



**CITY OF DALY CITY**  
Planning Division  
333 90th St. - Second Floor  
Daly City, CA 94015  
Phone (650) 991-8033

# **SB 9: TWO-UNIT PROJECT APPLICATION**

## **Qualifying Criteria Checklist**

***Please identify who is applying:***

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Applicant Name

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Applicant Email Address

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Applicant Address

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Applicant Phone Number

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Property Owner Name (printed)

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Property Owner Signature (notarization required)

***Please complete preliminary questions:***

1. Street address:
2. Assessor's Parcel Number (APN):
3. Owner/applicant name:
4. Parcel zoning designation:
5. Parcel size, square feet (sq. ft):
6. Number of units existing on the parcel (indicate whether owner or renter occupied for last three years):
  - a. Primary dwelling units:
  - b. Accessory dwelling unit(s):
  - c. Junior accessory dwelling unit(s):
7. Number of existing units to be demolished:
8. If units are to be demolished or altered:
  - a. Indicate whether owner or renter occupied for last five years: <sup>1</sup>
  - b. Income of existing tenant or last tenant in occupancy, if known:
9. Number and size of units being proposed:

# Required Criteria

|   | 1. Project Location  | Yes/No/Comments? |
|---|--|------------------|
| A | <p><b>65852.1(a)</b></p> <p>The proposed development is located in a single-family residential zone.</p>   |                  |
| B | <p><b>65852.1(a)(1)</b></p> <p>The proposed development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the U.S. Census Bureau, or for unincorporated areas, wholly within the boundaries of an urbanized area or urban cluster, as designated by the U.S. Census Bureau.</p>  |                  |
| C | <p><b>65852.1(a)(2)</b></p> <p>The parcel does not contain any of following (listed at G.C. Section 65913.4(a)(6)((B), (C), (I), (J), (K)):</p> <ul style="list-style-type: none"> <li>• Prime farmland, farmland of statewide importance, or land designated for agricultural protection by local voters</li> <li>• Wetlands</li> <li>• Lands designated for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.</li> <li>• Habitat for species identified as candidate, sensitive, or species of special status by state or federal agencies, full protected species, or plant or animal species protected by state or federal law.</li> </ul> <p>Lands under conservation easement.</p> |                  |
| D | <p><b>65852.1(a)(2)</b></p> <p>If the parcel contains any of the following, the project conforms with the required measures to reduce hazards ((listed at G.C. Section 65913.4(a)(6)(D) – (H)):</p> <ul style="list-style-type: none"> <li>• High or very high fire hazard severity zone</li> <li>• Hazardous waste site</li> <li>• Earthquake fault zone</li> <li>• Flood hazard area subject to inundation by the 1 percent flood</li> </ul> <p>Regulatory floodway</p>  |                  |
| E | <p><b>65852.1(a)(6)</b></p> <p>The proposed development is not located in a historic district or property included on the State Historic Resources Inventory, or within a side that is designated or list as a city or county landmark or historic property or district per city or county ordinance.</p>  |                  |

1. Units that were occupied by a tenant in the past three years cannot be altered or demolished. Any units rented by lower income households in the past five years that are to be demolished must be replaced with deed-restricted lower income units as provided under the Housing Crisis Act of 2019. (G.C. Section 66300(d).) 05/15

# Required Criteria

|   | 2. Housing Development Project Impacts & Outcomes  | Yes/No/Comments? |
|---|--|------------------|
| A | <p><b>65852.21(a);(i)(1)</b><br/>The project proposes no more than two new units or proposes to add one new unit to an existing unit.</p>  |                  |
| B | <p><b>65852.21(a)(3)-(4)</b><br/>The proposed housing will not result in the demolition or alteration of affordable housing, rent-controlled housing, housing which has been removed from the rental market in the last 15 years (see Government Code Section), or housing that has been occupied by a tenant in the last 3 years.<br/><i>(If required by the locality)</i> The property owner has signed an affidavit indicating whether or not the existing housing on the property has been occupied by a tenant in the last three years.</p> |                  |
| C | <p><b>65852.21(a)(5)</b><br/>The proposed housing will not demolish more than 25 percent of the existing exterior structural walls, unless either the local ordinance allows, or the site has not been occupied by a tenant in the last three years.</p>   |                  |
| D | <p><b>66300(d)</b><br/>If housing will be demolished, the project complies with the replacement housing provisions of the Housing Crisis Act of 2019.</p>  |                  |
| E | <p>The applicant has agreed to record a covenant restricting the units to residential uses and requiring that the units are rented only for a period of longer than 30 days.</p>   |                  |

|   | 3. Objective Standards  | Yes/No/Comments? |
|---|---|------------------|
| A | <p><b>65852.21(b).</b><br/>The housing will conform to all applicable objective zoning, subdivision, and design review standards so long as they do not physically preclude two units on each lot of 800 sf each and allow a setback of at least four feet from the rear and side property lines (or none if in an existing structure or new structure built to the same dimensions).</p> |                  |
| B | <p><b>65852.21(c)</b><br/><b>Parking.</b> The project provides at least one off-street parking space per unit unless:</p> <ul style="list-style-type: none"> <li>• The parcel located within one-half walking distance of either a high-quality transit corridor, or major transit stop; or</li> <li>• The parcel is located within one block of a car share vehicle.</li> </ul>          |                  |
| C | <p><b>65852.21(g).</b><br/>If adjacent or connected structures are proposed, the structures meet building code standards and are sufficient to allow separate conveyance.</p>   |                  |
| D | <p><b>65852.21(c)(2)</b><br/><b>Percolation Test.</b> If the unit is connected to an onsite wastewater treatment system, a percolation test has been completed within the last 5 years, or within the last 10 years for a recertified percolation test.</p>   |                  |