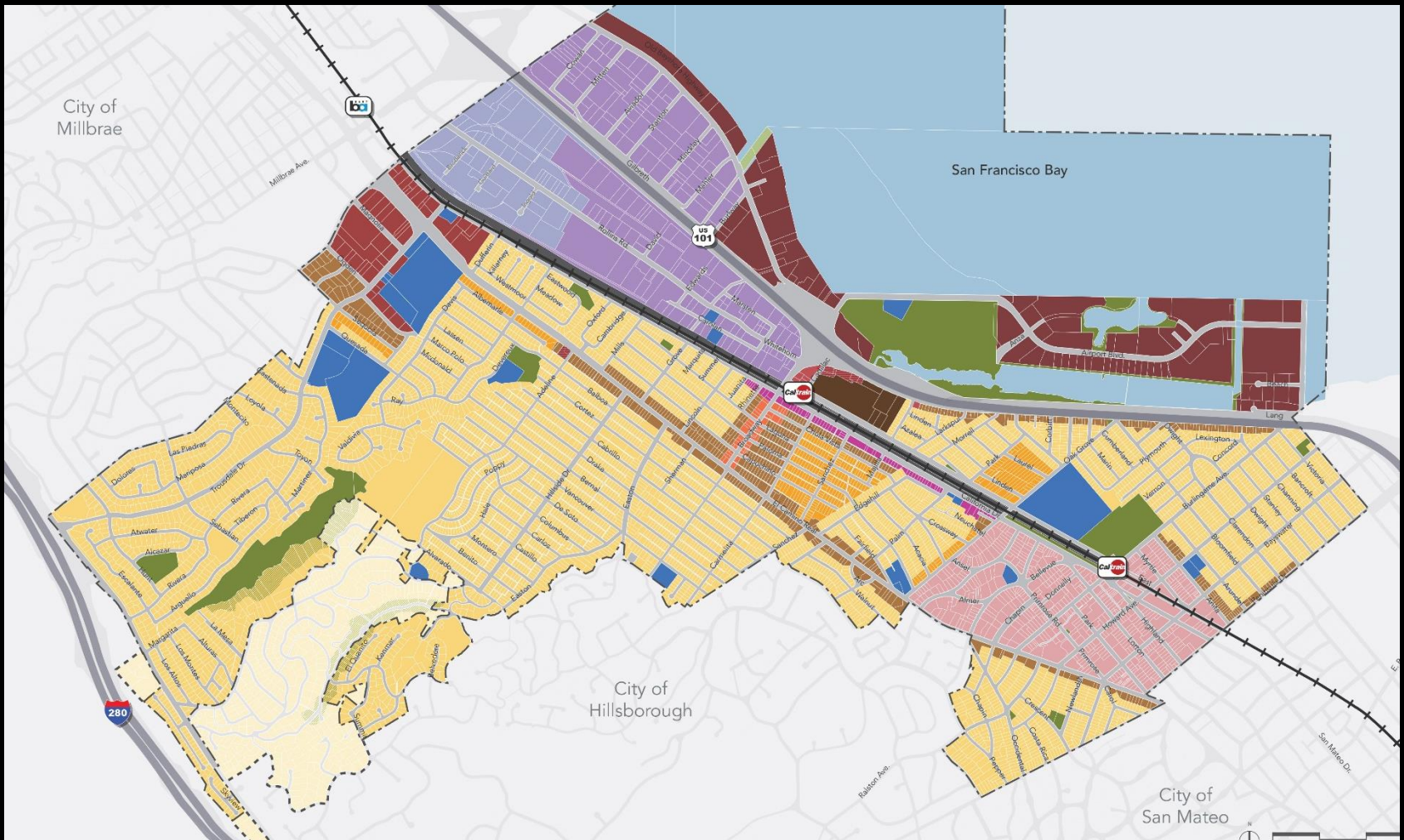
**WHEN**

**WHY**

**HOW**

# WHERE

## Properties zoned Single Family Residential (R-1)

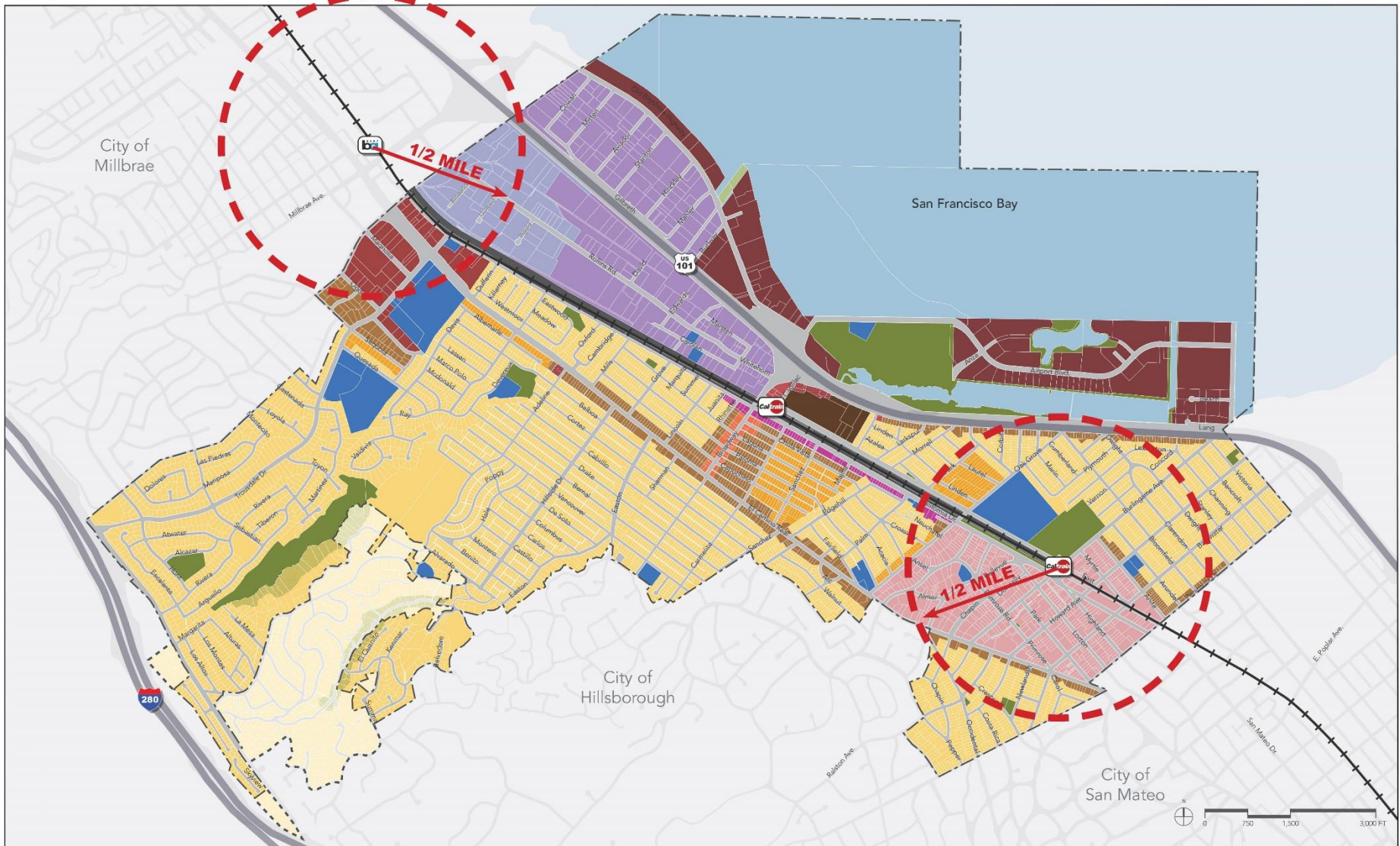


# WHAT

## On an individual lot:

- Must allow two units, each at least **800 square feet**
- **No setbacks** if constructed in the same location and to the same dimensions as an **existing structure**
- In other circumstances, **four-foot** side and rear yard setbacks
- **ADUs** allowed
- **No short-term rentals**
- Parking no more than **one space per unit**, except **no parking** is required for projects a) within a half-mile walking distance of a high-quality transit corridor or a major transit stop or b) within one block of car share

