

ATTACHMENT NO. 1

P L A N N I N G C O M M I S S I O N

R E S O L U T I O N N O. 25-6157

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, INITIATING CODE AMENDMENT NO. 25-01 RELATED TO REVISIONS TO THE SB-9 (URBAN DWELLING UNIT) STANDARDS AS REQUIRED BY SB 450

WHEREAS, on January 14, 2025, the Planning Commission considered the initiation of a code amendment related to SB-9/Urban Dwelling Unit standards as required by SB 450 in the City of West Covina; and

WHEREAS, the studies and investigations made by the Planning Commission reveal the following facts:

1. The existing code standards for Urban Dwelling Units and Urban Lot Splits was adopted on December 7, 2021. Since the adoption of the current standards, the State has adopted new standards that need to be studied.
 - a) SB 9 took effect January 1, 2022, which allowed for two-unit housing development and urban lot splits in single family residential zones.
 - b) SB 450 was among several housing bills the Governor signed on September 19, 2024. SB 450 amended Government Code sections 65852.21 and 66411.7 to clarify the State's vision for SB-9 and to impose additional mandates on municipalities in regards to development in single-family residential zones.
 - c) It is the interest of the City to adopt standards in the Municipal Code to make the City's standards consistent with State law.
2. The proposed action is considered to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the proposed action consists of a code amendment, which does not have the potential for causing a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of West Covina, in conformance with Section 26-353(b) of the West Covina Municipal Code, does hereby initiate an application for Code Amendment No. 25-01 related to SB-9/Urban Dwelling Unit standards in the City of West Covina.

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I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 14th day of January, 2025, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: January 14, 2025

Sheena Heng, Chairman
Planning Commission

Jo-Anne Burns, Secretary
Planning Commission