

California Senate Bill 9
Ministerial Approval of Two Dwellings & Urban Lot Splits
City Code Chapter [17.864](#)

Form Instructions

Overview: The purpose of this application is to implement California Government Code [65852.21](#) and [66411.7](#), commonly referred to as SB 9, as locally codified at City Code Chapter [17.864](#). Applications may consist of only a lot split or dwelling(s) or a combination thereof. This application identifies the information required to evaluate each application as well as a summary of applicable standards.

Application requirements: Applications shall include all the following:

- I. Application Form: Fill all portions of this form with required text; check all boxes with responses reflecting the applicant's statement(s). Note: Form CDD-0063 is not required.
- II. Letter of Agency: If the applicant is not the property owner, this section is mandatory.
- III. Application Fees. No application is considered submitted until all fees and deposit(s) are paid.
- IV. Preliminary Title Report. Not more than 6 months old, listing all recorded easements and restrictions and providing a legal description of the property.
- V. Plans: All plan sets shall meet the specifications provided in Section V. Urban lot splits shall include a Tentative Map conforming to City Code Section [17.828.050](#) and [060](#); see [Form CDD-0443](#).
- VI. Site Eligibility Checklist: To be accepted, the site must meet all eligibility standards at Section VI.
- VII. Objective Standards Checklist: To be approved, the project must comply with all applicable standards at Section VII.
- VIII. Color photographs. Each application shall include photos of the project site and adjacent properties in the format described in [Form CDD-0077](#).
- IX. Applicant Certification: All applicants must complete the certification in Section IX.

Forms: All forms referenced in this application are available at this website:

<https://www.cityofsacramento.gov/community-development/planning/planning-forms>

How to submit this application: All applications are submitted through an online process. Detailed instructions are provided at the [E-Planning Submittal Service](#) webpage. That website also provides a link to the [Public Permit Portal](#). Applications may be digitally signed. Once uploaded, staff will communicate through the Public Permit Portal. Emails will be sent from noreply@accela.com. Please check your email's junk mailbox or spam filter to ensure emails from that address arrive in your inbox.

How to pay fees: Once Planning Staff determine all the necessary forms and materials are uploaded, staff will send an invoice for the applicable fee(s). Fees may be paid online at the [Public Permit Portal](#) or in person at 300 Richards Blvd, 3rd floor. To estimate application fees, review the fee worksheets at [Planning Forms](#). Payment of the fee/deposit(s) results in the application being accepted for assignment to a staff planner.

After submittal: The assigned planner will review in two sequential phases: (1) for completeness pursuant to City Code Section [17.800.030](#) (i.e., Permit Streamlining Act); and, once complete, (2) for compliance with City Code Chapter [17.864](#). At the conclusion of that review, applications will either be approved or disapproved within 60 days. The 60-day compliance review timeframe may not be paused or extended.

How to ask questions: All questions before and during the submittal process can be directed to planning@cityofsacramento.org, or by visiting the public counter in-person through a scheduled appointment. In-person appointments can be scheduled through the [Appointment Scheduling](#) website.

Heads Up! – Info to Help Keep Your Project on Schedule, on Budget

Please consider the following information BEFORE submitting this application.

Have a Consultation Meeting with SMUD

Infill development can be difficult to serve and may require complex solutions that ensure service to the proposed project, the surrounding properties, as well as access to onsite equipment. The Sacramento Municipal Utility District (SMUD) can assist and offers free consultation to help identify potential issues and service solutions. Applicants that wait to consult SMUD staff until after City approval may incur significant costs (e.g., project redesign) and/or delay. For more information and/or to schedule a consultation, see [this link](#).

Carefully Review for Project Effects on Existing Trees

Existing trees, located on either city property or private property, may be subject to separate permit requirements under City Code [Chapter 12.56](#). Applicants are strongly encouraged to conduct due diligence on whether their project will affect trees, including whether by removal, pruning, grading, trenching, boring, etc. For more information about determining whether your project is subject to tree permit requirements, please visit this website:

<https://www.cityofsacramento.gov/public-works/maintenance-services/urban-forestry/urban-forestry-tree-permits>

If subject to City Code Chapter 12.56, tree removal may not be authorized unless such tree(s) physically preclude the construction of up to two dwelling units of at least 800 square feet.

