



**STREAMLINED HOUSING DEVELOPMENTS -SENATE BILL 9
PROJECT INFORMATION AND APPLICANT AGREEMENT**

PJR-143

California Senate Bill 9 of 2021 enacted Government Code Section §65852.21 and §66411.7 (commonly referred to as “SB 9”), which created a streamlined and ministerial approval process for certain housing development projects. Applicants intending to utilize SB 9 streamlining must complete and sign this form, and submit all required application materials.

APPLICATION TYPE SB 9 Two-Unit Housing Development SB 9 Urban Lot Split

PROPERTY INFORMATION

Project Address _____

Assessor’s Parcel Number(s) (APN) _____

Zoning _____ General Plan Land Use _____

Project Description	Existing	Proposed	Demolished
Number of Residential Units	_____	_____	_____

Existing Conditions. Describe the existing site conditions including sizes and uses of all existing structures:

Proposed Project. Describe the proposed project including the size of new residential units and/or new lots. Identify the location, square footage, number of floors, and type of use for all proposed structures on the parcel. Describe all proposed improvements including driveways/roadways, patios, parking areas, outdoor use areas, landscaping, tree removal, etc.:

Water Supply. Identify the type of water supply (public water, mutual water company or other private provider entity, or private well) and if applicable, describe the location and depth of the supply well(s) for the project. If a private well is shared, please indicate the number of existing and proposed connections.

Sewage Disposal. Describe the location, size, dimensions, and type of sewage disposal system (i.e., public sewer or on-site septic system).

Access and Parking. Describe the proposed access to the project and identify the location of the required onsite parking space(s). Indicate whether the project has frontage along a County maintained right-of-way, or will be accessed by existing or proposed private easement, and the roadway/driveway width and length. Indicate whether a parking exception is requested pursuant to Government Code §65852.21(c)(1) or §66411.7(e)(3).

IF THE PROJECT INVOLVES AN URBAN LOT SPLIT

The undersigned certify all of the following:

1. The undersigned is/are the record owner, and if applicable, the authorized Agent of the owner of this property. _____
2. The information submitted with and presented in the application is true and correct to the best of my knowledge. _____
3. I/we certify that the project site meets the requirements in Government Code §65852.21(a)(2) and §66411.7(a)(3)(C) (referencing Government Code §65913.4(a)(6)(B)-(K), inclusive). _____
4. I/we certify that the project will not result in demolition or alteration of any of the following types of housing:
 - a. 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.
 - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - c. The parcel is not one in which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date of this application.
 - d. Housing that has been occupied by a tenant in the last three years. _____
5. I/we certify that the subject parcel, if proposed for an urban lot split, was not established through prior exercise of an urban lot split under Government Code §66411.7. _____
6. I/we certify that neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided in Government Code §66411.7. _____
7. As provided in the Owner Affidavit accompanying the application, I/we agree to comply with the requirement in Government Code § 66411.7(g)(1) that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the lot split, unless the following is true:
 - a. The applicant is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code. _____
8. I/we understand that no residential unit resulting from this application shall be rented for any periods of less than 30 days. I further understand that this requirement shall apply to both lots created by an urban lot split, shall apply to all future owners of either lot, and shall be memorialized as a condition of approval and recorded as a note on the parcel map. _____
9. I/we acknowledge and understand that the uses allowed on lots created by an urban lot split shall be limited to residential uses, as provided by Government Code § 66411.7(f). _____

Owner Name _____ **Signature** _____

Agent Name _____ **Signature** _____

If the owner of the subject property is an entity or entities other than a natural person, it is the applicant's responsibility to submit appropriate documentation to demonstrate ownership and persons legally authorized to approve real estate transactions.

IF THE PROJECT INVOLVES A TWO-UNIT RESIDENTIAL DEVELOPMENT

The undersigned certify all of the following:

1. The undersigned is/are the record owner, and if applicable, the authorized agent of the owner of this property. _____
2. The information submitted with and presented in the application is true and correct to the best of my/our knowledge. _____
3. I/we certify that the project site meets the requirements in Government Code §65852.21(a)(2) and §66411.7(a)(3)(C) (referencing Government Code §65913.4(a)(6)(B)-(K), inclusive). _____
4. I/we certify that the project will not result in demolition or alteration of any of the following types of housing:
 - a. 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.
 - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - c. Housing that has been occupied by a tenant in the last three years. _____
5. The project site is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date of this application. _____
6. The proposed housing development does not involve the demolition of more than 25 percent of the existing exterior structural walls, unless the site has not been occupied by a tenant in the last three years. _____
7. I/we understand that no residential unit resulting from this application shall be rented for any periods of less than 30 days. I further understand that this requirement shall apply to both lots created by an urban lot split, shall apply to all future owners of either lot, and shall be memorialized as a condition of approval and recorded as a note on the parcel map. _____

Owner Name _____ Signature _____

Agent Name _____ Signature _____

If the owner of the subject property is an entity or entities other than a natural person, it is the applicant's responsibility to submit appropriate documentation to demonstrate ownership and persons legally authorized to approve real estate transactions.