



SB 9 CHECKLIST & PLANNING CLEARANCE FORM

Senate Bill 9 (SB 9) created a streamlined and ministerial approval process for “urban lot splits” and “two-unit housing developments” in single-family residential zones. Applicants intending to propose two-unit development and/or urban lot split pursuant to SB-9 ([Government Code §65852.21](#) and [§66411.7](#)) must complete this form to demonstrate eligibility prior to submitting an application for processing. For assistance with answering any of the questions on the form, please contact the Community Development Department for assistance at (951) 723-3741.

Project Address: _____

Assessor's Parcel Number(s): _____

Single-Family Requirement. Is the property in a zone whose primary purpose is single-family residential use (LDR-1, LDR-2, LMDR, MDR, RM, RR5, RR2, RR1, RR1/2) pursuant to the city's adopted zoning map or within a Specific Plan with an underlying single-family land use designation?

YES

NO

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GENERAL LIMITATIONS

The following pertains to the property being considered for an SB-9 application. Applicants answering “**NO**” to the following statements may be eligible for SB-9 processing. Applicable Government Code sections are provided.

YES

NO

Agricultural Farmland. Is the property, in whole or part, listed as prime farmland or farmland of statewide importance as designated on the maps prepared by the [Farmland Mapping and Monitoring Program](#) of the Department of Conservation, or land zoned for agricultural preservation?

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Fire Hazards. Is the property located within a [high](#) or [very high](#) fire hazard zone?

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Hazardous Waste. Is the property listed as a hazardous waste site pursuant to Government Code Section 65962.5? To search the hazardous waste list, visit the State Water Board [Land Disposal Program Facilities Geo Tracker Map](#)

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Earthquake Fault. Is the property within a delineated [earthquake fault zone](#)?

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Flood Hazards. Is the property located within a [100-year floodplain](#), regulatory floodway, or wetland?

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Conservation. The following questions pertain to conservation:

- Does the property contain habitat for protected species?
- Are the lands under a natural community conservation plan, natural resource protection plan, or conservation easement?
- Is the property within a conservation area (as defined in the [Western Riverside Multiple Species Habitat Conservation Plan](#))?

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DETERMINATION OF SB 9 ELIGIBILITY

- Is the property within the Hillside Overlay? Properties within the Hillside Overlay are subject to the Hillside Development Standards pursuant to [Chapter 9.195](#).

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Historic Structure. Is the property located within a historic district or property included on the [State Historic Resources Inventory](#) or within a site that is designated as a city landmark?

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Demolition of Occupied/Affordable Unit. Does the project involve the demolition or alteration of housing for families of moderate, low, or very-low-income households or subject to any form of rent or price control, or housing that has been occupied by a tenant in the last three years?

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Percentage of Demolition. Does the proposed housing development involve the alteration of more than 25% of the existing exterior walls unless the site has not been occupied by a tenant in the last three years?

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Housing Withdrawn from Rent. Is the proposed housing development a parcel on which an owner has exercised rights under the Ellis Act within 15 years?

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MINIMUM STANDARDS FOR SB 9 LOT SPLITS

In addition to the questions above, applicants proposing an Urban Lot Split are instructed to answer the questions below. Applicants answering “**YES**” may be eligible for SB-9 processing.

YES **NO**

Prior Split. Is this the first time the subject property will be subdivided under an SB-9 Urban Lot Split application?

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Neighbor Split. Are the properties immediately contiguous to the subject property (or adjacent if separated by a street) that is proposed for an SB-9 Urban Lot Split independently owned (do not share ownership interests)?

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Required Lot Sizes. The following questions pertain to the new parcels that will be created as a result of the Urban Lot Split:

- Are two new parcels of approximately equal lot size proposed?
- Will the two new parcels be at least 40% of the lot area of the original parcel size?
- Will each parcel be at least 1,200 square feet in size?
- Will each parcel have dedicated access to an existing easement or public right-of-way? Contact [EMWD](#) for information on water and sewer.

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Utilities. Will each parcel have the ability to connect to separate sewer, water, gas, and electrical utility services?

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Owner Occupancy. Is the property owner willing to sign a notarized affidavit stating they will occupy one of the housing units as a primary residence for at least three years after splitting the property or the addition of units (exceptions provided for community land trusts and qualified nonprofit corporations) (See Gov. Code § 66411.7(g) for additional guidance)?

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DETERMINATION OF SB 9 ELIGIBILITY

MINIMUM STANDARDS FOR TWO-UNIT DEVELOPMENTS

In addition to the questions above, applicants proposing SB 9 units are instructed to answer the questions below. Applicants answering "YES" may be eligible for SB-9 processing.

Zoning Standards. The following questions pertain to parcels that propose two-unit development:

- Minimum 4-foot interior side and rear yard setbacks; front and street side yard setbacks per requirements of the zone in which the parcel is located.
- Minimum 1 off-street parking space per unit (except within one-half mile of transit or within one block of a car share vehicle).

PROPERTY OWNER RENTAL AGREEMENT

Please note, per Senate Bill 9, no rental of any unit(s) shall be allowed for 30 days or less.

I as the owner(s) of the subject property understand that SB 9 projects/properties are subject to rental terms 30 days or greater.

Property Owner Signature

Date

Property Owner Signature

Date

PROPERTY OWNER CERTIFICATION

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

Property Owner Signature

Date

Property Owner Signature

Date

FOR STAFF USE		
DATE STAMP	PLANNING CLEARANCE	REC'D BY