

Item 10 A | Presentation, Planning Commission  
October 8, 2025

# Implementing SB 684: Small-Lot Subdivisions & Middle Housing Infill Projects - MHIPs



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# Purpose

Implement SB 684 (ministerial approval for qualifying small-lot subdivisions)

Establish a local Parcel-Map pathway for lower-density projects

Expand attainable homeownership through small-scale infill

## Process to Date

July 2025: PC reviewed SB 684 report; directed staff to draft ordinance and gave direction:

- No additional local design standards
- Allow ADUs/JADUs on MHIP lots
- No full build-out requirement (paper lots permitted)
- Create streamlined local Parcel-Map option

## Middle Housing Infill Projects



Parent-parcel standards make room without sprawl.



Friction-free approvals: Ministerial review + objective standards.



Ownership forms: Fee-simple small lots, common-interest, CLT, or TIC.



State goals, local benefits: Density floor + waivers to make projects feasible.

# How the Ordinance Is Organized

Title 21 (Subdivisions): process, eligibility, approval & recordation

Title 23 (Zoning): where MHIPs are allowed + objective development standards

Cross-references ensure consistent application between Titles

# Subdivision + Zoning: Alignment

## Title 21 - Subdivisions

**21.30.020 Definitions** – MHIP types, Parent Parcel, Protected Units.

**21.30.030 Applicability** – Eligible zoning districts.

**21.30.040 Procedures**

**21.30.050 Criteria** – Eligible parcels, lot/unit limits, Protected Units.

**21.30.060 Standards** – Density floor, parent-parcel standards, parking, lot sizes.

**21.30.070 Approval & Recordation**

**21.30.080–100** – Expiration & Enforcement.

## Title 23 - Zoning

**23.20X.030**: Where Allowed Residential districts (except R-1(H)). Commercial districts MU-R in Manufacturing districts.

**23.304.160**: Parent-parcel application. Density floor (SB 684 vs. local fallback). Unit-size cap (1,750 sf avg, SB 684 only).

Setbacks, open space (200 sf/unit). Parking (min waived, max waived, transit exemptions).

**23.502.020**: Definitions – X reference

# Development Standards

## (Applied at Parent-Parcel)

- Standards applied before subdivision: lot size, coverage, FAR, setbacks, open space, parking
- Director must waive/modify any objective standard that would physically preclude required density
- Access & utility easements required on each lot

# Two Approval Tracks

- **SB 684 MHIP** (State track):
  - 2–10 lots/units;
  - state density floor;
  - 1,750-sf avg cap;
  - ministerial + CEQA-exempt
- **Parcel-Map MHIP** (Local track):
  - 2–4 lots/units;
  - meet local minimum density (20 du/ac fallback if none);
  - no avg unit cap;
  - local parcel-map procedures

# Staff Recommendation

## Staff recommends the City Council:

- Conduct a public hearing, receive public comment, and upon conclusion, make a recommendation to the City Council to adopt the proposed amendment.

Internal

# Thank you!

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