

MEMORANDUM

Date: September 24, 2025

To: Planning Division Staff

From: Kevin Colin, Zoning Administrator

Subject: SB 684 Eligibility and Objective Standards Checklist

California Senate Bill 684 (SB 684) was signed by Governor Gavin Newsom on October 11, 2023, and became effective on July 1, 2024. SB 684 was amended in 2024 through Senate Bill 1123, which became effective on July 1, 2025. SB 684 was again amended through Assembly Bill 130, which became immediately effective on June 30, 2025. This memorandum provides a checklist for Planning Division staff and prospective applicants to utilize for implementation of SB 684 in advance of local ordinance adoption by the City Council.

SB 684 added Government Code Sections 65852.28, 65913.4.5, and 66499.41 to require local entities to streamline the approval of subdivisions and housing projects consisting of 10 or fewer lots and dwellings by providing a ministerial approval process and removing the requirement for California Environmental Quality Act (CEQA) review. A ministerial decision involves only the use of fixed standards or objective measurements, and the city cannot use personal, subjective judgment in deciding whether or how the project should be carried out. This is a voluntary program that a project sponsor may elect to pursue, provided that eligibility criteria are met and the project complies with all applicable objective standards.

Applications utilizing SB 684 shall include all the following:

- SB 684 Eligibility & Objective Standards Checklist (attached hereto), including:
 - Preliminary Title Report
 - Habitat Evaluation
- Planning Entitlement Application ([Form CDD-0063](#))
- Tentative Map Application Guide ([Form CDD-0443](#))
- Applicable Fees ([Form CDD-0089](#)) for:
 - SB 684 Subdivision Map (\$2,910/flat rate)
 - SB 684 Dwelling Unit Review (\$1,170/Dwelling)
 - Applicable Planning & Technology Fee, Other Department Deposit(s) & Review

Applicants are encouraged to only submit applications that meet all eligibility criteria and comply with all applicable objective standards. All applications will, after being determined to be complete pursuant to City Code Section 17.808.030, be processed with one cycle of review. At the conclusion of that review, applications will either be approved or denied within SB 684's required 60-day timeframe. This memorandum will be replaced by a new planning application form after local ordinance adoption estimated to occur in December 2025.

SB-684 CHECKLIST GUIDE Includes SB-1123 and AB-130 Criteria

Eligibility Requirements: Staff shall only accept eligible projects. For a project to be eligible, it must have only 'green' cell entries in the 'yes,' no,' and 'n/a' columns.		Yes	No	N/A
1.	<p>Is the project a housing development with 10 or fewer dwelling units <u>and</u> a tentative map consisting of 10 or fewer parcels? <i>Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) do not count towards the 10.</i></p> <p>Number of dwelling units: _____</p> <p>Number of ADUs and JADUs: _____</p> <p>Number of parcels: _____</p> <p align="right"><i>(Government Code Section 66499.41(a)(1),(g))</i></p>			
2.	<p>Is the site proposed to be subdivided:</p> <ul style="list-style-type: none"> • 5 acres or less; or • 1.5 acres or less if located within the RE zone <p>Size of site: _____</p> <p align="right"><i>(Government Code Section 66499.41(a)(2)(B))</i></p>			
3.	<p>Was the project site established under the provisions of California Government Code Section 66499.41 or City Code Section 17.864.030 (i.e., SB 9)?</p> <p align="right"><i>(Government Code Section 66499.41(a)(2)(D))</i></p>			
4.	<p>Is the site located within the following zones?</p> <ul style="list-style-type: none"> • RE and vacant, • R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, EC, SC, C-1, C-2, C-3, M-T, or • C-4, M-1, M-1(S), M-2, M-2(S) zones located within the Central City (as defined in City Code Section 17.108.040) <p>Zoning: _____</p> <p align="right"><i>(Government Code Section 66499.41(a)(2)(A))</i></p>			
5.	<p>If located in the RE zone, is the site vacant as defined below? Vacant means having no permanent structure, unless the permanent structure is abandoned and uninhabitable. The following shall not be defined as vacant:</p> <p>a) Housing subject to a recorded covenant, ordinance, or law that restricts rent or sales price to levels affordable to persons and</p>			

