



SB 684 & SB 1123: STREAMLINED STARTER HOME DEVELOPMENTS OF 10 OR LESS

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 MINISTERIAL REVIEW PROCESS as demonstrated in the eligibility checklist below and request the streamlined review process for my project.
- ☐ 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" FOR ONE OR MORE ELIGIBILITY REQUIREMENT BELOW, YOUR PROJECT IS NOT ELIGIBLE FOR THIS STREAMLINED REVIEW PROCESS.



SB 684 and SB 1123

Senate Bill (SB) 684 (2023) and SB 1123 (2024), provide a streamlined, ministerial review process for a housing development project that subdivides a lot into up to ten parcels. This bill amends the Subdivision Map Act to make it easier to build small starter homes in multifamily areas and on vacant single-family lots.

For applications that meet the requirements of [SB 684](#) or [SB 1123](#), there is a streamlined ministerial review process for:

- Parcel maps, tentative maps, and final maps
- Building permits

Streamlined Review

The County will determine if a project meets all requirements and approve or deny the completed application in 60 days. If the County denies the application, a full list of issues to resolve will be provided.

Under SB 684 and SB 1123, once an applicant has received a parcel map approval for the subdivision and submitted a complete building permit application, the County will issue a building permit for a housing development project with up to 10 units on the subdivided lot.

Streamlined Review:

The proposed project has set timelines for permit review. SB 684 and SB 1123 require the County to approve or deny projects within 60 days.

Ministerial Review:

The proposed project only needs to meet certain requirements and does not need discretionary approval. The project will be reviewed by County staff to verify that it meets relevant requirements and **objective design standards**. CEQA does not apply to the approval of ministerial projects.

Objective Design Standard:

A development regulation that is objective and not subjective. For instance, a specific building height is an objective design standard. Community character is a subjective design standard.



SB 684 and SB 1123 Application Process

1

FIRST – PLEASE VERIFY THAT YOUR PARCEL QUALIFIES FOR SB 684 & SB 1123

To determine if your parcel within the unincorporated County potentially qualifies, please visit the following link:

[Webmap](#)

Parcels within the **YELLOW** areas **potentially qualify** for SB 684.

Parcels within the **BLUE** areas **do not qualify** for SB 684.

If your parcel **does potentially qualify** for SB 684 or SB 1123, please see

SUBDIVIDE

2

Submit an application for a Tentative Parcel Map (TPM) or Tentative Map™ to begin the process of subdividing the parcel into up to 10 lots.

[Final & Parcel Map Application User Guide](#)

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

Once the TM or TPM application has been approved, all conditions (if applicable) must be satisfied. The Parcel Map must be approved by the Department of Public Works and be recorded in the Office of the County Recorder.

BUILD

2

Submit building plans and apply for a building permit to potentially construct up to 10 dwellings.

The **building permit application** can be found [here](#).

3

Staff will review documents and plans and potentially request for revisions to be made.

4

Once plans have been approved by all reviewing disciplines the building permit can be issued and construction begins.



To qualify for a streamlined, ministerial review under SB 684 and SB 1123, your project must meet ALL requirements. Please mark whether your project meets the following requirements:	YES	NO
The proposed subdivision will result in 10 or fewer parcels. An 11 th “remainder” parcel ¹ containing no housing units is allowed.		
The housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units.		
<p>The lot to be subdivided meets one of the following requirements. The lot:</p> <ul style="list-style-type: none"> • Is zoned for multifamily residential development (Building Designator E through V) • Is a designated RHNA site in the County's Housing Element. • Vacant² and zoned for single-family residential development (Building Designator B through D) <p>For a list and map of RHNA sites in the County’s Housing Element, refer to the Housing Element Appendices 6-G and 6-H, sandiegocounty.gov/pds/generalplan.html</p>		
<p>If the lot to be subdivided is zoned for multifamily:</p> <ul style="list-style-type: none"> • The lot to be subdivided is no larger than 5 acres. <p>If the lot to be subdivided is zoned for single-family and is vacant:</p> <ul style="list-style-type: none"> • The lot to be subdivided is no larger than 1.5 acres 		
The lot to be subdivided is substantially surrounded by qualified urban uses. ³		
The lot to be subdivided is a legal parcel located within an urban area based on United States Census Bureau data. (Urban Areas Map)		
The lot to be subdivided was not established pursuant to this bill or Section 66411.7 (SB 9 Lot Split).		
<p>If the lot to be subdivided is zoned for multifamily:</p> <ul style="list-style-type: none"> • The newly created parcels are no smaller than 600 square feet.⁴ <p>If the lot to be subdivided is zoned for single-family and is vacant:</p> <ul style="list-style-type: none"> • The newly created parcels are no smaller than 1,200 square feet.⁴ 		
<p>The proposed housing units are ONE of the following:</p> <ul style="list-style-type: none"> • Constructed on fee simple ownership lots, where the property and what’s built on it are owned by the same entity. This is the most common. • Part of a common interest development, where housing units are separately owned with a shared common area. • Part of a housing cooperative.⁵ • Owned by a community land trust.⁶ 		
The proposed development will meet ONE of the following:		