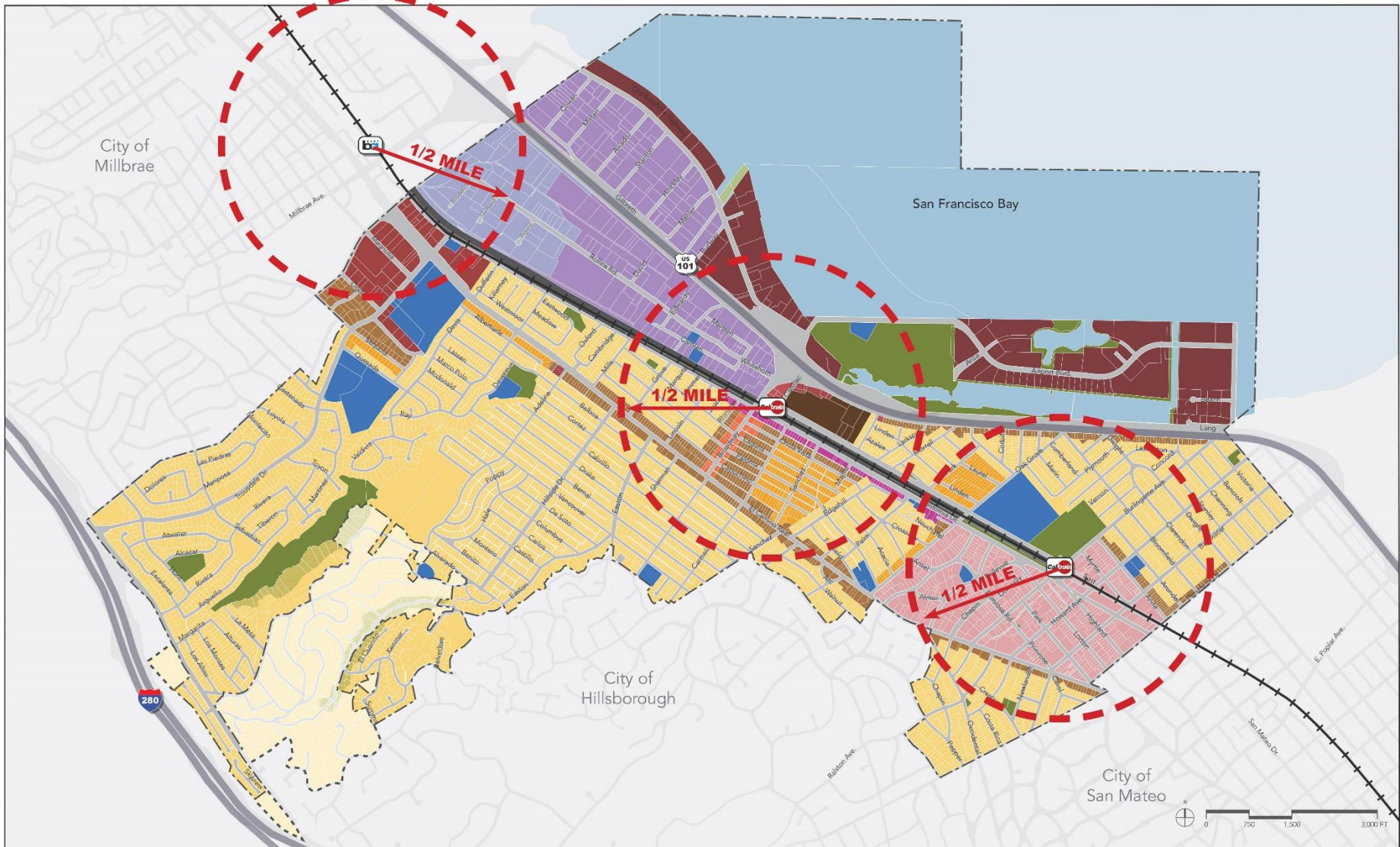




**Burlingame General Plan**  
**Figure CC-1 Land Use Plan**



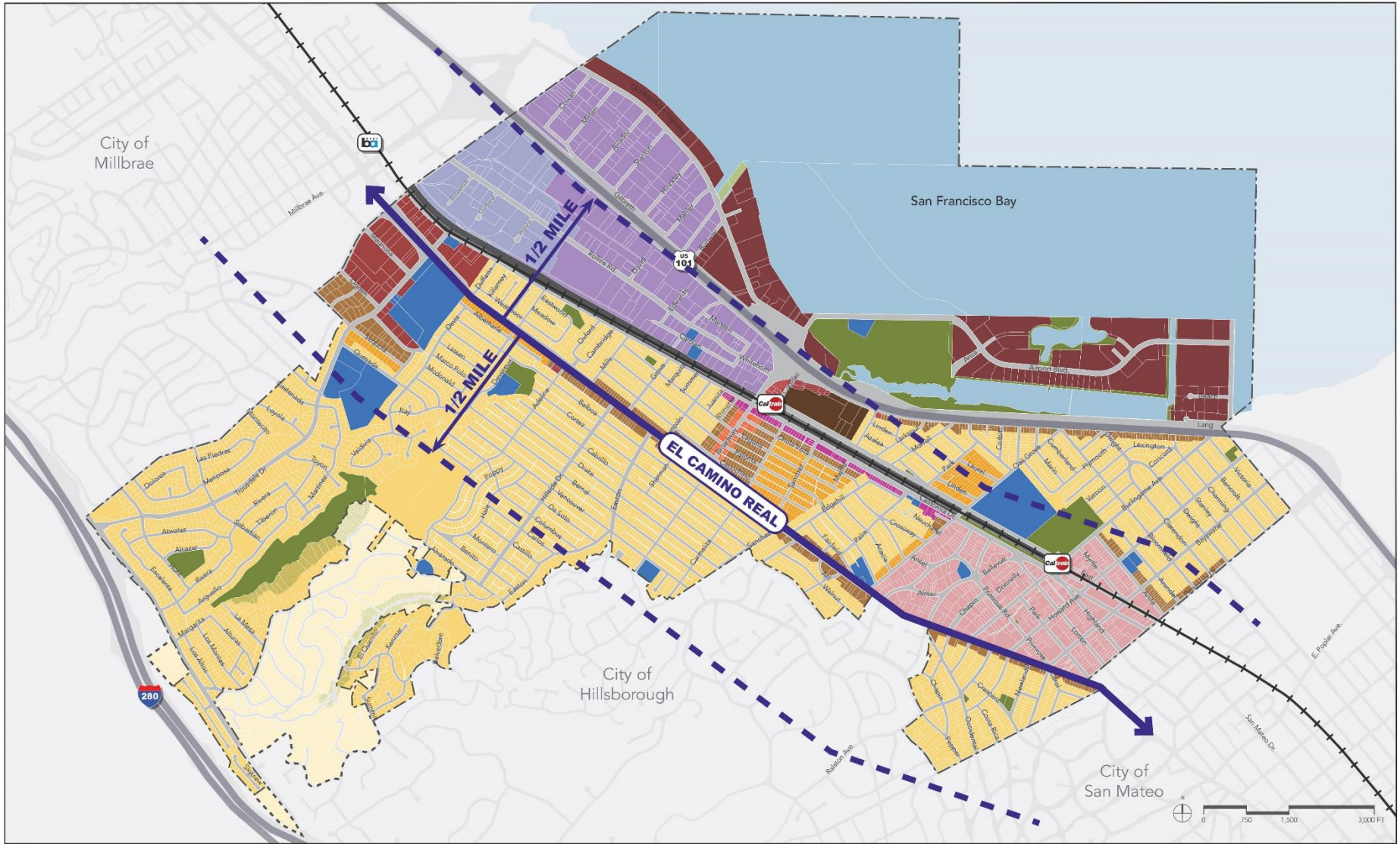




**Burlingame General Plan**  
**Figure CC-1 Land Use Plan**



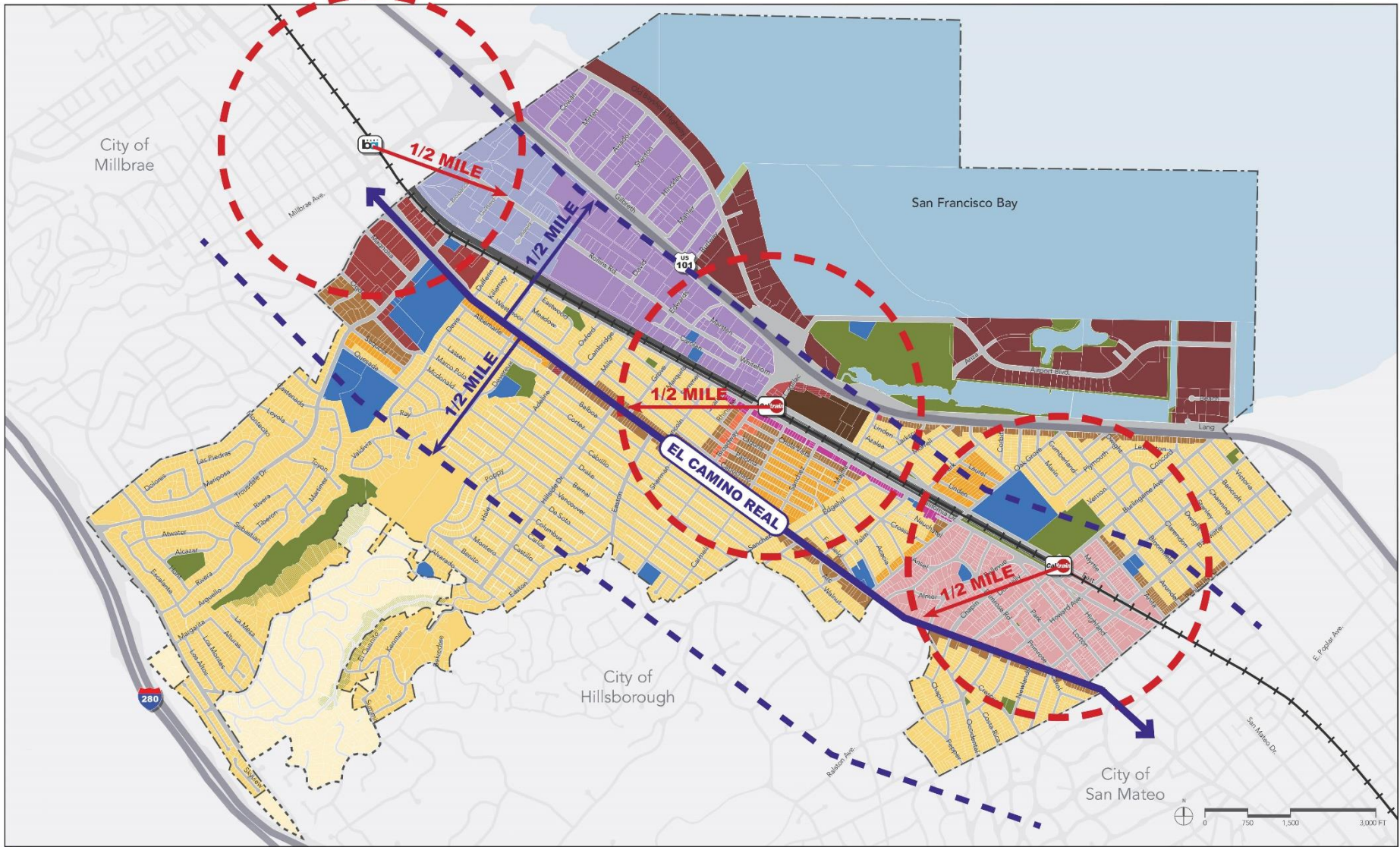




# **Burlingame General Plan** **Figure CC-1 Land Use Plan**







**Burlingame General Plan**  
**Figure CC-1 Land Use Plan**

- |                            |                          |                            |                        |                      |                         |                                  |                     |
|----------------------------|--------------------------|----------------------------|------------------------|----------------------|-------------------------|----------------------------------|---------------------|
| Low Density Residential    | High Density Residential | California Mixed Use       | Downtown Specific Plan | Public/Institutional | Parks and Recreation    | Low Density Residential-SOI      | City Limits         |
| Medium Density Residential | General Commercial       | North Burlingame Mixed Use | Live/Work              | Baylands             | Open Space Easement     | Multi-Family Residential Overlay | Sphere of Influence |
| Medium/High Density Res.   | Bayfront Commercial      | Broadway Mixed Use         | Innovation Industrial  | Rail Corridor        | Open Space Easement-SOI |                                  |                     |

