

MINISTERIAL 10-LOT MAPS AND PROJECTS (SB 684) – QUICK FACTS

Properties in the R3 zone district are permitted one ministerial multifamily map and properties in the R1 or RS zone district which are *vacant* are permitted one ministerial map pursuant to Government Code Section 66499.41. A parcel may not be subdivided more than once pursuant to these provisions, must be surrounded by urban uses (per PRC Section 21072 and PRC 21159.25), and is subject to the below provisions. The proposed map application must also include a development plan for the housing development project.

Exceptions	Any objective zoning standard, subdivision standard, or design/development standard which would conflict with the below standards does not apply.
Density, Number of Units	The project must result in at least as many units as identified in the Housing Element. If not identified, must result in at least 66% of the <i>maximum</i> allowable density or a density of at least 15 units per acre, <i>whichever is greater</i> . ¹ Up to 10 total units are permitted, with one remainder lot for an existing home. Each lot must contain at least one unit, unless the lot is reserved for internal circulation, open space, or common area.
Lot Size	<u>R3 Zone</u> : The parcel to be subdivided must be no larger than five acres. Each created lot must be at least 600 square feet. The City's lot width standards do not apply, due to the exceptions.
	<u>R1 or RS Zone</u> : The parcel to be subdivided must be no larger than 1.5 acres. Each created lot must be at least 1,200 square feet. The City's lot width standards do not apply, due to the exceptions.
Square Footage, FAR	Consistent with the development standards for the zone district, except: <ul style="list-style-type: none"> • FAR² is permitted to be at least 1.0 for projects of 3 – 7 units. • FAR is permitted to be at least 1.25 for projects of 8 – 10 units. AND <ul style="list-style-type: none"> • The average habitable square footage for the proposed units shall not exceed 1,750 square feet.
Setbacks, Height Limitations	No setback <i>from the original lot lines</i> is required for alteration of an existing structure, where all alterations are within the same footprint and same or smaller dimensions as the existing structure. No setbacks between units are required, except as provided in the California Building Code. In all other cases the setbacks and height limitations of the zone district apply.
Easements	Easements for the provision of public services and facilities must be provided.
Utilities	The map must show each lot has or will have a dedicated water service line, water meter, and sewer service line. Any new services that need to be installed will meet current construction standards. The applicant acknowledges that Regional and Local Wastewater Connection fees, Water Connection fees (consistent with the land use

¹ If the up to 10 lots and 10 units permitted by these provisions results in fewer units than described here, the proposed project does not qualify to use this ministerial process.

² FAR, or Floor Area Ratio, is the building square footage divided by square footage of the project site.

	designation as determined by the City) as well as installation fees will be at the expense of the owner.
Access	Each parcel must have access to, provide access to, or adjoin the public right-of-way.
Parking	One off-street parking space is required per unit consistent with the location requirements of the zone district, unless the parcel is within ½-mile of a high-quality transit corridor or major transit stop, or there is a car-share vehicle located within one block of the parcel.
State Codes and Standards	Exceptions do not apply to these codes.
Fees	The City's typical fees apply. If the parcel map divides an Accessory Dwelling Unit (ADU) onto its own lot (where there is no primary unit), then the ADU will be redesignated in the City's records as a primary unit. In such a case, the applicant will be charged any difference between fees paid for the ADU and the City's current fees for single-family homes.
Demolition	The proposed map cannot require the demolition or alteration of housing which has been occupied by a tenant anytime within the last five years.
Use Restrictions	<p>The housing units must be one of the following:</p> <ul style="list-style-type: none"> • Constructed on fee simple ownership lots. • Part of a common interest development. • Part of a housing cooperative, as defined in Section 817 of the Civil Code. • Owned by a community land trust pursuant to Government Code 66499.41. <p>Accessory dwelling units and junior accessory dwelling units are not permitted.</p>
Sale of Lots	<p>None of the lots may be sold separately unless one of the following conditions is met for that parcel:</p> <ul style="list-style-type: none"> • The parcel contains an existing home. • The parcel is for internal circulation, open space, or common area. • The parcel is the only one left in the subdivision.