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FEBRUARY 23, 2021

Version Edited Down for
Livable California Use

TYPICAL HOME

SB 9 will be a state law
that will override ***all***
local zoning.

Street



Based on L.A.
ordinances:

7,500 S.F Lot

3,375 S.F. Allowed

Building Size

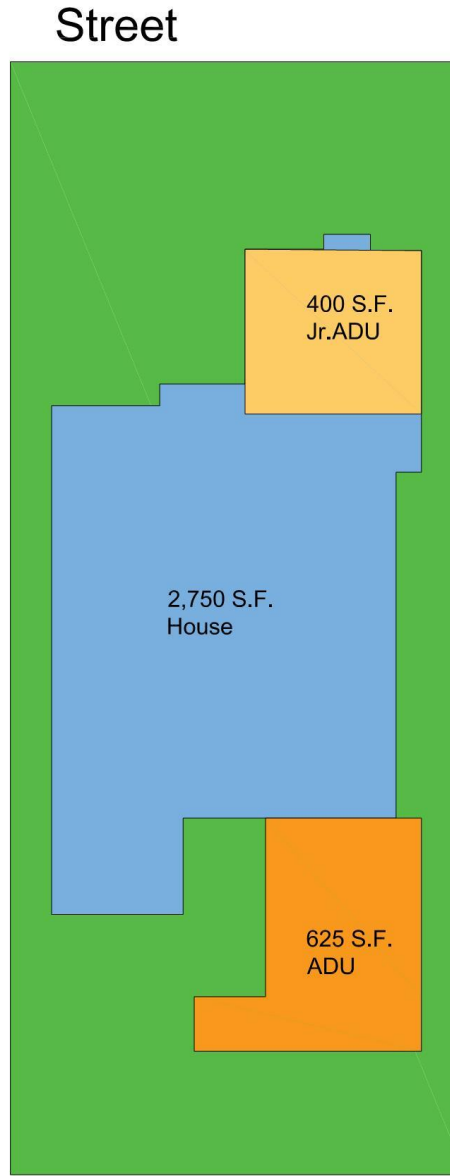
5' Side Yard Setback

15' Rear Yard Setback



CURRENTLY ALLOWED

Current State law
allows an ADU and Jr.
ADU on ***all*** residential
properties.



Based on L.A.
ordinances:

7,500 S.F Lot

3,375 S.F. Allowed

Building Size

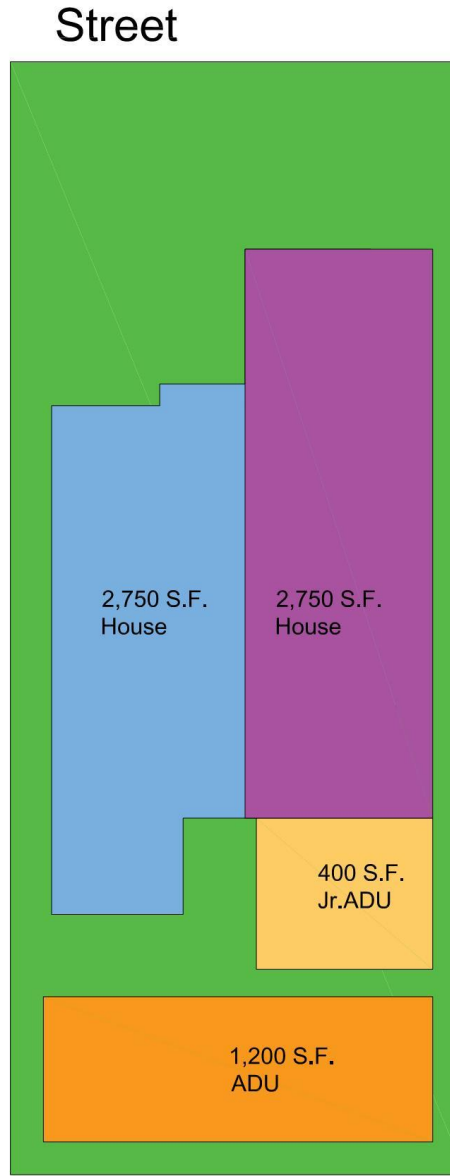
5' Side Yard Setback

15' Rear Yard Setback



SB 9 ALLOWS
THE EXISTING HOME
TO BE A DUPLEX

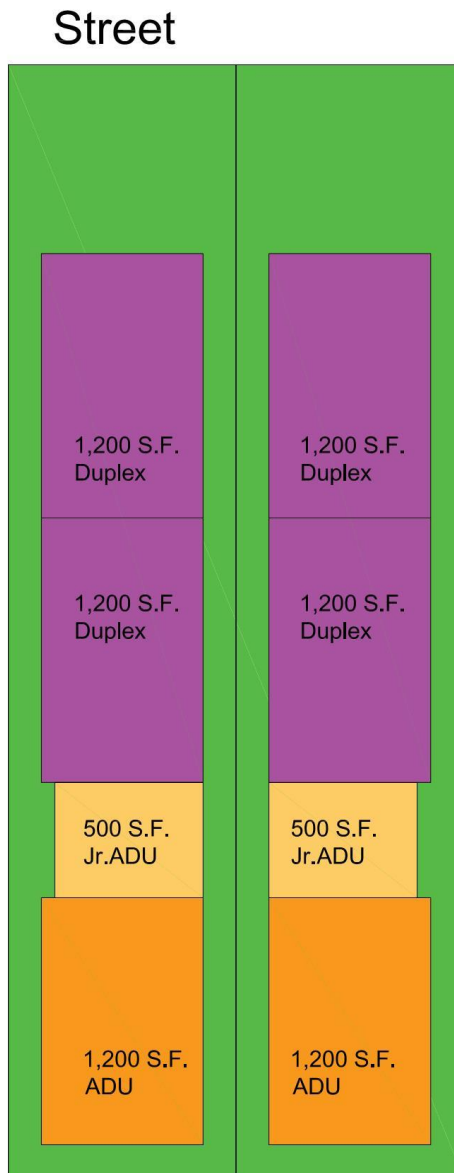
7,100 S.F.; 4 Units
Previously
2,750 S.F. House