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	<p>families of low, very low, or extremely low income,</p> <p>b) Housing subject to any form of rent or sales price control through the City's valid exercise of its police power, or</p> <p>c) Housing occupied by tenants within five years preceding the date of this application, including housing demolished or tenants vacated prior to this application.</p> <p><u>Note to Applicants:</u> A preliminary title report is required to verify compliance with these eligibility criteria. The report shall be less than 6 months old; copies of all documents referenced in the report shall also be submitted.</p> <p>If the County Assessor or City records identify the site as including housing, the applicant shall state in writing that no tenants reside or have within the prior five years resided onsite.</p> <p align="right"><i>(Government Code Section 66499.41(a)(2)(A))</i></p>			
6.	<p>If the site is identified in the 2021-2029 Housing Element to accommodate any portion of the regional housing need allocation (RHNA) for low- or very low-income households, does the corresponding housing inventory show a capacity for 10 dwelling units or less?</p> <p><i>To see the Web-Based Housing Element Sites Inventory and Sites Inventory Table, please click here.</i></p> <p><i>Is the site identified in the Housing Element? YES NO</i></p> <p><i>If yes, total capacity: _____</i></p> <p align="right"><i>(Government Code Section 66499.41(a)(5)(A))</i></p>			
7.	<p>Is the site <u>substantially surrounded</u> by <u>qualified urban uses</u>?</p> <p><u>"Substantially surrounded"</u> means at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was certified (PRC section 21159.25(a)(2)).</p>			

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	<p><u>"Qualified urban use"</u> means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses (PRC section 21072).</p> <p><u>Note to Applicants:</u> If the project site abuts one or more vacant parcels, provide a calculation of the project site perimeter in relation to abutting parcels. This shall consist of both a diagram of the properties with dimensions (including their land uses) and calculation in table format.</p> <p align="right"><i>(Government Code Section 66499.41(a)(2)(B))</i></p>			
8.	<p>Is the site a legal parcel located within an incorporated city, the boundaries of which include some portion of an urbanized area?</p> <p><u>"Urbanized area"</u> means an urbanized area designated by the US Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.</p> <p><u>Note to Applicants:</u> Utilize the website linked above to verify whether this criterion is satisfied.</p> <p align="right"><i>(Government Code Section 66499.41(a)(2)(C))</i></p>			
9.	<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> You are responsible for verifying compliance with these location criteria before application submittal. Should staff review identify that one or more criteria are not met, the application will be promptly denied with no application fee refund provided.</p> <p>Website resources are provided below as a courtesy. City staff do not control the content on such websites. Staff reserves the right to require additional information from other sources and will also consider documentation from other sources identified by applicants if they are authoritative.</p> <p align="right"><i>(Government Code Section 66499.41(a)(9))</i></p>			
	<p><input type="checkbox"/> Prime farmland?</p> <p>Review at website: Department of Conservation maps</p>			

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	<input type="checkbox"/> Wetlands? Review at website: U.S. Fish & Wildlife Service National Wetland Inventory			
	<input type="checkbox"/> Within a very high fire hazard severity zone? Review at website: CAL FIRE Hazard Severity Zones Maps			
	<input type="checkbox"/> A hazardous waste site listed pursuant to Government Code Section 65962.5 ? Review at website: State Water Resources Control Board GeoTracker and Department of Toxic Substances Control EnviroStor)			
	<input type="checkbox"/> A hazardous waste site designated by the Department of Toxic Substances Control pursuant to former Section 25356 of the Health and Safety Code, unless either of the following applies: (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. (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 Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses Review at website: State Water Resources Control Board GeoTracker and Department of Toxic Substances Control EnviroStor)			

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	<input type="checkbox"/> Within a delineated earthquake fault zone? Review at website: Department of Conservation California Earthquake Hazards Zone Application			
	<input type="checkbox"/> Within a special flood hazard area? Review at website: FEMA Flood Map Service Center <u>Note to Applicants:</u> Look for term 'special flood hazard area' and others noted with 1% annual chance flood. A housing development project may be located on a site described in this subparagraph if either of the following is met: (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. (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. If either conditions (i) or (ii) are present, the applicant shall provide written proof from FEMA.			
	<input type="checkbox"/> Within a regulatory floodway? Review at website: FEMA Flood Map Service Center <u>Note to Applicants:</u> Look for blue and red striped areas with Zones of AE, AO, AH, VE, AR. The criteria does not apply when the site has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If this condition is present, the applicant shall provide written proof from FEMA.			
	<input type="checkbox"/> Land identified for conservation? <u>Note to Applicants:</u> Land meeting this criterion is presently located outside the city limits. Therefore, this criterion is not applicable.			