# WHAT

## Lot split:

- Each parcel must be at least **40 percent** of the original parcel's size
- Each parcel must be at least **1,200 square feet**
- **No sequential lot splits**, either on same lot or adjacent lots
- Requires an affidavit that the applicant intends to use one of the housing units as a **principal residence** for at least three years from the date of approval
- ADUs may be restricted if there is a lot split

**WHEN**

SB 9 takes effect **January 1, 2022**



# HOW

## Phase 1 (Fall 2021)

- Basic objective development standards into the ongoing Zoning Ordinance Update
- Standards will be based on existing R-1 standards for building size, lot coverage, setbacks, and building height (unless conflicting with standards summarized above) so that new projects would retain the “house scale” of the neighborhoods.
- Intent is to have basic standards adopted prior to the SB 9 legislation taking effect on January 1, 2022.

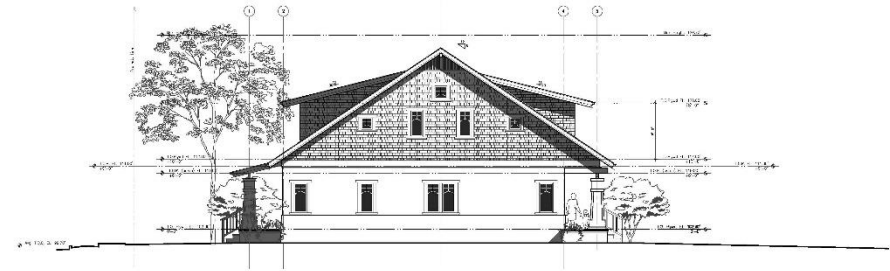
# HOW

## Phase 2 (Spring 2022)

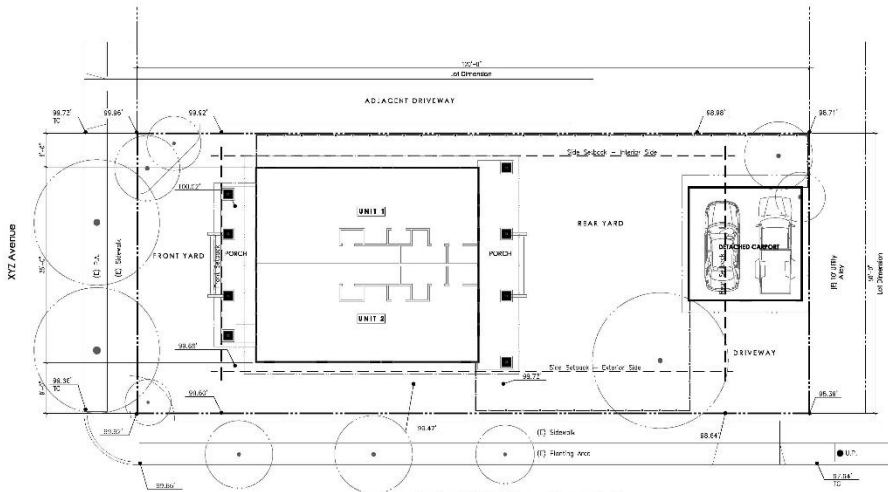
- Refine the basic standards to further reflect the building patterns particular to Burlingame's neighborhoods
- Focus on detailed objective design standards, possibly form-based code
- Community engagement



Duplex / Option A1: Front Elevation



Duplex / Option A1: Right Side Elevation



Duplex: Typical Site Plan - Corner Lot



Duplex / Option B2: Front Elevation



City of Burlingame

# Neighborhood Design Guidebook

---



Original Draft Edition - 2/19/00  
Updated Edition - August, 2012

The Neighborhood Consistency Subcommittee  
of the Burlingame Planning Commission  
Burlingame Planning Division

---



## SB 10

- Allows (but does not require) local agencies to adopt an ordinance to allow up to **10 dwelling units on any parcel** if the parcel is within a transit-rich area or urban infill site.
- **Not specific to R-1.** Can be applied to any parcel and zoning district.
- **General Plan** already provides a range of multiunit residential and mixed use land use districts with a wide range of residential densities.

*Staff requests direction from the City Council on whether to pursue zoning allowed by SB 10.*

# Questions and Discussion