7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback

SB 9 ALLOWS
A SPLIT LOT
WITH A DUPLEX,
AN ADU & JR. ADU

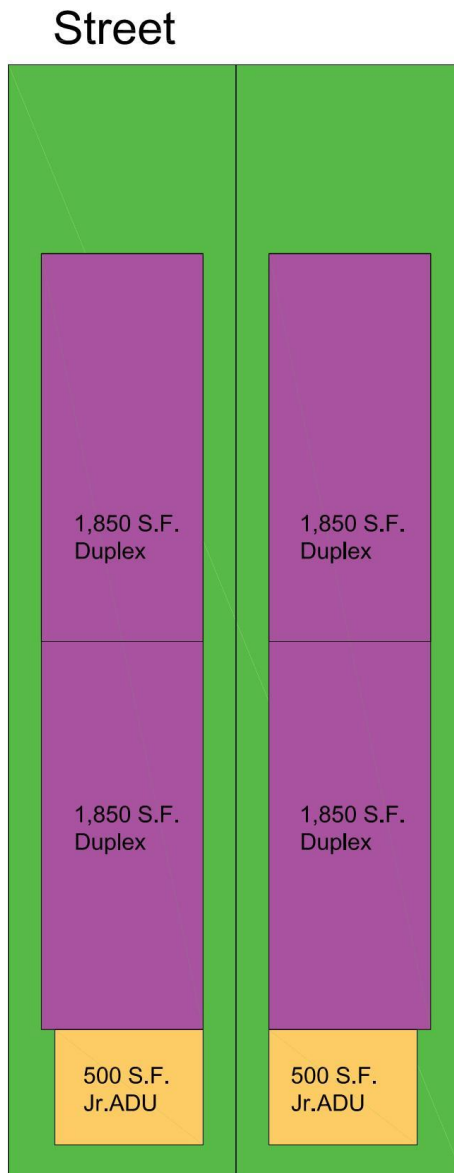
SB 9 will impact
all residential properties
in California.



7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback



SB 9 ALLOWS
A SPLIT LOT
WITH A DUPLEX &
A JR. ADU.
(LOCAL JURISDICTION
MAY **NOT** ALLOW ADU)



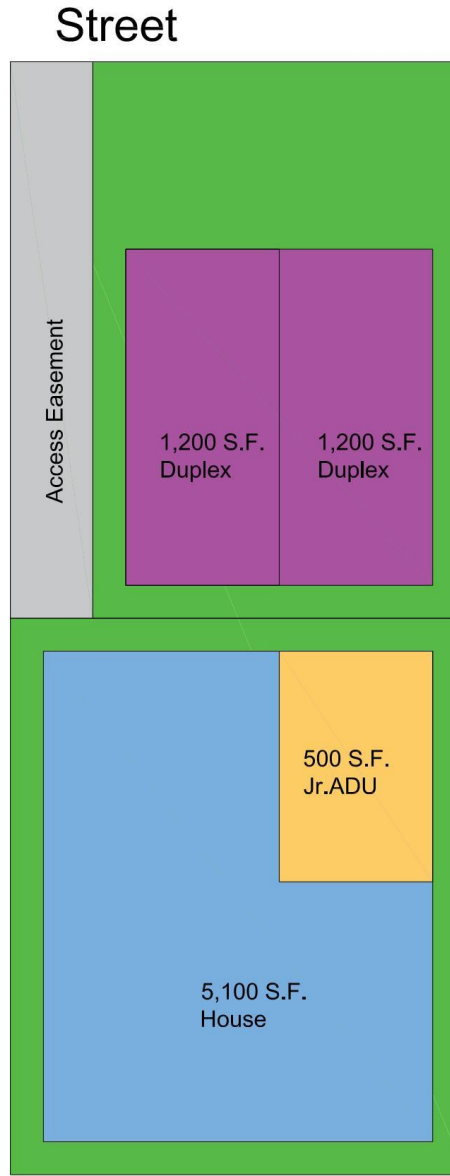
7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback



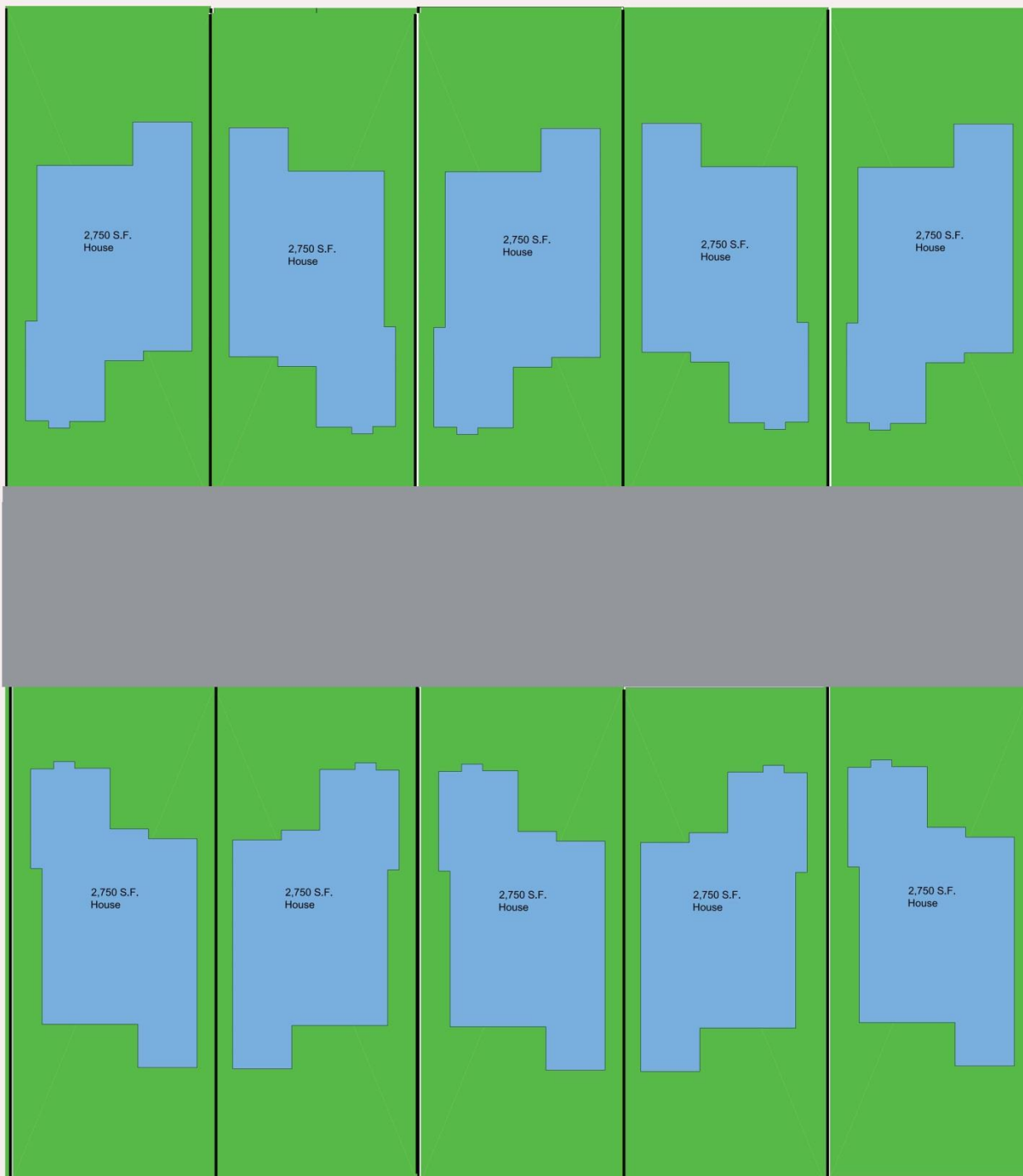
SB 9 ALLOWS
A SPLIT LOT
WITH A DUPLEX &
A JR. ADU.

