

ELIGIBILITY

Directions: Check the appropriate box and respond to additional requested information, if noted. Staff has provided links to determine preliminary eligibility against the [SB 684 criteria](#). However, the final determination of eligibility will be conducted and verified by staff.

PARCEL MAP QUALIFYING CRITERIA	Applicant Response
<p>66499.41 (a)(1) The proposed subdivision will result in 10 or fewer parcels.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(2) The lot proposed to be subdivided meets all of the following sets of requirements: (A) The parcel is zoned for multi-family residential development per LMC Ch. 6-8 (Community View Map). (B) The lot is no larger than five acres and substantially surrounded by qualified urban uses. (C) The lot is a legal parcel. The lot was not established pursuant to Section 66499.41 (small lot subdivision) or an urban lot split pursuant to Government Code Section 66411.7.</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>Zoning District:</i> <i>Existing Parcel Area (sq. ft.):</i>
<p>66499.41 (a)(3) The newly created parcels are no smaller than 600 square feet</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>Proposed Parcel Area(s) (sq. ft.):</i>
<p>66499.41 (a)(4) The housing units on the lot proposed to be subdivided are one of the following: (A) Constructed on fee simple ownership lots; (B) Part of a common interest development; (C) Part of a housing cooperative, as defined in Civil Code Section 817; or Owned by a community land trust meeting the requirements of Government Code Section 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(5) The proposed development must meet one of the following¹: (A) If the parcel is identified in the Housing Element for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very low-income households, the development must result in at least as many low- or very-low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years. If the parcel is not identified in the Housing Element for the current planning period, the development must result in at least as many units as the maximum allowable residential density for the parcel.</p>	<input type="checkbox"/> True <input type="checkbox"/> False

¹ Note that the statute requires the Housing Element to be in substantial compliance with Housing Element law.

PARCEL MAP QUALIFYING CRITERIA	Applicant Response
<p>66499.41 (a)(10) The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in Government Code Section 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(11) The proposed subdivision complies with all applicable standards established in Section Government Code Section 65852.28, in below checklist.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(12) The parcels created pursuant to Government Code Section 66499.41 are served by a public water system and a municipal sewer system.</p>	<input type="checkbox"/> True <input type="checkbox"/> False

PROJECT AND PARCEL QUALIFYING CRITERIAL CHECKLIST	Applicant Response
<p>66499.41 (a)(8)(A) Rental Restrictions for Lower Incomes. Does not require demolition or alteration of housing that is 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.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(8)(B) Subject to Rent Control. Does not require demolition or alteration of any of the following types of housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(8)(C) Occupied by Tenants. Does not require demolition or alteration of housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(8)(D) Owner’s Rights. Does not require demolition or alteration of a parcel on which an owner of residential real property has exercised the owner’s rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(9)(A) Farmland. The parcel is not located on prime farmland or farmland of statewide importance pursuant to USDA or zoned/designated for agricultural protection/preservation (CA Important Farmland Finder Map)</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(9)(B) Wetlands. The parcel is not located on wetlands (National Wetlands Mapper)</p>	<input type="checkbox"/> True <input type="checkbox"/> False

PROJECT AND PARCEL QUALIFYING CRITERIAL CHECKLIST	Applicant Response
<p>66499.41 (a)(9)(C) Fire Hazard. The parcel is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) adopted pursuant to CA Public Resource Code (PRC) §4202 (Community View Map); Exception: Sites excluded pursuant to Gov't Code §51179 or those that have adopted fire hazard or state fire mitigation measures</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>If false <u>and</u> proposing development, provide evidence that the site is eligible with site exclusion or approved mitigation measures.</i>
<p>66499.41 (a)(9)(D) Hazardous Waste. The parcel is not located within a hazardous waste site (DTSC EnviroStor Map)</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(9)(E) Earthquake Zone. The parcel is not located within a delineated earthquake fault zone (CGS Earthquake Zones Map)</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(9)(F) Flood Hazard Zone. The parcel is not located within a special flood hazard area (FEMA Flood Map)</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>If false, provide verification that the site satisfies all applicable federal qualifying criteria.</i>
<p>66499.41 (a)(9)(G) Regulatory Floodway. The parcel is not located within a regulatory floodway (FEMA Flood Map)</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>If false, provide verification that the site satisfies all applicable federal qualifying criteria.</i>
<p>66499.41 (a)(9)(H) Natural Community Conservation Plan. The parcel is not located within lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (NCCP Conservation Plan List and Map)</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(9)(J) Conservation Easement. The parcel is not subject to a conservation easement, scenic deed easements, or open-space easements on any portion of the parcel.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(9)(I) Habitat for Protected Species. The parcel is not located on lands with 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 (CA Fish and Game Code (FGC), Div. 3, Ch. 1.5, commencing with §2050), or the Native Plant Protection Act (CA FGC, Div. 2, Ch. 10, commencing with §1900). (Flood Risk and Endangered Species Habitat (FRESH) Map)</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>If located within 100' of wetland/non-channeled creek or ½ mile of critical habitat, provide biological assessment.</i>

HOUSING DEVELOPMENT QUALIFYING CRITERIA	Applicant Response
<p>665852.28 (a) The proposed housing development is on a lot created in accordance with Government Code Section 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66499.41 (a)(1) The housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units.</p>	<input type="checkbox"/> True <input type="checkbox"/> False <i>Number of units:</i>
<p>66499.41 (a) (6) The average total area of floor space for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>66300.6 (b) Replacement Housing. If any existing dwelling unit is proposed to be demolished, the development project complies with the replacement housing provisions of Government Code Section 66300.6(b).</p>	<input type="checkbox"/> True <input type="checkbox"/> False

DEVELOPMENT AND OBJECTIVE STANDARDS	Applicant Response
<p>65852.28 (b)(1) and 66499.41 (d) Objective Zoning Standards. The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located that do not conflict with Government Code Sections 65852.28 and 66499.41.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>65852.28 (b)(2)(E) Setbacks. (A) No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations). (B) Required rear and side yard setbacks from the original lot line shall equal four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.</p>	<input type="checkbox"/> True <input type="checkbox"/> False
<p>65852.28 (b)(2)(D),(F) Parking. One parking space, which may be uncovered or not enclosed, shall be required per unit constructed on a parcel created pursuant to the procedures in this section, except that no parking may be required where the parcel is located within one-half mile walking distance of either a stop located in a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3.</p>	<input type="checkbox"/> True <input type="checkbox"/> False

DEVELOPMENT AND OBJECTIVE STANDARDS	Applicant Response
<p>65852.28 (b)(2)(G) Floor Area Ratio Standards. The following floor area ratios shall apply:</p> <ul style="list-style-type: none">• For a housing development project consisting of three to seven units, inclusive, the floor area ratio is 1.0.• For a housing development project consisting of eight to ten units, inclusive, the floor area ratio is 1.25.	<p><input type="checkbox"/> True <input type="checkbox"/> False</p>

PLEASE NOTE: There may be additional requirements after initial review by the city landscape consultant, city staff or the hearing authority (if applicable).

SIGNATURE OF PREPARER: _____ DATE: _____

PRINT FULL NAME: _____