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	<input type="checkbox"/> Habitat for a protected species? <u>Note to Applicants:</u> A qualified professional (e.g., biologist) must be retained to evaluate the project site. Their evaluation must be in writing and address the following question, "Does the project site include 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)?" The written evaluation must also include a statement of qualifications by the preparer.			
	<input type="checkbox"/> Land under conservation easement? <u>Note to Applicants:</u> The preliminary title report required by Question #5 will enable verification of compliance with this eligibility criteria.			
10.	Does the development of a housing development project on the site proposed to be subdivided require the demolition or alteration of <u>any</u> of the following types of housing: <input type="checkbox"/> Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low, very low, or extremely low income, <input type="checkbox"/> Housing subject to any form of rent or price control through a local public entity's valid exercise of its police power, <input type="checkbox"/> Housing occupied by tenants within the five years preceding the date of the application, including housing demolished or tenants vacated prior to this application, or <input type="checkbox"/> A parcel on which an owner of residential real property has exercised the owner's rights under Government Code, Title 1, Division 7, Chapter 12.75 to withdraw accommodations from			

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	<p>rent or lease within 15 years before the date that the development proponent submits an application.</p> <p><u>Note to Applicants:</u> The preliminary title report required by Question #5 will enable verification of compliance with this eligibility criteria.</p> <p><i>(Government Code Section 66499.41(a)(8))</i></p>			

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Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
1.	<p>Minimum Density. If the site is <u>not</u> identified in the Housing Element as described in question 5, and the applicable zone <u>includes</u> a maximum density, does the proposed housing development comply with the <u>greater</u> of the following minimum density requirements:</p> <ul style="list-style-type: none"> • 66% of the maximum allowable residential density, or • 19.8 dwelling units per acre <p>Note: If the calculation results in more than 10 units, the project is not eligible under SB-684/SB-1123. If the project includes a proposed remainder lot, exclude it from the density calculation.</p> <p><u>Step 1:</u> Determine how many units are required at a minimum density of 66% of the maximum allowable residential density.</p> <p>A. Maximum Density of the Zone: _____ du/ac</p> <p>B. Multiply (.66) by the maximum density in (A.): _____ dwelling units per acre</p> <p>C. Multiply the number of dwelling units per acre in (B.) by the size of the site in acres: _____ dwelling units</p> <p><u>Step 2:</u> Determine how many units are required at a minimum density of 19.8 dwelling units per acre.</p> <p>A. Multiply 19.8 by the size of the site in acres: _____ dwelling units</p> <p><u>Step 3.</u> Which minimum density requires <u>more</u> units?</p> <p><input type="checkbox"/> 66% of the maximum allowable residential density, or</p> <p><input type="checkbox"/> 19.8 dwelling units per acre</p> <p><u>Step 4.</u> Does the project comply with the required minimum density identified in Step 3 above?</p> <p>A. Number of units required: _____</p> <p>B. Number of units proposed: _____</p> <p align="right"><i>(Government Code Section 66499.41(a)(5)(B)(i))</i> <i>(Government Code Section 66499.41(a)(1)(B))</i></p>			
2.	<p>Minimum Density. If the site <u>not</u> identified in the Housing Element and the applicable zone does <u>not</u> include a maximum density, does the proposed housing development comply with the minimum</p>			

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	<p>density of 19.8 dwelling units per acre?</p> <p>Multiply 19.8 by the size of the site in acres: _____ dwelling units</p> <p>Number of units required: _____</p> <p>Number of units proposed: _____</p> <p>Note: If the calculation results in more than 10 units, the project is not eligible under SB-684/SB-1123. If the project includes a proposed remainder lot, exclude it from the density calculation.</p> <p align="right"><i>(Government Code Section 66499.41(a)(5)(B)(iii))</i> <i>(Government Code Section 66499.41(a)(1)(B))</i></p>			
3.	<p>Minimum Density for Housing Element Sites. If the site <u>is</u> identified in the Housing Element to accommodate any portion of the RHNA as described in question 5, does the housing development provide the total capacity of dwelling units shown in the housing element site inventory table?</p> <p>Total Capacity: _____</p> <p>Number of units proposed: _____</p> <p align="right"><i>(Government Code Section 66499.41(a)(5)(A))</i></p>			
4.	<p>Affordability for Housing Element Sites. If the site is identified in the Housing Element with capacity for low or very-low income units, will these units be provided and subject to a recorded affordability restriction of at least 45 years?</p> <p align="right"><i>(Government Code Section 66499.41(a)(5)(A))</i></p>			
5.	<p>Property Ownership. Will the housing units on the lot proposed to be subdivided be at least <u>one</u> of the following (check below)?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Constructed on fee simple ownership lots <input type="checkbox"/> Part of a common interest development <input type="checkbox"/> Part of a housing cooperative (Civil Code Section 817) <input type="checkbox"/> Constructed on land owned by a community land trust (Government Code Section 66499.41(a)(4)(D)) <input type="checkbox"/> Part of a tenancy in common (Civil Code Section 685) <p align="right"><i>(Government Code Section 66499.41(a)(4))</i></p>			