The houses do not have
to be duplexes.

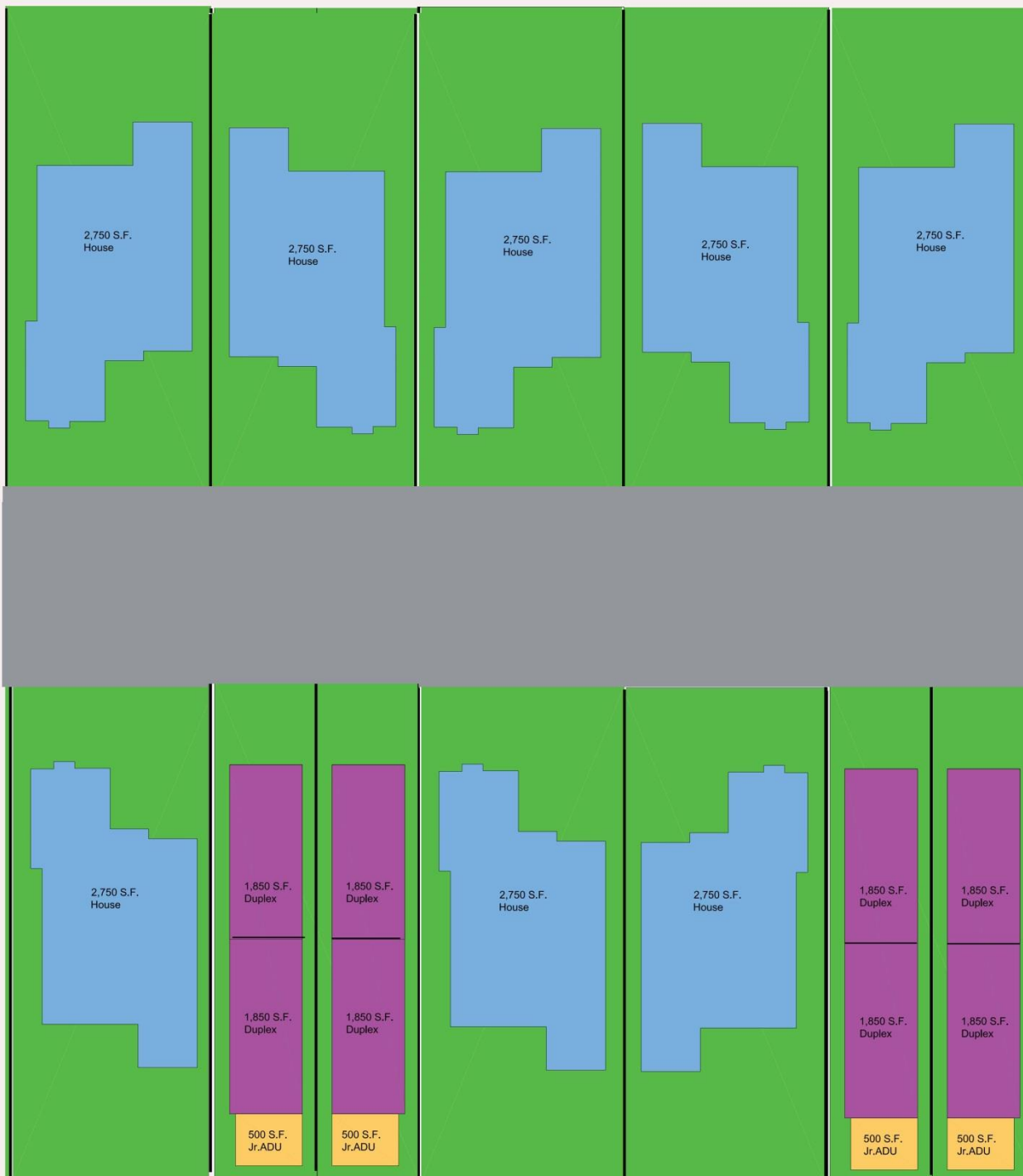
8,000 S.F.; 4 Units
Previously
2,750 S.F. House