I. Application Form

Project Site Information

Project Name: _____

Site Address or Project Location: _____

Assessor Parcel Number(s): _____

Property Size in Acres (Gross/Net): _____

Property Size in Square Feet: _____

Property Owner Information

Name: _____

Company Name: _____

Mailing Address: _____

City / State / ZIP Code: _____

Phone: _____

Email: _____

Applicant Information

Name: _____

Company Name: _____

Mailing Address: _____

City / State / Zip Code: _____

Phone: _____

Email: _____

Project Narrative

II. Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s).

Check this box if a letter of agency is not applicable (i.e., the owner of record is the applicant).

Date:

To: City of Sacramento
Community Development Department
300 Richards Blvd, Third Floor
Sacramento, CA 95811

Community Development Department,

I, the undersigned legal owner of record, hereby grant permission to:

Name: _____

Company Name: _____

Mailing Address: _____

City / State / ZIP Code: _____

to agree to the covenants set forth in this application and to apply for an Administrative Permit pursuant to City Code Chapter 17.864.

The subject property is located at: _____

Assessor Parcel Number(s): _____

Owner of Record (Printed Name): _____

Owner of Record (Mailing Address): _____

Owner of Record (Signature): _____

(may be digital signature)

III. Application Fees

Refer to [Form CDD-0089 \(Staff Level Fees\)](#) for applicable fees and deposit(s).

IV. Preliminary Title Report

Submit one electronic (PDF) copy of a preliminary title report generated within the past 6 months. The report must include all recorded easements and restrictions and the property's legal description. Copies of all recorded documents referred to in the report must also be submitted.

V. Plans

New Dwelling Units (e.g., Single-Unit Dwelling(s), Duplex)

Each plan sheet shall include:

- Date(s) of plans
- Labeled Dimensions
- Scale ratio and bar scale. Engineer or Architectural scale required, not less than 1/16 -inch. Larger scale may be needed to provide clear understanding of the project.
- North arrow pointing to the top of the page or to the right margin of a horizontally formatted sheet.
- Identify all items as: existing (E), new (N), or relocated.
- Name, telephone number, and E-mail address of the contact person for architectural, engineering, and landscape if different from the applicant.

Site plans shall include:

- A Vicinity Map, including north arrow, map scale, the site area in square feet, etc.
- The entire property under consideration, including property lines and adjoining public rights-of-way up to the centerlines. For large acreage properties, staff recommend submitting two (2) site plans. The first should show the entire property with detail indicating the area proposed for development. The second should focus on the specific areas of the proposed development.
- Location and distance from closest adjacent structures on neighboring properties.
- Accurate dimensions of front setbacks for the nearest two adjacent buildings, where required to determine required front setback.

- ____ Location, area, and nature of all existing and proposed easements. For existing easements, include the recorded document number.
- ____ Footprints and dimensions of all existing and new buildings, structures, parking spaces, walkways, driveways, planters, and other features, drawn to scale showing the location of structures to be constructed, modified, relocated, or demolished. Dimensions are required to determine if the site meets development standards.
- ____ Square footage for all existing and new buildings and proposed additions. Indicate the type of land use using terminology consistent with [City Code Chapter 17.108](#).
- ____ Existing and proposed setbacks (dimensioned) to buildings from property lines, other onsite buildings and structures, septic systems, water wells, etc.
- ____ Location, height, and materials of existing and new walls/fences.
- ____ Existing and new driveways, off-street parking, and loading facilities. Include dimensions, materials, and back-up distances of spaces. Label the type of parking space (truck, car, motorcycle, bicycle), and either number parking spaces individually or show subtotals for groups of parking spaces.
- ____ Drainage courses, creeks, City drainage facilities, etc. Identify location and size of stormwater retention, if proposed. Identify any alternative or permeable paving surfaces and provide material specifications.
- ____ Location of onsite water source(s), supply, and storage facilities.
- ____ Location of solid waste containers (trash, recycling, and organic waste) or storage areas. Indicate dimensions, materials, and capacity (cubic yards). Staff may require an exhibit demonstrating overhead clearances and/or turning templates.
- ____ Location of proposed electrical vaults/transformers and backflow preventors, if required.
- ____ Existing and new mechanical equipment, including heaters and air conditioners.