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Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
6.	<p>Height. Are all new structures at or below the maximum height limit of the applicable zone, unless that requirement physically precludes a housing development proposed to be built to the density of 30 dwelling units per acre?</p> <p>Note: For developments below a density of 30 dwelling units per acre, the maximum height limit of the applicable zone always applies.</p> <p>Applicable Maximum Height Limit: _____ ft Proposed Tallest Height to Plate Line: _____ ft</p> <p align="right"><i>((Government Code Section 65852.28(b))</i></p>			
7.	<p>Do all roof structures comply with the requirements in City Code Section 17.600.145?</p> <p><i>Roof structures/height:</i> _____</p> <p align="right"><i>(Government Code Section 65852.28(b))</i></p>			
8.	<p>Floor Area Ratio (FAR). Does the housing development comply with the applicable maximum FAR requirements?</p> <ul style="list-style-type: none"> • <u>1-2 Dwelling Units:</u> The maximum FAR of the General Plan applies, unless that requirement would physically preclude a housing development proposed to be built to the density of 30 dwelling units per acre. For developments below a density of 30 dwelling units per acre, the maximum FAR of the General Plan always applies. • <u>3-7 Dwelling Units:</u> 1.0, or the maximum FAR established in the General Plan, whichever is greater. • <u>8-10 Dwelling Units:</u> 1.25, or the maximum established in the General Plan, whichever is greater. <p align="right"><i>(Government Code Section 65852.28(b)(2)(G))</i></p>			
9.	<p>Maximum Area. Is the average floor area of all dwelling units 1,750 net habitable square feet or less?</p> <p>Net habitable square feet means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces,</p>			

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Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
	<p>cellars, half-stories, and unfinished attics and basements.</p> <p>A. Total net habitable square feet of all dwelling units (including ADUs and JADUs): _____</p> <p>B. Total number of dwelling units (including ADUs and JADUs): _____</p> <p>To calculate the average, divide the total net habitable square feet in (A.) by the total number of dwelling units in (B.): _____</p> <p align="right"><i>(Government Code Section 66499.41(a)(6))</i></p>			
10.	<p>If the development is “missing-middle housing” as defined in Section 3 of Ordinance No. 2024-0027, does the housing development comply with the applicable objective standards in the Missing Middle Housing Interim Ordinance?</p> <p align="right"><i>(Government Code Section 65852.28(b))</i></p>			
11.	<p>Lot Coverage. Does the housing development comply with the applicable lot coverage requirements, unless that requirement would physically preclude a density of 30 dwelling units per acre?</p> <p>Note: For developments below a density of 30 dwelling units per acre, the lot coverage requirement of the applicable zone always applies.</p> <p>Lot Coverage Requirement: _____</p> <p>Proposed lot coverage for each parcel:</p> <p>Parcel 1: _____</p> <p>Parcel 2: _____</p> <p>Parcel 3: _____</p> <p>Parcel 4: _____</p> <p>Parcel 5: _____</p> <p>Parcel 6: _____</p> <p>Parcel 7: _____</p> <p>Parcel 8: _____</p> <p>Parcel 9: _____</p> <p>Parcel 10: _____</p> <p align="right"><i>(Government Code Section 65852.28(b))</i></p>			

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12.	<p>Front-Yard Setbacks. Does the housing development comply with the applicable front-yard setback requirement, unless that requirement would physically preclude a density of 30 dwelling units per acre?</p> <p>Note: For developments below a density of 30 dwelling units per acre, the front-yard setback requirement of the applicable zone always applies.</p> <p><u>Applicable Zone Requirement:</u> _____ ft</p> <p><u>Between Dwelling Units:</u> No requirement. Applicable standards in Title 15 of the Sacramento City Code still apply.</p> <p><u>Existing Structures:</u> No requirement for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure</p> <p>Proposed Front-Yard Setbacks</p> <p>Parcel 1: _____ ft</p> <p>Parcel 2: _____ ft</p> <p>Parcel 3: _____ ft</p> <p>Parcel 4: _____ ft</p> <p>Parcel 5: _____ ft</p> <p>Parcel 6: _____ ft</p> <p>Parcel 7: _____ ft</p> <p>Parcel 8: _____ ft</p> <p>Parcel 9: _____ ft</p> <p>Parcel 10: _____ ft</p> <p align="right"><i>(Government Code Section 65852.28(b))</i></p>			
13.	<p>Side Setback Requirements. Does the housing development comply with the following setback requirements?</p> <p><u>Side and Street-Side Yard Setback:</u> 4 ft unless a less restrictive setback is allowed by the applicable zone</p> <p><u>Between Dwelling Units:</u> No requirement. Applicable standards in Title 15 of the Sacramento City Code still apply.</p> <p><u>Existing Structures:</u> No requirement for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure.</p>			