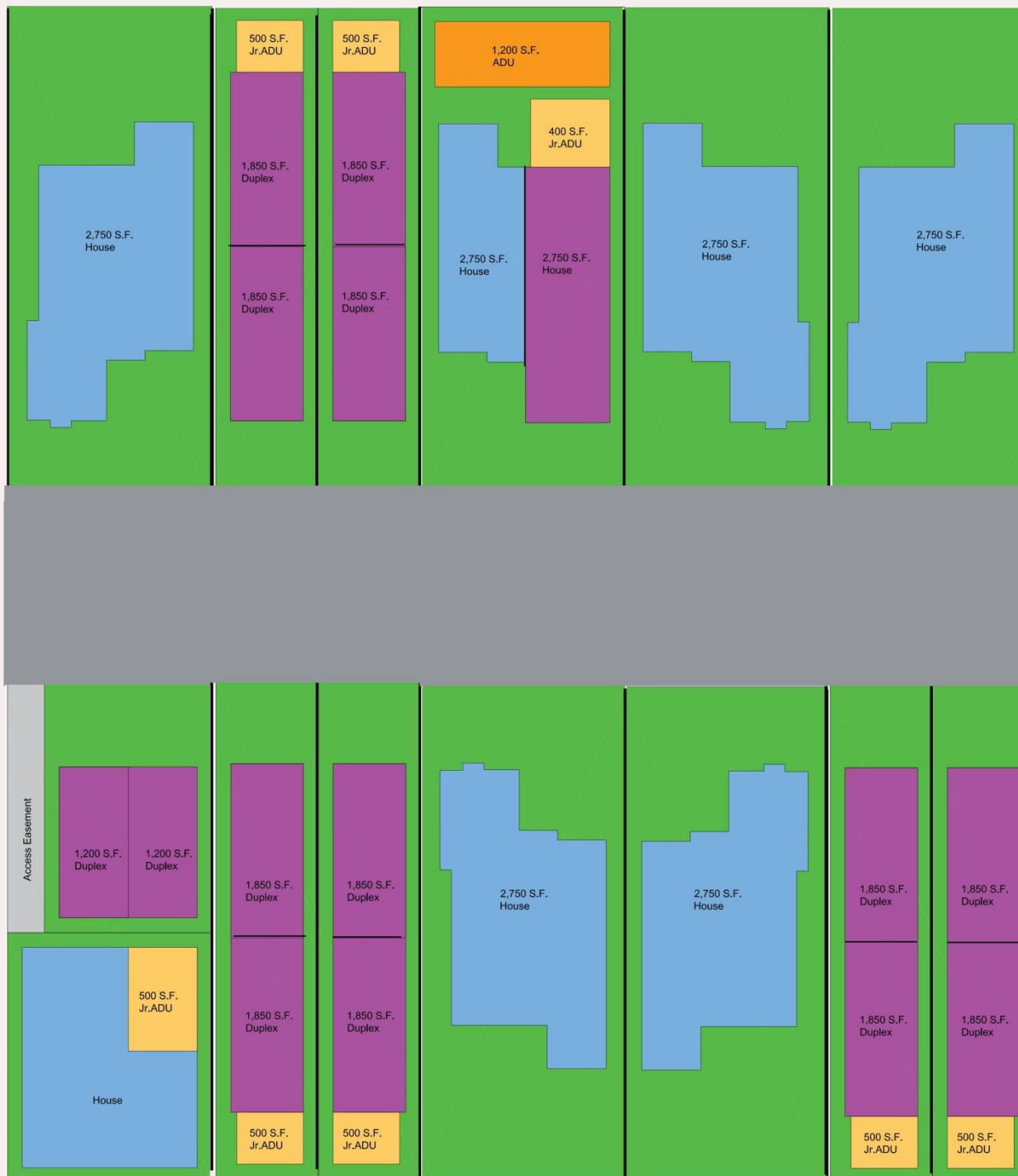
7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback



SB 9's impact
on a typical
neighborhood.



One developer cannot subdivide adjacent properties.



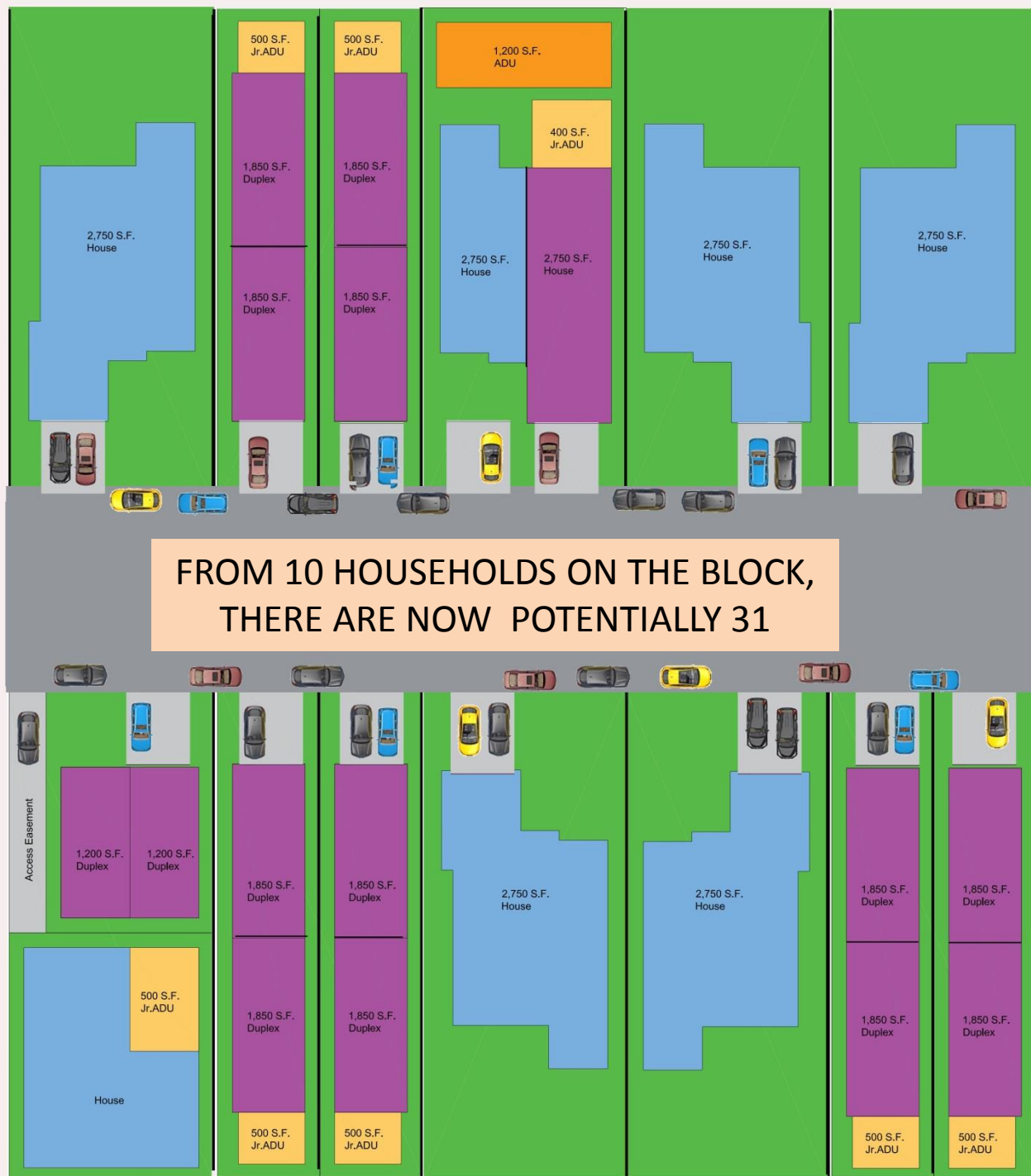
Note the loss of single family homes, how the neighborhood is changing and the loss of open space



