



CITY OF PETALUMA

SB 9 Two-Unit Development Checklist

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Senate Bill 9 (SB 9), effective January 1, 2022, creates a streamlined ministerial review process for certain housing and/or lot split projects under [Government Code §65852.21](#) and [Government Code §66411.7](#)

A Two-Unit Development means a development that proposes no more than two primary dwelling units or proposes to add one new primary dwelling unit to one existing unit and that meets all the criteria and standards set forth in the Petaluma Implementing Zoning Ordinance.

During the application process, Planning staff may confirm the accuracy of the answers to these questions based on the complete application materials.

If the answers to all “ELIGIBILITY REQUIREMENTS” and “Objective Standards” questions below are “yes” or “N/A”, then the project qualifies for SB 9 streamlining (**check with a Planner if unsure**). If the answer to any questions is “no”, then the project may be ineligible.

Permit Process: An SB 9 Primary Dwelling Unit is submitted to the Building Division as a Residential - Single Family (if new SB9 unit(s) will be detached) or Residential Multi Family (if SB9 unit(s) will be attached i.e., duplex) building permit. Please review submittal requirements at <https://cityofpetaluma.org/permit-process/>. When ready to submit please include this checklist and all supporting documents with your application materials.

ELIGIBILITY REQUIREMENTS

YES NO N/A

1	Is the subject parcel zoned for single-family residential use RR, R1, R2 or any planned unit development (PUD) that permit single-family dwellings only? (Verify the zoning of a parcel in Petaluma here .)	<input type="checkbox"/>	<input type="checkbox"/>	—
2	Does the project propose at least one new SB 9 unit? <i>Note: SB 9 does not apply to additions where no new unit is being created, nor does it apply if an existing single-family home is being demolished and replace with one new single-family home.</i>	<input type="checkbox"/>	<input type="checkbox"/>	—
3	The proposed project is outside any Historic District. (Verify Historic Districts here .)	<input type="checkbox"/>	<input type="checkbox"/>	—
4	Is the project located on a property outside each of the following areas? (check with Planning Department if unsure) <ul style="list-style-type: none"> ▪ Prime farmland ▪ Wetlands as defined under federal law ▪ Hazardous waste site ▪ Protected species habitat ▪ Lands under a conservation easement ▪ Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan or other adopted natural resource protection plan 	<input type="checkbox"/>	<input type="checkbox"/>	—
5	Is the parcel is located within the Very High Fire Severity Zone (VHFSZ), does the project comply with applicable building standards and state fire mitigation measures? (Verify if your property is in the VHFSZ here .)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6	Is the parcel is located in a special flood hazard area subject to induction by the 1 percent annual chance flood (100-year flood) or regulatory floodway as determined by FEMA, does the project meet applicable federal criteria? (Verify here)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Does the project: <ul style="list-style-type: none"> ▪ Avoid demolition of more than 25% of existing exterior walls of an existing dwelling that has been occupied by a tenant in the last 3 years? ▪ Avoid demolition or alteration of affordable housing, rent-controlled housing, housing that was withdrawn from rent within the last 15 years, or tenant occupied in the last 3 years? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OBJECTIVE STANDARDS		YES	NO	N/A
1	Does the project propose new unit(s) with Building Height as specified by applicable zoning district?	<input type="checkbox"/>	<input type="checkbox"/>	—
2	Does the project propose at least one parking stall per primary dwelling unit? Except if the project is located within on-half mile walking distance of a high-quality transit corridor or major transit stop, or within one block of a car share vehicle. Check with a Planner if unsure.	<input type="checkbox"/>	<input type="checkbox"/>	—
5	Does the project meet Setback requirement as specified by applicable zoning district, except no more than 4 feet is required for rear and interior side setback? <i>No setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure.</i>	<input type="checkbox"/>	<input type="checkbox"/>	—

OPTIONAL: To facilitate staff review, you may optionally submit a cover letter explaining some or all responses to the eligibility requirements.