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	<p>Proposed Side-Yard Setbacks:</p> <p>Parcel 1: _____ ft and _____ ft</p> <p>Parcel 2: _____ ft and _____ ft</p> <p>Parcel 3: _____ ft and _____ ft</p> <p>Parcel 4: _____ ft and _____ ft</p> <p>Parcel 5: _____ ft and _____ ft</p> <p>Parcel 6: _____ ft and _____ ft</p> <p>Parcel 7: _____ ft and _____ ft</p> <p>Parcel 8: _____ ft and _____ ft</p> <p>Parcel 9: _____ ft and _____ ft</p> <p>Parcel 10: _____ ft and _____ ft</p> <p align="right"><i>(Government Code Section 65852.28(b)).</i></p>			
14.	<p>Rear Yard Setback Requirements. Does the housing development comply with the following setback requirements?</p> <p><u>Rear-Yard Setback:</u> 4 ft unless a less restrictive setback is required by the applicable zone</p> <p><u>Between Dwelling Units:</u> No requirement. Applicable standards in Title 15 of the Sacramento City Code still apply.</p> <p><u>Existing Structures:</u> No requirement for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure</p> <p>Proposed Rear-Yard Setbacks:</p> <p>Parcel 1: _____ ft and _____ ft</p> <p>Parcel 2: _____ ft and _____ ft</p> <p>Parcel 3: _____ ft and _____ ft</p> <p>Parcel 4: _____ ft and _____ ft</p> <p>Parcel 5: _____ ft and _____ ft</p> <p>Parcel 6: _____ ft and _____ ft</p> <p>Parcel 7: _____ ft and _____ ft</p> <p>Parcel 8: _____ ft and _____ ft</p> <p>Parcel 9: _____ ft and _____ ft</p> <p>Parcel 10: _____ ft and _____ ft</p> <p align="right"><i>(Government Code Section 65852.28(b))</i></p>			
15.	<p>Does the proposed development meet all applicable Citywide Infill Housing Design Standards? (See checklist at Pages 16 to 25)</p> <p align="right"><i>(Government Code Section 65852.28(b))</i></p>			

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16.	Do all proposed single-unit dwellings meet the architectural design standards in City Code Section 17.600.105 ? <i>(Government Code Section 65852.28(b))</i>			
17.	Do all proposed duplex dwellings meet the architectural design standards in City Code Section 17.600.110 ? <i>(Government Code Section 65852.28(b))</i>			
19.	Do proposed ADUs or JADUs meet the requirements of the City's Local ADU Ordinance or State ADU Standards in City Code Section 17.228.105 ?			
20.	Is all mechanical equipment screened from view from adjacent streets and public areas? <i>(City Code Section 17.600.165)</i>			
21.	<p>Minimum Parcel Size. Do all new parcels comply with the following minimum parcel size:</p> <ul style="list-style-type: none"> • 600 square feet; or • 1,200 square feet if located in the RE zone <p>Note: There are no minimum requirements for lot width, depth, or frontage.</p> <p>Proposed Parcel Sizes</p> <p>Parcel 1: _____ square feet</p> <p>Parcel 2: _____ square feet</p> <p>Parcel 3: _____ square feet</p> <p>Parcel 4: _____ square feet</p> <p>Parcel 5: _____ square feet</p> <p>Parcel 6: _____ square feet</p> <p>Parcel 7: _____ square feet</p> <p>Parcel 8: _____ square feet</p> <p>Parcel 9: _____ square feet</p> <p>Parcel 10: _____ square feet</p> <p align="right"><i>(Government Code Section 66499.41(a)(3))</i></p>			
22.	Does the tentative map comply with all applicable objective standards in City Code Chapters 17.828 ?			

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Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
23.	Will all parcels be served by the City's water and sewer systems in accordance with Title 13 of the Sacramento City Code? <i>(Government Code Section 66499.41(a)(12))</i>			
24.	Does the subdivision result in any <u>existing</u> dwelling unit being alienable separate (i.e., able to be sold separately) from the title to any other existing dwelling unit on the site? <i>(Government Code Section 66499.41(a)(13))</i>			
25.	When provided, are all vehicle parking spaces at least 10 feet by 20 feet and comply with the paving requirements of City Code Section 17.612.020 ?			
26.	When provided, do all driveways comply with the objective standards in City Code Chapter 17.508 , including minimum width and location?			
27.	Does the development comply with the applicable bicycle parking requirements in City Code Chapter 17.608 ?			
28.	Do all dwelling units meet the objective landscaping requirements in City Code Section 17.612.010(A) ?			
29.	Does the site plan depict a concealed and adequate area to meet the required recycling and solid waste volume requirements ? (City Code Sections 17.616.030 & 17.864.020.A.3).			
30.	Does the project meet the wall and fence requirements for single-unit and duplex developments in City Code Section 17.620.110 ?			
31.	If the project is a gated development , does the site plan demonstrate compliance with design and operations requirements in City Code Chapter 17.620 Article II. Gated Developments ?			
32.	If provided, do sound walls comply with the development standards in City Code Section 17.620.320 ?			
33.	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 ?			