**Minimal
off-street
parking.**

**It is
unconscionable
to assume
people will not
have cars.**





SB 9

Is an environmental disaster. It is a social disaster that will destroy communities. Its trickle down theory will not produce equitable, affordable housing.



SB 9
Is an
environmental
disaster.

NO AFFORDABLE UNITS ARE MANDATED! BUT THE LAW READS:

The Legislature finds and declares that ensuring the ***adequate production of affordable housing is a matter of statewide concern*** and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.



produce
equitable,
affordable
housing.



SB 9 by Tony Atkins can be Combined
with SB 10 by Scott Wiener to further
Destroy Neighborhoods

SB 10 ALLOWS
A 10 UNIT APARTMENT
BUILDING ON ANY RESIDENTIAL
PROPERTY IN A TRANSIT RICH
OR A JOB RICH AREA.

NO AFFORDABLE UNITS REQUIRED

Street

FOUR STORY
APARTMENT HOUSE
13,000 S.F.
3 UNITS PER FLOOR
PARKING + 3 FLOORS

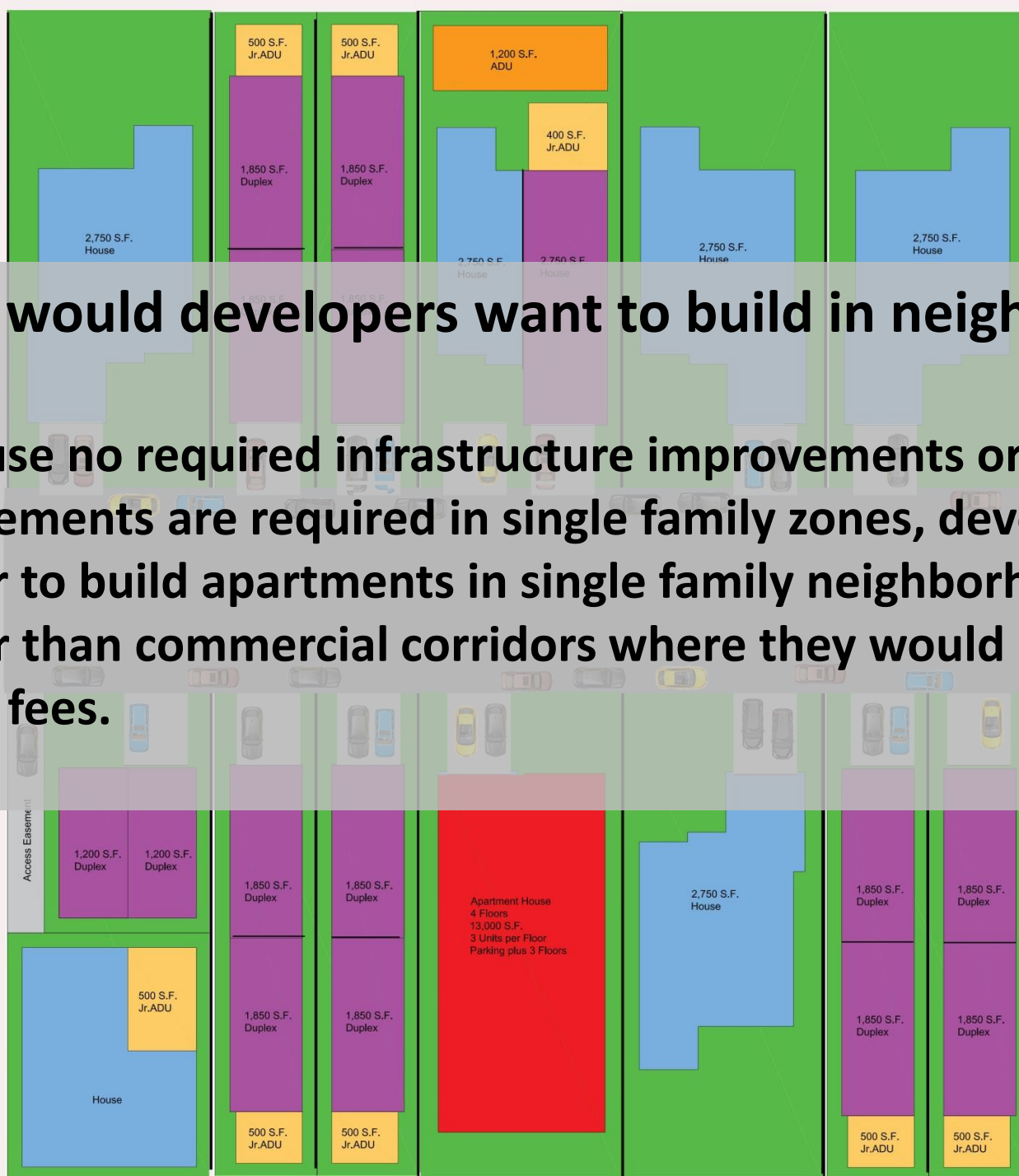
7,500 S.F Lot
**No Limit to Allowed
Building Size, Height to
be determined.**