Building elevations shall include:

- ____ Exterior appearance of all sides of existing and new structures, modifications, and additions.
- ____ Elevations must be drawn to scale with an indication of height, measured from grade to the top of plate line, and to the top of the roof. Please note: Renderings that are not true elevations may be included, however they do not replace the requirement for true elevation drawings.
- ____ All affected views identified as North, South, East, and West - not front, rear, right side, etc.
- ____ Exterior building features (doors, windows, siding, etc.) as existing (E), new (N), or to be repaired or to be replaced. Use dashed lines to indicate features to be eliminated or modified.

- ____ All walls and roof areas that will be demolished, indicated with dashed lines.
- ____ Any anticipated roof- and ground-mounted equipment and related equipment screening.
- ____ Roof plans shall indicate all roof slopes. Identify all areas of the roof proposed for demolition. Where the project proposes additions to existing structures, clearly identify the portions of roof that are existing (E) and proposed to be changed/new (N).
- ____ Any existing or proposed encroachment by the building onto the right of way. This includes, but is not limited to, canopies, balconies, bay windows, etc.
- ____ Color and construction materials for all roofing, siding, windows, doors, and trim, with reference to the manufacturer's information and/or material cutsheets.

Floor plans shall include:

- ____ All buildings under consideration. The floor plans are necessary for a full understanding of the project, the functioning of the interior spaces, and ultimately to verify the intended land use.
- ____ A dimensioned floor plan for each level of the structure.
- ____ All walls, exterior features (doors, windows, etc.), and ancillary structures labeled as existing, new, or to be repaired or replaced. Use dashed lines to indicate features to be eliminated or modified.
- ____ All rooms identified by their use (e.g., kitchen, bathroom, bedroom, garage)
- ____ All exterior landings at doors.

Urban Lot Splits

Tentative Map

- ____ Tentative Maps submittals shall be consistent with the requirements set forth in the Tentative Map Application Information Guide and Submittal Checklist (Form [CDD-0443](#)).
- ____ Check this box if the lot split is proposed by 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 a “qualified nonprofit corporation” as described in Section 214.15 of the Revenue and Taxation Code. Provide written evidence substantiating such status. This may include, but is not limited to, a written determination from the Internal Revenue Service.

VI. Site Eligibility Checklist

Review the subject site for compliance with the eligibility criteria below. Answer “yes”, “no”, or “N/A” (not applicable). For a site to be eligible, it must have only ‘green’ cell entries in the right-hand columns.

Applications - All		Yes	No	N/A
1.	<p>Is the project site zoned Rural Estate (RE) or Single-Unit Dwelling (R-1)?</p> <p><u>Note to Applicants:</u> Use this website to review the Zoning Map.</p> <p><i>Project Site Zoning designation:</i> _____</p> <p><i>City Code Section 17.864, Government Code Sec. 65852.21(a) & 66411.7(a)(3)(A)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<p>Does the applicant agree that a rental of any units created under this SB 9 application shall be for a term longer than 30 days?</p> <p><i>Government Code Sec. 65852.21(e) & 66411.7(h)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<p>Has the owner of residential real property exercised the owner’s rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1, commonly referred to as the Ellis Act, to withdraw accommodations on this parcel from rent or lease within 15 years before the date that the development proponent submits an application?</p> <p><i>Government Code Sec. 65852.21(a)(4) & 66411.7(a)(3)(D)(iii)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<p>Does the project require demolition or alteration of any of the following?</p> <ul style="list-style-type: none"> ○ 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. <p><i>Government Code Sec. 65852.21(a)(3)(A) & 66411.7(a)(3)(D)(i)</i></p> <ul style="list-style-type: none"> ○ Housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power. <p><i>Government Code Sec. 65852.21(a)(3)(B) & 66411.7(a)(3)(D)(ii)</i></p> <ul style="list-style-type: none"> ○ Housing that has been occupied by a tenant in the last three years. <p><i>Government Code Sec. 65852.21(a)(3)(C) & 66411.7(a)(3)(D)(iv)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>5.</p>	<p>Is the site located in any of the following areas or does the site include any of the following?</p> <p><u>Note to Applicants:</u> By checking “yes” or “no” the applicant is stating that they have verified the information and will provide documentation upon request. The following resources have been provided for informational purposes only. Staff may accept documentation from other sources if deemed to be more authoritative.</p> <p>Criteria at Government Code Section 66499.41(a)(9) pertaining to high fire hazard severity zones, earthquake fault zones, and land identified for conservation are omitted since none occur within the boundaries of the city.</p>	
	<ul style="list-style-type: none"> ○ Does the site contain prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction? <p>Review at website: https://maps.conervation.ca.gov/agriculture</p> <p><i>Government Code Sec. 65852.21(a)(2) & 66411.7(a)(3)(C) & 65913.4(a)(6)(B)</i></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	<ul style="list-style-type: none"> ○ Does the site contain wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? <p>Review at website: U.S. Fish & Wildlife Service National Wetland Inventory</p> <p><i>Government Code Sec. 65852.21(a)(2) & 66411.7(a)(3)(C) & 65913.4(a)(6)(C)</i></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	<ul style="list-style-type: none"> ○ Does the site contain a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? <p><u>Note to Applicants:</u> Mark this section N/A if the site is a hazardous waste site but either of the following apply:</p> <p>(i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.</p> <p>(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