SB-684 CHECKLIST GUIDE Includes SB-1123 and AB-130 Criteria

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
1 Site Planning				
1-1	Locate structures so that entries, porches and balconies face a street, alley, or common open space of at least 10' in width.			
1-2	For projects of more than 150 dwelling units, provide amenities to serve residents that include at least 1,000 square feet of open park or plaza space, 10 benches and tables, and one play lot for children.			
2 Building Orientation				
2-1	Duplex and multi-unit buildings on a site perimeter are to be oriented to the adjacent public street by providing windows from living rooms, dining rooms, kitchens, and bedrooms windows, porches, balconies and entryways or other entry features along the street.			
2-2	Publicly visible walls containing blank areas of greater than 400 square feet are prohibited.			
2-3	The main entrances to residential buildings shall face the adjacent roadways and/or open space features.			
2-4	Pedestrians shall have a path of travel a minimum of 4' wide and ADA compliant from the principal building entrances to the street.			
2-5	Windows in buildings are to be designed and located so as not to allow a direct view into directly adjacent building windows.			
3 Setbacks				
3-1	Multi-unit developments of more than two buildings shall be designed with setbacks that are offset by at least two feet to a street wall.			
3-2	Site plans shall have a variation in both the street patterns and the siting of structures so that the appearance of the streetscape is not repetitive. Continuous lines of buildings with the same setback are not allowed. If there is more than one building adjacent to the same street frontage, those buildings shall have different setbacks from the street.			
3-3	Individual buildings shall be designed with an articulated front; wall surfaces offset by at least 12", bays, if provided, with a projection of at least 24" and porches closer to the street than recessed garages.			

SB-684 CHECKLIST GUIDE Includes SB-1123 and AB-130 Criteria

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
4 Vehicle Circulation / Parking				
4-1	Surface parking lots and garages shall be located to the side or rear of buildings or in basements and not adjacent to public roadways.			
4-2	Landscaping a minimum width of 6' clear and walkways a minimum of 4' wide shall be provided between buildings and paved parking areas. Parking directly against buildings is not allowed.			
4-3	Parking fields are to be constructed as small lots no larger than 50 cars per individual lot and may be interconnected by drive aisles if separated by landscaped medians not less than 10' in width and planted with trees and landscaping.			
4-4	Covered parking may be provided but it shall not interfere with pedestrian access or access to interior common spaces.			
5 Garages / Carports				
5-1	Carport roofs shall match the materials and colors of the structures. If carport roofs are flat or need to vary from the design of adjacent buildings, they shall be located interior to the site and shielded from street views.			
5-2	Setbacks of garages shall be varied by at least 2 feet between buildings to avoid a singular line of garage walls. Garage entrance shall be on the side or the rear if feasible.			
5-3	Rows of garages or carports around the perimeter of a development are not allowed adjacent to any public street.			
6 Pedestrian Circulation				
6-1	Pedestrian walkways and paths of travel shall not be combined with, or be a part of driveways unless textures, patterns, and colors are provided to designate pedestrian crossing areas and entries. Pedestrian walkways adjacent to parking areas and driveways shall have a minimum grade separation of 6".			
6-2	Pedestrian pathways shall include landscaping. Amenities such as trellises and benches shall be provided on any pedestrian path longer than 200 feet.			

SB-684 CHECKLIST GUIDE Includes SB-1123 and AB-130 Criteria

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
7 Common Open Space				
7-1	All units that overlook interior common spaces shall have kitchen, living room, or bedroom windows that allow residents to see the common space areas.			
7-2	Common facilities that are located on the ground level such as recreation rooms, and laundry and mail areas shall be located adjacent to any ground level common open space and connected by pedestrian ways a minimum of 4 feet wide.			
8 Landscaping				
8-1	Exterior spaces shall be designed to provide a path of travel to the public street with landscape that includes trees and ground plants.			
8-2	Street-facing elevations, if provided with a setback, shall be designed with landscaping adjacent to their foundation or porch face.			
8-3	Landscaping and/or architectural treatments shall be provided to screen views of service elements that include storage areas, trash enclosures, mechanical equipment, transformers, HVAC and other similar elements. Screening shall be either landscaping a minimum of 3 feet high or architectural screens designed to match building features.			
8-4	Unpaved areas shall be planted with irrigated plant materials.			
8-5	Architectural features: trellises, arbors, and perimeter garden walls are required to match the building design materials.			
8-6	All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet.			
8-7	CPTED standards for landscaping shall be followed. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.			
8-8	Only deciduous shade trees are permitted around the east, west and south sides of residences to help reduce cooling loads during the summer and allow solar gain during the winter months.			