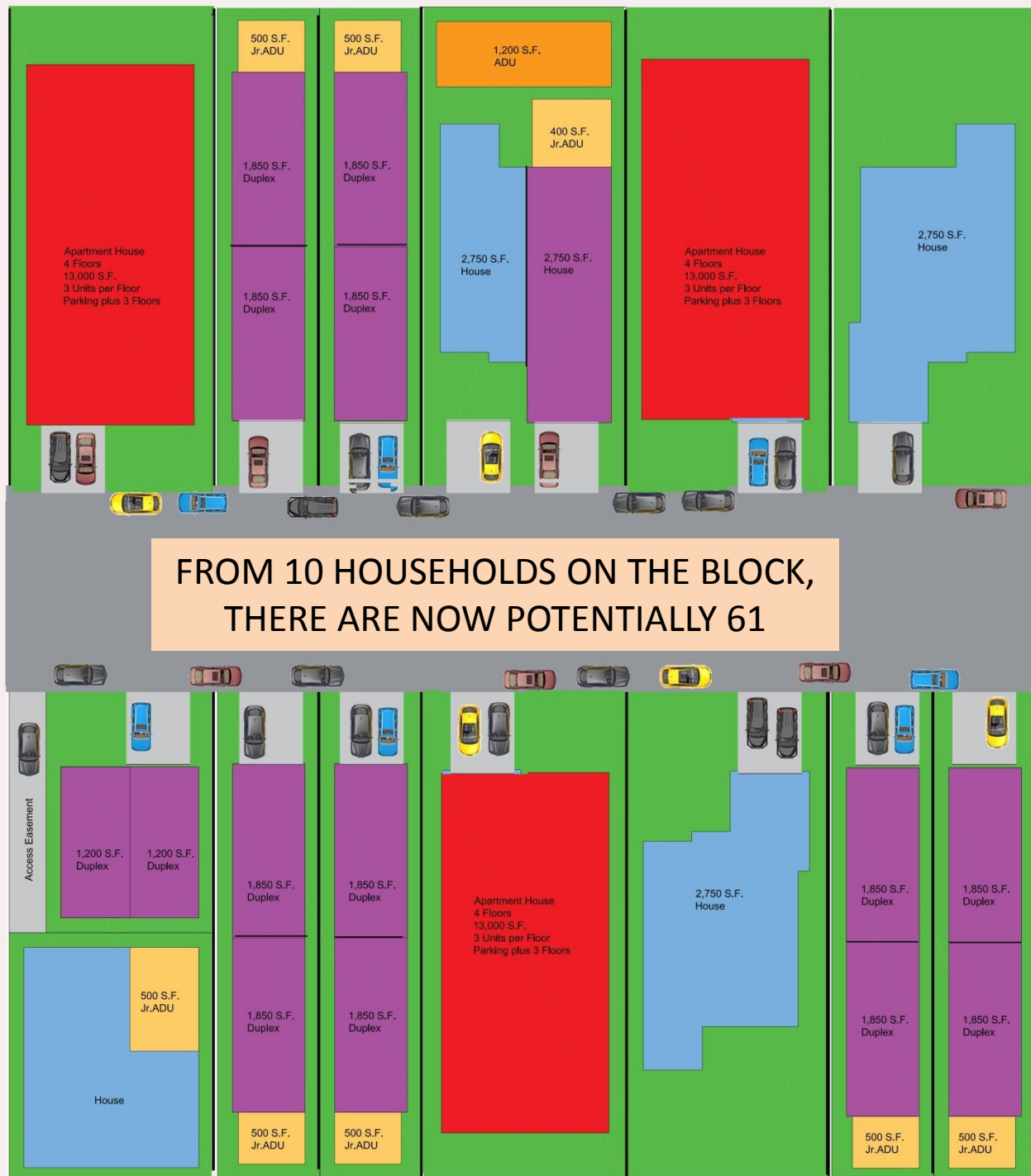
Assume:
5' Side Yard Setback
15' Rear Yard Setback



Why would developers want to build in neighborhoods?

Because no required infrastructure improvements or costly entitlements are required in single family zones, developers will prefer to build apartments in single family neighborhoods rather than commercial corridors where they would have to pay these fees.





