



# CITY COUNCIL

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# CITY OF LA HABRA



**OCTOBER 6, 2025**

**ZONE CHANGE 25-0004**

**TWO-UNIT DEVELOPMENTS/URBAN LOT SPLITS**

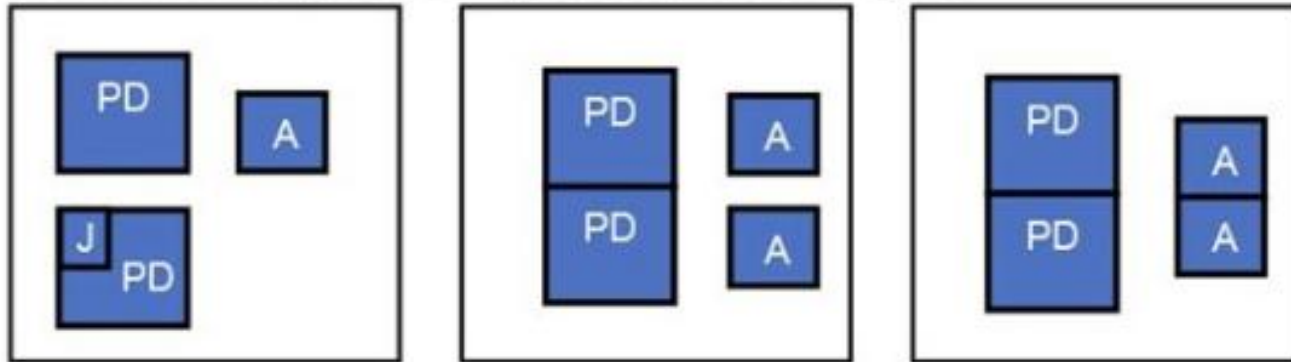


# PROPOSAL

- ❖ Implement **Senate Bill 9** and **Senate Bill 450** in accordance with State law.
- ❖ Amending Title 17 (Subdivisions) and Title 18 (Zoning)
- ❖ Enable two-unit developments and/or urban lot splits in single-unit dwelling zones

# ZONE CHANGE 25-0004

## SB 9 Development Options: no lot split



PD = primary dwelling

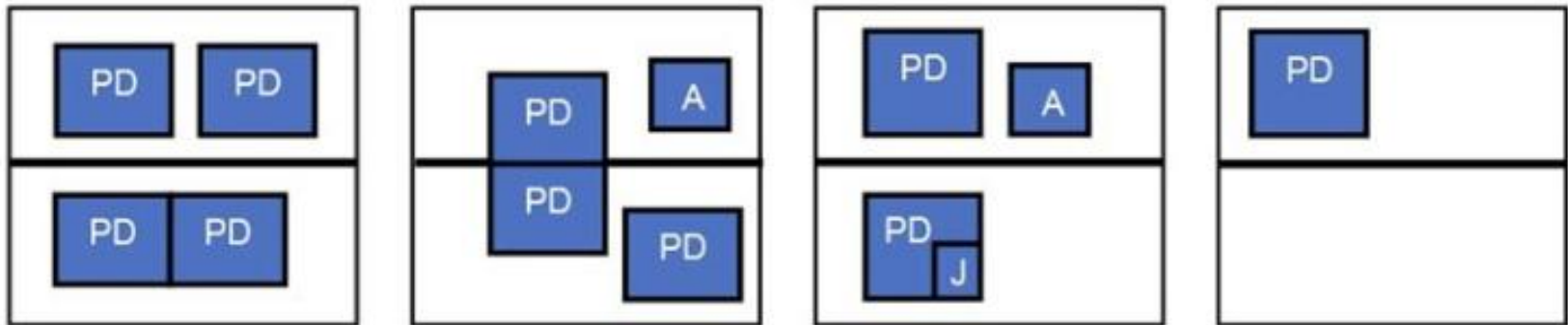
A = accessory dwelling unit (ADU)

J = junior accessory dwelling unit (JADU)

# ZONE CHANGE 25-0004

## SB 9 Development Options: lot split

Lot splits can include development of one or two PDs per lot, one PD + one ADU or JADU per lot, or no development on one lot.



PD = primary dwelling

A = accessory dwelling unit (ADU)

J = junior accessory dwelling unit (JADU)

# ZONE CHANGE 25-0004

Properties may be **ineligible** under SB9/SB450 if located in the following areas or within the following categories:

- ❖ Historic districts or properties
- ❖ Hazardous waste sites
- ❖ Special flood hazard areas or floodways
- ❖ Protected habitat areas
- ❖ Demolishes or alters housing with affordability restrictions, rent or price control and/or occupied by a tenant in the last three years

# PROCESSING REQUIREMENTS

- ❖ Ministerial approval within 60 days from the date the City receives a complete application
- ❖ City is prohibited from imposing objective zoning standards, objective subdivision standards and objective design standards that would have the effect of precluding the construction of up to two units that are 800 square feet or smaller.
- ❖ City may require one parking space, unless the site is within ½ mile of a high-quality transit corridor, major transit stop or car share vehicle.

# URBAN LOT SPLITS – ADDITIONAL REQUIREMENTS

- ❖ Property owner subject to minimum 3 year residency.
- ❖ Lots must be similar in size.
- ❖ Minimum lot area of 1,200 square feet.
- ❖ Properties created with an urban lot split cannot be split again.
- ❖ Cannot split adjacent properties.
- ❖ Each lot must have adequate access to a public right-of-way.
- ❖ Cannot require setbacks from newly created lot lines.
- ❖ Dedication of easements may be required.

# CONCLUSION

- ❖ Must reference State Law until Zone Change 25-0004 is adopted.
- ❖ Approval of Zone Change 25-0004 will enable the City's code regulations to comply with State law.

# RECOMMENDATION

That the City Council consider, approve and adopt the first reading of the ordinance prepared under Zone Change 25-0004 (ZCA 25-0004).