	<p>Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.</p> <p>Review at website: https://geotracker.waterboards.ca.gov/</p> <p>Review at website: https://www.envirostor.dtsc.ca.gov/public/</p> <p><i>Government Code Sec. 65852.21(a)(2) & 66411.7(a)(3)(C) & 65913.4(a)(6)(E)</i></p>		
	<ul style="list-style-type: none"> ○ Is the site within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency? <p>Note to Applicants: Mark this section N/A if the site is within a special flood hazard area but either of the following apply:</p> <p>(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.</p> <p>(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.</p> <p>Review at website: https://msc.fema.gov/portal/search</p> <p><i>Government Code Sec. 65852.21(a)(2) & 66411.7(a)(3)(C) & 65913.4(a)(6)(G)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> ○ Is the site within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency? <p>Note to Applicants: Mark N/A if the development is in a regulatory floodway but has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. Provide the certification with your application.</p> <p>Review at website: https://msc.fema.gov/portal/home</p> <p><i>Government Code Sec. 65852.21(a)(2) & 66411.7(a)(3)(C) & 65913.4(a)(6)(H)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> ○ Is the site on land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan? <p>Review at website: https://data-cdfw.opendata.arcgis.com/datasets/CDFW::conservation-plan-boundaries-hcp-and-nccp-ds760/about</p> <p><i>Government Code Sec. 65852.21(a)(2) & 66411.7(a)(3)(C) & 65913.4(a)(6)(I)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>

	<ul style="list-style-type: none"> ○ Does the site contain habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code)? <p>Note to Applicants: Applicants are responsible for providing information demonstrating compliance with this criterion unless property-specific documentation is already on file with the city (e.g., recent CEQA document). There is no single source of information online that will provide current and accurate information about the presence or absence of habitat.</p> <p>Applicants are encouraged to retain the services of a qualified professional (e.g., biologist) to evaluate the project site. Such evaluations must be in writing and address the criteria cited above. The written evaluation must also include a statement of qualifications by the preparer.</p> <p>If the submitted application has inadequate information to comply with this criterion, staff will inform applicants during the completeness review period required by City Code Section 17.800.030.</p>			
	<p><i>Government Code Sec. 65852.21(a)(2) & 66411.7(a)(3)(C) & 65913.4(a)(6)(J)</i></p>			

Applications for Lot Split		Yes	No	N/A
Complete this checklist if applying for lot split. If not, select "N/A" for all questions.				
1.	Has the site been previously subdivided using SB9?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<i>Government Code Sec. 66411.7(a)(3)(F)</i>		

2.	Has the owner of the parcel being subdivided, or any person acting in concert with the owner, previously subdivided an <u>adjacent</u> parcel using an SB 9 urban lot split?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Government Code Sec. 66411.7(a)(3)(G)</i>				