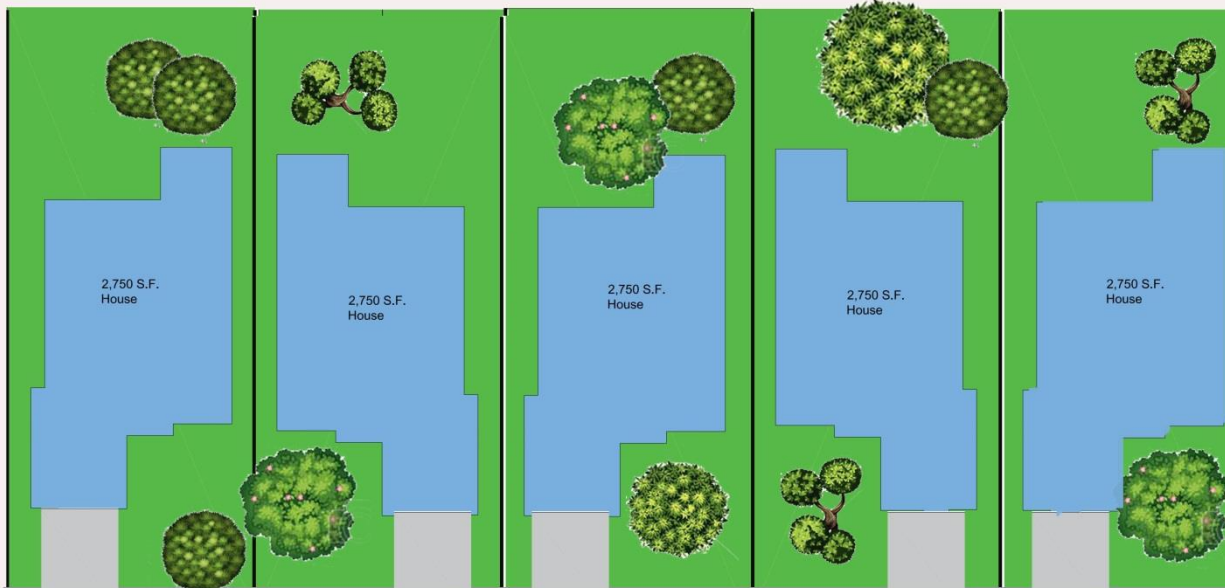
SB 10

**4 Story
Apartments
Looming over
Everything**

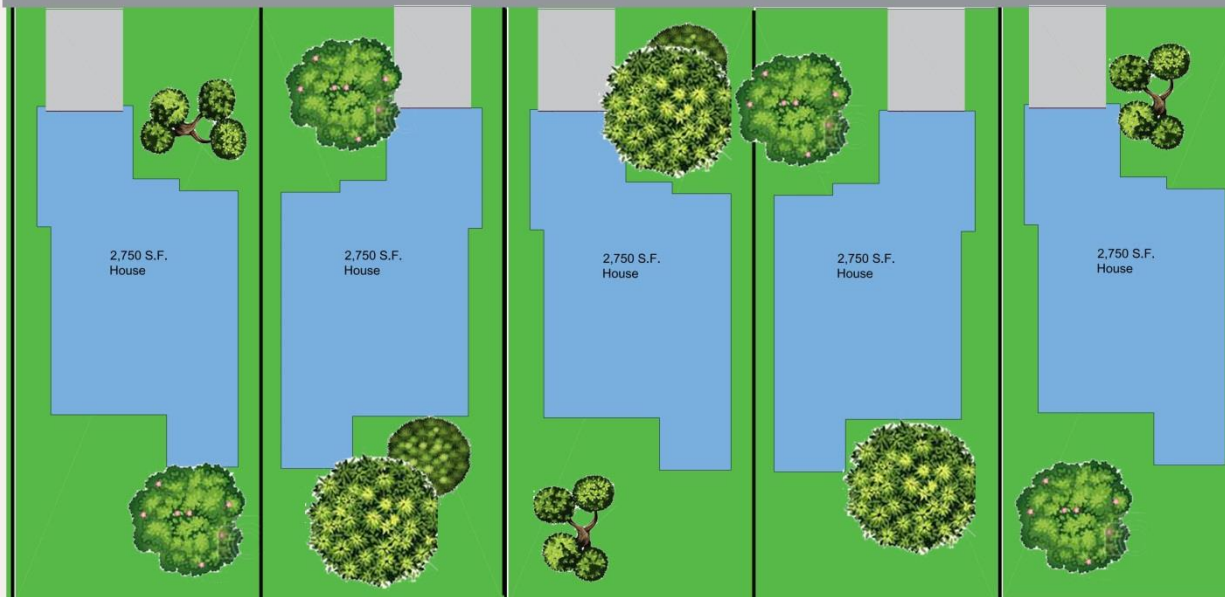
**Minimal
off-street
parking.**

**Total loss of
Single Family
Neighborhoods**





“in residential yards that about 80% of the city’s trees are located” USC Study

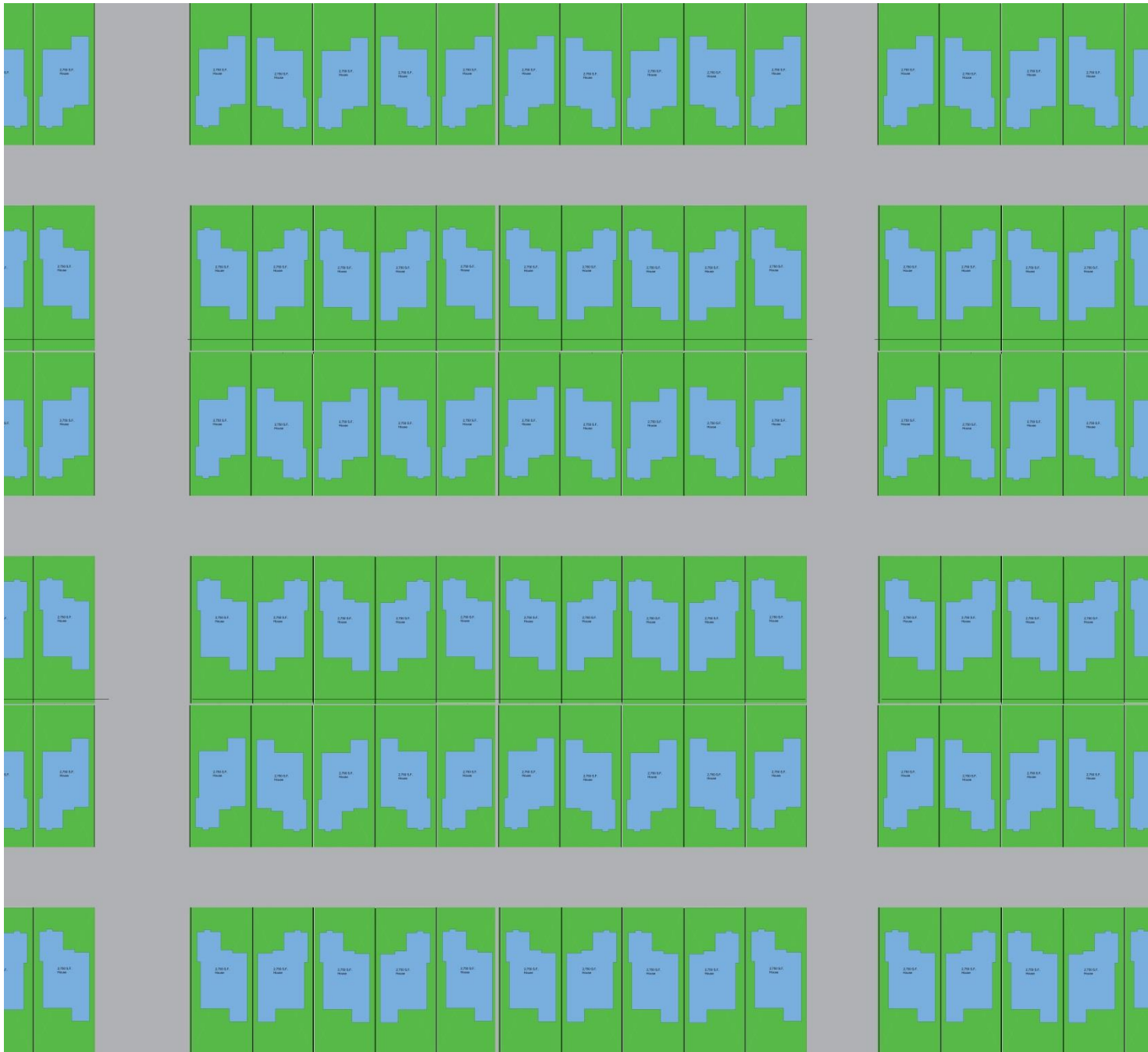


These bills also claim to be environmentally responsible.

Typical tree canopy in front and rear yards.

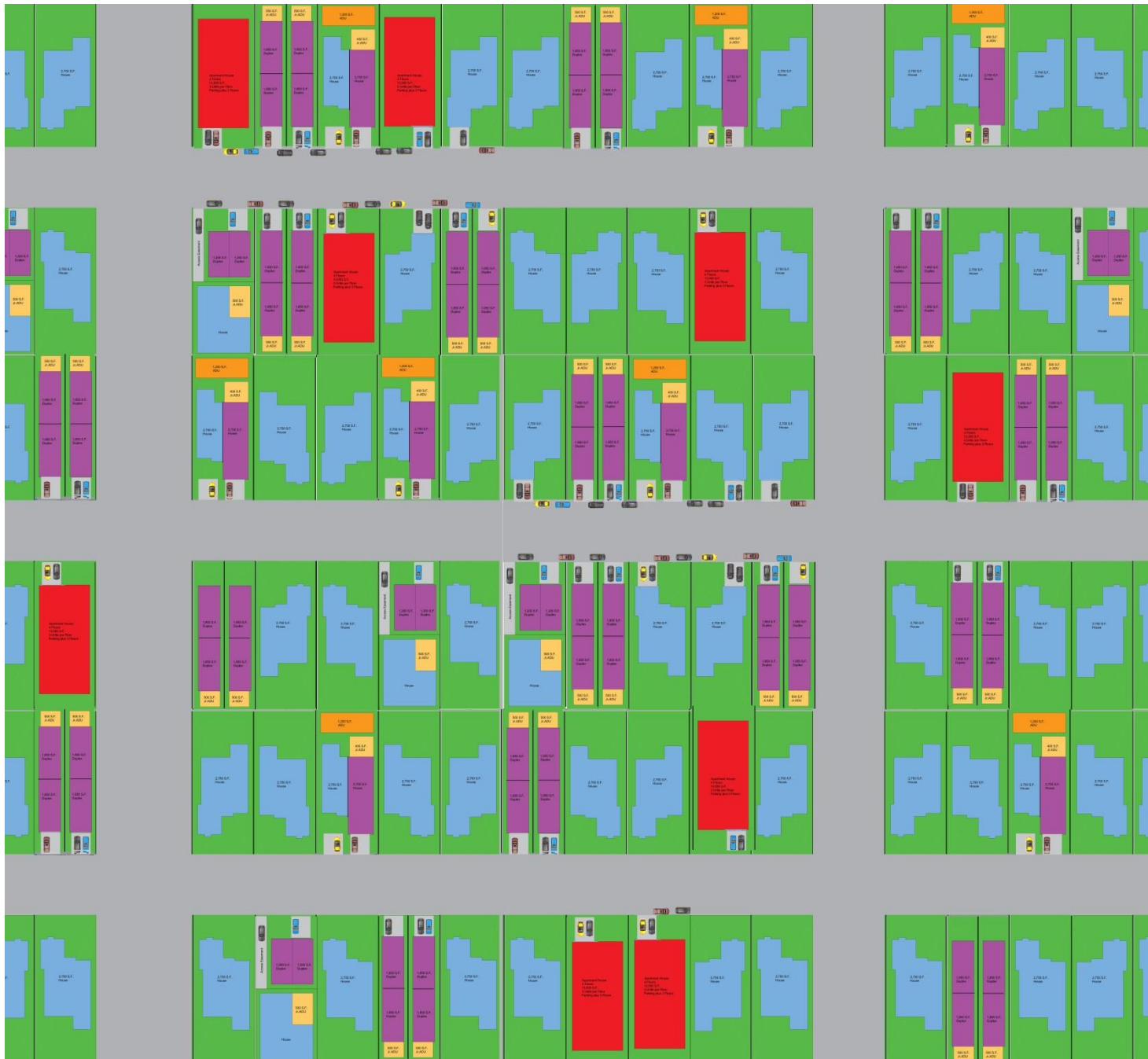
<http://treeology.info/treeology/2019/01/04/saving-las-trees-means-saving-its-yards/>





Community Pre SB 9 & SB 10





Community Post SB 9 & SB 10





Neighborhood
impact

**WE HAVE PLENTY OF UNDERUTILIZED CAPACITY IN OUR
COMMERCIAL ZONES TO MEET OUR HOUSING NEEDS
WITHOUT DESTROYING OUR SINGLE FAMILY
NEIGHBORHOODS**



**A SUPPOSEDLY “SIMPLE DUPLEX” BILL WILL ANNIHILATE EVERY
SINGLE FAMILY NEIGHBORHOOD IN CALIFORNIA**



**Wiener has just introduced SB 477 & SB 478
Bills that will create bureaucratic nightmares for all
jurisdictions in California and the end result will be more
delays, more expensive housing and minimum lot sizes**

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