SB-684 CHECKLIST GUIDE Includes SB-1123 and AB-130 Criteria

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
8-9	Trees shall be planted in the setbacks and common areas at intervals appropriate to the full spread of the mature trees as determined by the Department of Public Works Urban Forestry section.			
8-10	Plant species shall be suitable for the Sacramento climate. Low-water landscaping materials are required. All new landscaping shall comply with the City of Sacramento Water Conservation Ordinance (15.92).			
8-11	All planting areas, including those designed to accommodate the 2-foot overhang on parking spaces, shall be landscaped with groundcover or other planting materials.			
8-12	Landscaping shall not impede access to fire hydrant connections.			
9 Irrigation				
9-1	An automated irrigation system shall be installed to provide coverage of all irrigated landscaped areas.			
9-2	Irrigated landscape areas shall comply with the City of Sacramento's Water Efficient Landscape Requirement (15.92)			
9-3	Automated controllers with rain shut-off valves are required.			
9-4	Irrigation controls must be screened from view by landscaping or other attractive site materials.			
10 Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments				
10-1	Multi-unit projects of more than 10 units shall include delineated common use space.			
10-2	Exterior common areas shall be accessible by a walk a minimum of 4 feet wide and disabled accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.			
10-3	The placement of air conditioning and other mechanical equipment shall not reduce provided private open space by more than 10%.			
11 Lighting				
11-1	Exterior lighting shall not be wall mounted industrial light packs and shall be the same architectural style of the building.			

SB-684 CHECKLIST GUIDE Includes SB-1123 and AB-130 Criteria

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
11-2	Parking areas and entry drives shall be lighted to facility pedestrian movement and safety meeting CPTED Standards. Lighting shall be provided for pedestrian safety as required by City code. Lighting shall be contained within the project property boundaries as required by City code. Pole mounted lighting shall be no taller than 16 feet.			
11-3	Pedestrian path poles shall not be taller than 12 feet. Site lighting shall be contained within the property boundaries. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Provide a Photometrics plan to demonstrate light containment on site and compliance with CPTED standards for light maximum, minimum and contrast.			
11-4	All outdoor lighting shall provide even light around the property. Exterior walkways, alcoves, plazas and passageways shall be illuminated to a maintained minimum of ¼ foot candles per square foot of surface area at a 2-foot candle average and a 4:1 average to minimum ratio. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K. Lights shall be on at night with photosensitive timers so they go on at dusk and off at dawn.			
12 Security / Crime Prevention Through Environmental Design				
12-1	For security, where landscaping is provided between the sidewalk and a building entrance or window, shrubbery above 30" in height is prohibited.			
12-2	Windows shall be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units to streets, common spaces, and parking spaces.			
12-3	Barriers between outdoor areas on the project property, such as fences and walls, shall be designed to be at least 50% transparent.			
12-4	Shared facilities, such as laundry rooms or mail rooms shall be located adjacent to primary residential and community uses such as clubhouses and doors to these shared facilities shall have windows with direct views to pedestrian walkways.			
12-5	All exterior unit doors shall have wide-angle viewers (peep holes).			
12-6	All exterior doors, alcoves, hallways, stairwells, parking areas, pedestrian walkways, and recessed areas shall be illuminated with wall or ceiling mounted light fixtures and connected to photosensors.			

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Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
12-7	There shall be a clear transition between the City sidewalk or public property, and the development's property. This is to be achieved through changes in pavement textures or landscaping.			
13 Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment				
13-1	The roof pitch of accessory structures shall be the same as the roof slope of primary structures. Materials and colors shall also match the primary structures.			
13-2	When provided, resident storage areas shall be integrated into the building design. Storage facilities integrated with carports shall have architectural treatment to match the buildings.			
13-3	Mechanical equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) shall be concealed with ground mounted walls or fencing or if roof mounted, with mechanical screens or roof wells.			
13-4	Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes on primary public street views shall be screened by walls and/or landscaping.			
14 Trash / Recycling Enclosures				
14-1	Trash enclosures shall comply with City standards for construction. Enclosures are to contain both waste disposal and recycling containers. Provide for green waste and organic food waste containers if required. Containers shall not block each other for access to the user or for trucks emptying them.			
14-2	All enclosures shall have access routes that do not have vertical curbs in the path of travel to the truck. Materials for sidewalk or driveway access are to be concrete and flat to prevent wheels from becoming stuck.			
14-3	Trash storage areas are to be located away from any views from the public right of way.			
14-4	Trash enclosures are required to be constructed of concrete block. Split face block, brick, stucco or similar quality materials are allowed. The use of unsurfaced concrete block is not allowed.			
14-5	Landscaping is required at the solid walls of any trash enclosures for screening.			