Applications for Lot Split				Yes	No	N/A
3.	<p>Does the property owner agree to occupy a dwelling unit on the property as their principal residence for a minimum of three years from the date of the approval of the urban lot split?</p> <p><u>Note to Applicants:</u> Mark N/A if the property owner is a “community land trust” conforming to the criteria at Government Code Section 66411.7(g)(2), or a “qualified nonprofit corporation” as described in Section 214.15 of the Revenue and Taxation Code.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<i>Government Code Sec. 66411.7(g)</i>
4.	<p>Does each newly created parcel have an area of at least 1,200 square feet?</p> <p><i>Parcel 1 area:</i> _____</p> <p><i>Parcel 2 area:</i> _____</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<i>Government Code Sec. 66411.7(a)(2)(A)</i>
5.	<p>Does the subdivision create no more than two new parcels of approximately equal area, provided that no parcel shall be smaller than 40% of the size of the original parcel?</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<i>Government Code Sec 66411.7(a)(1)</i>
6.	<p>Is the parcel located within a historical landmark property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark under a city or county ordinance?</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<i>Government Code Sec 66411.7(a)(3)(E)</i>
7.	<p>Will the lot split involve the demolition or alteration of either of the following:</p> <ol style="list-style-type: none"> 1) A contributing structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance, or 2) An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance? <p>Note to applicants: Use the Land Information Lookup App to identify historic resources.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<i>Government Code Sec 66411.7(a)(3)(F)</i>

Applications for Housing Development		Yes	No	N/A
1.	<p>Is the project a residential development with no more than two dwellings per parcel, including accessory dwelling units and junior accessory dwelling units?</p> <p><i>Parcel 1 number of units:</i> _____</p> <p><i>Parcel 2 number of units (if proposing urban lot split):</i> _____</p> <p style="text-align: right;"><i>Government Code Sec. 65852.21(a)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<p>Does the site contain a contributing structure within a historic district included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or historic property or district pursuant to a city or county ordinance?</p> <p>Note to applicants: Use the Land Information Lookup App to identify historic resources.</p> <p style="text-align: right;"><i>Government Code Sec. 65852.21(a)(5)(A)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<p>Is the site individually listed as a historic resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a property individually designated or listed as a city or county landmark under a city or county ordinance?</p> <p style="text-align: right;"><i>Government Code Sec. 65852.21(a)(5)(B)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. Objective Standards Checklist

Please answer “yes”, “no”, or “N/A” (not applicable) to the items below and provide the requested information. Government Code Sec. 65852.21(b) authorizes the city to impose objective standards related to zoning, design, and subdivisions. To be approved, the project must meet all the applicable objective standards below:

Objective Design & Development Standards		Yes	No	N/A
General Standards				
1.	Does the proposed development meet the Citywide Infill Housing Design Standards for single-unit and duplex dwellings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Do all proposed single-unit dwellings meet the architectural design standards in City Code Section 17.600.105 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Do all proposed duplex dwellings meet the architectural design standards in City Code Section 17.600.110 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<p>Does the development comply with the applicable lot coverage requirements?</p> <p>RE Zone: City Code Section 17.864.020.A.2.c</p> <p>R-1 Zone: No maximum lot coverage.</p> <p><i>Maximum lot coverage: Parcel 1 _____ %; Parcel 2 _____ %</i></p> <p><i>Proposed lot coverage: Parcel 1 _____ %; Parcel 2 _____ %</i></p> <p><u>Note to Applicants:</u> Government Code Section 65852.21(b)(3) prohibits standards not applied uniformly in the zone, unless standards for SB 9 developments are more permissive. The Missing Middle Housing Interim Ordinance Section 6.E is more permissive and does not impose a maximum lot coverage for missing middle housing in the R-1 zone. Therefore, there is no maximum lot coverage for SB 9 developments in the R-1 zone. However, the Missing Middle Housing Interim Ordinance does not apply to the RE zone and City Code Section 17.864.020 still applies.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<p>Are all new structures at or below the maximum height?</p> <p><i>Maximum allowed height: 35 feet</i></p> <p><i>Proposed height to plate line: _____</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Do all roof structures comply with the requirements in City Code Section 17.600.145 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Do all new structures meet the required front, rear, interior side, and street side setbacks of City Code Section 17.864.020 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.	Is all development setback a minimum of 20-feet from the landside toe of any flood control levee ? If five acres in size or greater, is all development setback a minimum of 50-feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Is all mechanical equipment screened from view from adjacent streets and public areas? (City Code Section 17.600.165)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking				
9.	When provided ⁵ , are all parking spaces at least 10 feet by 20 feet and comply with the paving requirements of City Code Section 17.612.020 ? <u>Note to Applicants:</u> General Plan Policy LUP-4.14 , the City does not require new or existing development to provide off-street vehicle parking spaces and City Code Section 17.864.020.A.4.d.i does not apply.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Do all driveways comply with the objective standards in City Code Section 17.508 , including minimum width and location?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping				
11.	Do all single-unit and duplex dwellings meet the objective landscaping requirements in City Code Section 17.612.010(A) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recycling and Solid Waste				
12.	Does the site plan depict a waste storage area concealed from the street and adequate area to meet the required recycling and solid waste volume requirements ? (Section 17.616.030 & 17.864.020.A.3).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall, Fence, and Gate				
13.	Does the project meet the wall and fence requirements for single-unit and duplex developments in City Code Section 17.620.110 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	If gates are proposed, does the site plan demonstrate compliance with design and operations requirements in City Code Section 620 Article II. Gated Developments ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	If provided, do sound walls comply with the development standards in City Code Section 17.620.320 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	If provided, do all accessory structures , such as carports, garages, patios, and other enclosed structures meet the development standards in City Code Section 17.624 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Objective Subdivision Standards		Yes	No	N/A
General Standards – For Lot Split Only				
1.	Does each parcel have at least 20 feet of developed public street frontage or public alley frontage; or an easement for access and the provision of public services and facilities? <u>Note to Applicants:</u> In the absence of such an easement, the applicant must enter into an agreement for conveyance of easements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Does the tentative parcel map comply with all applicable objective standards in City Code Section 17.832 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Does each new parcel have separate water and sewer services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. Color Photographs

Photographs shall be combined as a single PDF document and presented in the format described at [Form CDD-0077](#).

IX. Applicant Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

I understand that some application fees required to submit this application may be an initial deposit and based on full cost recovery. If the time to review the project exceeds the amount of deposit that is collected, additional payment will be required.

I understand the following requirements of State Law and agree each statement is true and correct:

1. The project does not involve demolition or alteration of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
2. The project does not involve demolition or alteration of housing that was occupied by a tenant in the last three years.
3. The project does not involve demolition or alteration of affordable housing, rent controlled housing, and/or housing that was withdrawn from rent within the last 15 years under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1.
4. The project does not involve demolition or alteration of affordable housing subject to recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

5. The applicant intends to occupy one of the housing units associated with the submitted application as their primary residence for a minimum of three years from the date of approval of the urban lot split. *This does not apply if the applicant is a community land trust or qualified nonprofit corporation.*

I understand that in the event of a dispute over the project, I am required to defend, indemnify, and hold harmless the City of Sacramento as follows:

1. Except as provided in paragraph 2, immediately below, I agree that in connection with any claim, action, or proceeding (collectively "claim") brought against the City of Sacramento and its City Council, agencies, commissions, boards, departments, officers, employees, and agents (collectively the "City") to attack, set aside, void, or annul any City action arising out of or in any way connected to the project, including any determination made pursuant to the California Environmental Quality Act, I will defend, indemnify, and hold harmless the City from and against all damages, costs, and attorneys' fees, excluding the City's staff attorneys' fees. I understand that the City, in its sole discretion, may decide to use outside counsel or its staff attorneys (or both) to defend the claim.
2. As a condition of a tentative, parcel, or final map application or approval, I agree to defend, indemnify, and hold harmless the City of Sacramento and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of a tentative, parcel, or final map by the City, advisory agency, appeal board, or legislative body concerning a subdivision, which is brought within the time period provided for in Government Code section 66499.37, from and against all damages, costs, and attorneys' fees. The City will promptly notify me of any such claim and will cooperate fully in the defense. The City, in its sole discretion, may elect to defend any such action with attorneys of its own choice and, in such case, shall bear its own attorneys' fees and costs and will defend the action in good faith.

Signature of Applicant

Date

Please note that once this document is submitted to the City of Sacramento, your information will be posted online and is part of the public record; however, the City will not sell your data or information for any purposes.