



CITY OF FULLERTON
ZONING & PLANNING
 303 W. Commonwealth Ave.
 Fullerton, CA 92832
 (714) 738-6559

Senate Bill 9 Two-Unit and Lot Split Eligibility Checklist
(Government Code §65852.21 & §66411.7)
 (To Be Completed By Applicant)

California Senate Bill 9 (SB 9) created a “ministerial approval process” for “two-unit housing development” and “urban lot split” projects in single-family residential (R-1) zones. To qualify for the “ministerial approval process,” the project must satisfy the eligibility requirements listed in Government Code §65852.21 and/or §66411.7.

To apply for ministerial review pursuant to SB 9, the Applicant must complete this SB 9 Two-Unit and Lot Split Eligibility Checklist. In addition to this checklist form, the applicant must also provide a review fee in the amount of \$1,215.36, architectural plans, a Tentative Parcel Map if proposing an “urban lot split” (subject to the applicable requirements of FMC Title 16), and any other documents listed herein. Additionally, all projects must comply with the objective design standards and conditions of approval as set forth in FMC Sections 15.170, 16.03.070 and 16.03.080.

PROJECT TYPE	
Which type of SB 9 Project is being applied for?	<input type="checkbox"/> Two-Unit <input type="checkbox"/> Urban Lot Split

To qualify as an SB 9 ministerial approval project, the applicant must check “yes” for all the following general requirements, and all the requirements for one or both of the project types:

GENERAL REQUIREMENTS		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the subject property zoned R-1?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the proposed development located outside of areas defined in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of California Government Code §65913.4, which includes: -Very High Fire Hazard Severity Zone -Earthquake Fault Zone -Special Flood Hazard Area -Regulatory Floodway -Hazardous Waste Site -Conservation Area
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the subject property not located in a historic district, not identified in the State Historic Resources Inventory, not designated by the City as landmark or not located in a Residential Preservation Zone?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the proposed project require the demolition, or alteration, of any of the following: -Housing restricted for moderate, low, or very-low income -Housing subject to rent or price control -Housing occupied by a tenant in the last three (3) years
<input type="checkbox"/> Yes	<input type="checkbox"/> No	If the property contains a rental unit within the last three (3) years, will the project demolish 25% or less of the existing exterior structural walls?
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No	Will the proposed project be rented for periods of more than thirty (30) consecutive days at a time?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will at least one (1) off-street parking space per unit be provided? <i>If the property is within 1/2 mile of a High-Quality Transit Corridor of Major Transit Stop, or within one (1) block of a car share, select N/A.</i>
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the proposed project be used for residential purposes only?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Are all existing improvements to remain on the property permitted?

TWO-UNIT HOUSING PROJECT REQUIREMENTS		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Does the project propose a maximum of two (2) housing units on a single parcel, excluding ADUs or JADUs?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Does the project comply with all provisions of Fullerton Municipal Code Section 15.17.130?

URBAN LOT SPLIT PROJECT REQUIREMENTS		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the lot split result in two (2) lots?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the resulting lots be of equal size or at least one lot at least 40% the size of the existing lot?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the resulting lots be at least 1,200 sq. ft. in size?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Has the property previously been split through an Urban Lot Split?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Has the property owner previously subdivided an adjacent property pursuant to an SB 9 urban lot split?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the resulting lot split contain two (2) housing units, or less, on each property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the individual property owner occupy any of the housing units as a result of the lot split for a minimum of three (3) years after the approval date?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Does the urban lot split conform to all objective standards of the Subdivision Map Act, Title 16 of the Fullerton Municipal Code and specifically Section 16.03.070 and 16.03.080?

PROJECT INFORMATION:

Project Address:
APN(s):
Zoning & General Plan Land Use:
Number of Proposed Units:
Square Footage of Each Proposed Unit:

PRIMARY CONTACT INFORMATION:

Name:
Contact Type: <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Property Owner <input type="checkbox"/> Representative <input type="checkbox"/> Other
Mailing Address:
City, State, Zip Code:
Phone No.: _____ E-mail: _____

PROPERTY OWNER CONTACT INFORMATION: (If different than Primary Contact)

Name:
Mailing Address:
City, State, Zip Code:
Phone No.: _____ E-mail: _____

SUBMITTAL DOCUMENTS:

<input type="checkbox"/> Sewer Capacity Review	<input type="checkbox"/> Preliminary Water Quality Management Plan (If Applicable)
<input type="checkbox"/> Tentative Parcel Map (For Urban Lot Splits Only)	<input type="checkbox"/> Architectural Plans
<input type="checkbox"/> Payment for \$6,191.99 for Urban Lot Split	<input type="checkbox"/> Preliminary Title Report (Less than 6 months old)
<input type="checkbox"/> Payment for \$1,215.36 for Review Fee	

CERTIFICATION:

I certify and declare under penalty of perjury under the laws of the State of California that the answers furnished above, and in the attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Fullerton to complete my review.

Applicant Signature

Date

Property Owner Signature

Date

FOR OFFICE USE ONLY

Date Received:	Received By:
Review Completed Date:	Determination: