



SENATE BILL 9 MINISTERIAL REVIEW

Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four (4) housing units in the lot area typically used for one single-family home. SB 9 contains eligibility criteria addressing environmental site constraints (e.g., wetlands, wildfire risk, etc.), anti-displacement measures for renters and low-income households, and the protection of historic structures and districts. Key provisions of the law require a local agency to modify or eliminate objective development standards on a project-by-project basis if they would prevent an otherwise eligible lot from being split or prevent the construction of up to two units at least 800 square feet in size.. More information regarding SB 9 may be obtained at: [SB 9 Fact Sheet \(ca.gov\)](#)

After providing the following information in addition to completing the City’s General Application, Planning Staff will determine if a proposed housing project or lot split is eligible for a ministerial review and approval process under SB 9:

Is the property located in a Single Family Residential Zone? Yes No

Project Address / Assessor Parcel Number(s): _____ / _____

Zoning District / General Plan Designation: _____ / _____

Does the proposed housing project contain residential uses only? Yes No

Is more than two (2) residential two lots or more than two (2) primary residential units proposed?
Yes No

Would the proposed housing project or lot split require the demolition or alteration of any of the following types of housing? Yes No

(1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low-income;

(2) Housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power; or

(3) Housing that has been occupied by a tenant in the last three years.

Has the subject lot been subdivided before? Yes No

Has the adjacent lot been subdivided before? Yes No

Does the proposed housing development or lot split contain any of the site conditions listed in Government Code section 65913.4, subdivision (a)(6) (B-K)? Yes No

Is the property included on the State Historic Resources Inventory or within a site that is designated or listed as a city or county landmark or as a historic property pursuant to a city or county ordinance?
Yes No