



AB 803: STARTER HOME REVITALIZATION ACT OF 2021

PROJECT INFORMATION

Site Address: _____

APN(s): _____

Project Name: _____

Gross Acres: _____

PRIMARY CONTACT INFORMATION

Name: _____

Contact: _____

Address: _____

Email: _____

- I HEREBY CERTIFY THAT MY PROJECT IS ELIGIBLE for subdivision under AB 803 as demonstrated in the eligibility checklist below.
- On behalf of the development proponent, I certify the responses on this form are accurate based on reasonable investigation, knowledge and belief. If the information recorded in this checklist changes in the course of the project, I will contact Planning and Development Services for further guidance. I understand this checklist is only a tool for gathering information relevant to the project. Approval or disapproval of the project will be determined based on applicable law and regulation.

Owner Name: _____

Signature: _____

Date: _____

Applicant Name: _____

Signature: _____

Date: _____

PLANNING DEPARTMENT USE ONLY

PRE-APP#:	<input type="checkbox"/> TRIBAL CONSULT COMPLETED	CONSISTENCY <input type="checkbox"/> ELIGIBLE DETERMINATION: <input type="checkbox"/> NOT ELIGIBLE	SUBMITTAL DATE: / /
APP#:	DETERMINATION DUE: / /	DETERMINATION DATE: / /	APPROVAL DUE: / /



IF YOU CHECKED “NO” ANY ELIGIBILITY REQUIREMENT BELOW, YOUR PROJECT IS NOT ELIGIBLE FOR THE AB 803 SUBDIVISION PROCESS.

If you have questions, we strongly recommend requesting an initial consultation meeting. This provides the opportunity to sit down with a planner and discuss the “ins and outs” of your project and receive general information on project feasibility up front before making major investment in time and money. The Planner will provide basic information and identify the initial required deposit to start the project. Request an [Initial Consultation Meeting](#) to get started

What is AB 803?

Assembly Bill 803 (2021), or the Starter Home Revitalization Act of 2021, allows multifamily-zoned parcels to be subdivided into small lot single-family parcels. Parcels created using AB 803 have no minimum parcel size and no minimum setbacks between housing units, except as required by the California Building Code. Enclosed or covered parking and a homeowners’ association are not required.

AB 803 Application Process

1. Please verify that your parcel potentially qualifies for AB 803 by visiting the [GIS Webmap](#):
 - a. Parcels within the **GREEN** areas potentially qualify for AB 803.
 - b. Parcels within the **BLUE** areas do not qualify for AB 803.
2. If your parcel potentially qualifies for AB 803, you may apply for a Tentative Parcel Map (TPM) or Tentative Map (TM) to subdivide the parcel up to its General Plan density.
3. Staff will review documents, forms, plans, and potentially request for revisions to be made. Processing includes analysis of the proposed project in accordance with relevant ordinances.
4. An application for the development will be approved unless the County finds:
 - a. The proposed project does not meet the requirements of AB 803, other relevant State laws or relevant local General Plan, zoning, subdivision, and design standards; OR
 - b. The proposed project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the impact without rendering the development financially infeasible. A “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.



The parcel must meet all the requirements listed below:

- Lot Size:** The lot to be subdivided is no larger than 5 acres.
- Multifamily Zone:** The lot to be subdivided has at least one of the following:
 - General Plan designation of VR 7.3 through VR 24
 - Zoning Ordinance building designation of E through V
- Urban Infill:** At least 75% of the lot’s perimeter adjoins or is across the street from residential, commercial, public institutional, or transit land use.
- Nearby Density:** Lots within 500 feet have densities under 30 dwelling units per acre
- Not a RHNA site:** The parcel is not identified in the Housing Element for low-income or very low income housing. Note: For a list and map of parcels in the Housing Element, refer to the Appendices 6-G and 6-H of the [General Plan](#).

The Housing Development must meet all the requirements listed below:

- Subdivision:** The proposed development will meet ONE of the following:
 - For parcels identified in the Housing Element for moderate-income and above moderate-income housing, the development results in at least as many units as projected for that parcel.
 - For parcels not in the Housing Element, the development will result in at least as many units as the maximum density.
 - Note: For a list and map of parcels in the Housing Element, refer to the Appendices 6-G and 6-H of the [General Plan](#).
- Floor Area:** The average total area of floorspace for the proposed units does not exceed 1,750 net habitable square feet.
- Single Family Lots:** The development proposes single-family homes on fee simple ownership lots.
- Setbacks:** The site complies with existing site front, side, and rear setback requirements.
 - Note: There is no setback requirement between units, except as required by the California Building Code (Title 24 of the California Code of Regulations).
- Height:** The proposed units comply with existing height limits.
- Demolition:** The development doesn’t require demolition or alteration of deed restricted affordable housing, rent controlled housing, housing occupied by a tenant within the last 7 years, or rental housing that was withdrawn within the last 15 years per Chapter 12.75 of Division 7 of the California Government Code.



Resources:

[AB 803 Bill Text:](#)

[San Diego County Zoning Ordinance, Section 6000 \(see section 6914\)](#)

[AB 803 Web Map](#)

[San Diego County Zoning and General Plan Map](#)

[Application for Tentative Parcel Map \(2 – 4 Parcels\):](#)

[Application for Tentative Map \(5+ Parcels\)](#)