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Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
14-6	Trash enclosures that include a roof shall have a roof that matches the building design.			
15 Fencing / Walls				
15-1	Sound walls, masonry walls or fences shall be designed with changes in plane, height, material or material texture. Masonry walls shall change material, plane, or height every 100 feet. Fences shall have masonry columns every 40 feet. Tubular iron architectural fencing may be continuous in height and material.			
15-2	Gating shall be the same style of the fencing.			
15-3	Acceptable fencing materials include tubular architectural metal, wrought iron/brick mix, hedges, brick, split faced concrete block and wood. Chain link fencing, barbed wire, and security tops to metal tubular fencing are not allowed.			
15-4	Fencing shall not create a complete barrier to pedestrian movement to or within the site. Provide for pedestrian gates that are accessible and code compliant.			
15-5	Fencing shall not block or impede the use of hydrants or fire department connections or hydrants. All gates shall have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.			
16 Parking Lot Water Quality				
16-1	Parking lots which are part of new developments with one acre or more impervious area are required to provide treatment control measures that capture and treat stormwater runoff through settling, filtration, and /or biodegradation. The treated runoff must then be released to the storm drain system or percolated into the ground.			
16-2	Integrate treatment measures with areas used for landscaping. Biofiltration features or vegetated swales, if required, shall meet the Department of Utilities, Stormwater Management Program.			
17 Architectural Variety				
17-1	Projects with multiple buildings and a total unit count of more than 150 units shall include at least two different styles of buildings. The style			

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Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.		Yes	No	N/A
	difference must include one of the following: variation of exterior finish materials, variation of roof forms and roof elements, and variation of building offsets, bays, and entry elements.			
17-2	Duplex and multi-unit projects shall be designed to respect the privacy of surrounding uses. Upper story views into adjacent yards are to be screened or blocked. Site buildings and add screening features to reduce encroachment on the privacy of adjacent residences. Windows shall be offset between buildings, and patios and balconies shall be screened from adjacent units.			
18 Scale / Massing / Articulation				
18-1	Facades longer than 100 feet shall be designed with surface and height breaks of at least two feet in height or two feet in depth.			
18-2	Elevations visible from streets shall contain features to provide visual interest, including wall or window bays, porches with posts or columns, dormers, gable roof elements, wainscoting in a material different from the wall material, shutters, or window boxes.			
18-3	Townhouse or rowhouse units shall have varying front setbacks of no less than two feet and shall provide staggered roof planes related to the wall plane breaks.			
18-4	Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building facades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the same design elements as front facades. Unarticulated and windowless walls are not allowed.			
19-1	Upper story windows shall be recessed from the wall surface by a minimum of 2" or shall have surface trim and sills.			
20 Materials / Textures / Colors				
20-1	Exterior finish materials shall consist of stucco, wood siding, dimensional profile metal architectural siding, fiber cement products, stone, and/or brick. Plywood siding, including T-111 is not allowed.			
20-2	The use of a variety and combination of building materials is required with a minimum of three materials used on the project.			
20-3	Signs shall be consistent with City Sign Code standards.			

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20-4	Materials and colors shall be placed using the building mass elements as defined edges.			
20-5	Roof materials, such as concrete and clay tile, are allowed. Composition shingles of the heavy laminated 35 year guarantee dimensional type is allowed. Dimensional profile metal architectural roofing is allowed. Wood shake or shingle roofing is not allowed.			
21 Site Orientation				
21-1	Buildings shall be located adjacent to the street at the front setback line, immediately behind a public or semi-public space, or behind a landscaped area such as an outdoor seating area for a restaurant.			
21-2	Mixed-use buildings shall be designed with commercial storefronts on the ground floor and residential units above or live-work residential units on the ground floor.			
21-3	The street corners of corner sites shall include buildings, public plazas, or open space areas.			
22 Building Design				
22-1	Building materials of different type or form shall be used to differentiate building planes.			
23 Windows / Entries				
23-1	At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.			
23-2	Doors at retail storefronts shall be provided with clear glazing.			
23-3	Service or employee doors that are visible from public streets or walkways shall be glazed with translucent glazing.			
23-4	Upper story windows shall be recessed from the wall surface by a minimum of 2".			
23-5	Commercial storefronts where provided and unless required by specific area design standards, provide shall have clear, street-oriented display windows a minimum of 50% of the street frontage. These windows shall provide visual access to the inside of the buildings.			

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23-6	Ground floor retail windows shall be of a storefront design and shall be larger in proportion than upper floor residential windows.			
24 Horizontal and Vertical Mixed-Use				
24-1	Buildings shall be arranged with open space and walks connecting directly with both residential and commercial uses.			
24-2	Provide a publicly accessible minimum 4-foot-wide pathway from a public sidewalk to plazas, courts or open space designed in the project.			
24-3	Parking areas shall be located on the sides and or rear of projects with pedestrian connections to the buildings.			