<ul style="list-style-type: none"> For parcels in the current Housing Element, the development will result in at least as many units as projected for that parcel in the Housing Element. <ul style="list-style-type: none"> For parcels identified to accommodate the regional housing need for “Low” or “Very Low Income” households, the development will 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. For parcels not identified in the current Housing Element, the development will result in at least as many units as the maximum allowable residential density. For a list and map of parcels in the Housing Element, refer to the Housing Element Appendices 6-G and 6-H at sandiegocounty.gov/pds/generalplan.html 		
The proposed housing units have an average total area of floorspace that does not exceed 1,750 net habitable square feet.		
The housing development project complies with the local inclusionary housing ordinance, if applicable.		
<p>The housing development project does NOT require the demolition or alteration of any of the following types of housing:</p> <ul style="list-style-type: none"> Housing subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to low, very low, or extremely low income households. Housing subject to rent or price control. Housing occupied by tenants within the past five years including housing that has been demolished or that tenants have vacated. A parcel on which an owner of residential real property has exercised the owner’s rights⁷ to withdraw accommodations from rent or lease within 15 years before the date that this application is submitted. 		
<p>The lot proposed to be subdivided is not located on:</p> <ul style="list-style-type: none"> Prime farmland or farmland of statewide importance, or protected agricultural land. Wetlands. Within a high or very high fire hazard severity zone. A hazardous waste site.⁸ A delineated earthquake fault zone.⁹ A 100-year floodplain.¹⁰ A regulatory floodway.¹¹ Natural community conservation plan area. Habitat for protected species. 		



<ul style="list-style-type: none">Land under conservation easement.		
ALL parcels will be served by a public water system and a municipal sewer system.		
<p>The housing development project complies with all applicable objective design standards.</p> <p>Note: Object design standards that require any of the following do not apply:</p> <ul style="list-style-type: none">Physically precludes the development of a project built to specified densities.Imposes a requirement on the basis that the subdivision or housing development receives approval pursuant to this section.Requires a setback between the units, except as required in the California Building Code (Title 24 of the California Code of Regulations).Requires parking be enclosed or covered.Imposes side and rear setbacks from the original lot line inconsistent with (B) of paragraph (2) of subdivision (b) of Section 65852.21.Imposes parking requirements inconsistent with paragraph (1) of subdivision (c) of Section 65852.21.For a housing development project consisting of three to seven units, inclusive, impose a floor area ratio standard that is less than 1.0. For a housing development project consisting of 8 to 10 units, inclusive, impose a floor area ratio standard that is less than 1.25.		

Definitions and Additional Information

¹ **Remainder parcel** is defined in [Government Code Section 66424.6](#)

² **Vacant** means having no permanent structure, unless the permanent structure is abandoned and uninhabitable. All of the following types of housing shall not be defined as “vacant:”

- Housing that is subject to a recorded covenant, ordinance, or law that restricts rent or sales price to levels affordable to persons and families of low, very low, or extremely low income.
- Housing that is subject to any form of rent or sales price control through a local public entity’s valid exercise of its police power.
- 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.

³ **Qualified urban uses** are any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. **Substantially surrounded** means at least 75% of the perimeter of the project site adjoins parcels that are developed with qualified urban uses. The remainder of the perimeter adjoins parcels designated for qualified urban uses in a Zoning, Community Plan, or General Plan for which an environmental impact report was certified. Parcels separated by a street/highway are considered adjoined.



⁴ The **minimum parcel size** is 600 square feet for multifamily parcels and 1,200 square feet for single family parcels **UNLESS** the County, by ordinance, has adopted a smaller minimum parcel size subject to ministerial approval under this subdivision.

⁵ **Housing cooperative** is defined in Section 817 of the Civil Code.

⁶ **Community land trust** means a 501(c)(3) nonprofit corporation that satisfies ALL of the following:

- Its primary purposes are the creation and maintenance of permanently affordable residences.
- All units are sold to qualified owners to be occupied as their primary residence or rented to low- or moderate-income households. Qualified owners are low- or moderate-income households, including those that own a unit collectively as a member occupant or resident shareholder of a limited-equity housing cooperative.
- The land owned by the nonprofit corporation, on which a unit sold to a qualified owner is situated, is leased to the qualified owner for occupation and use for a renewable term of 99 years.

⁷ under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1

⁸ **Hazardous Waste Sites:** Development is prohibited on hazardous waste sites **UNLESS** the State Department of Public Health, State Water Resources Control Board, local agency, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

⁹ **Delineated Earthquake Fault Zones:** Development is prohibited in delineated earthquake fault zones **UNLESS** the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

¹⁰ **Floodplains:** Development is prohibited in a FEMA 100-year floodplain **UNLESS** the development can satisfy all applicable federal qualifying criteria and either of the following are met:

- The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.
- The site meets FEMA requirements necessary to meet minimum floodplain management criteria of the National Flood Insurance Program.

¹¹ **Floodways:** Development is prohibited in floodways **UNLESS** the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

Notes

- The County may condition the approval and recordation of a subdivision map upon completion of a residential structure in compliance with all applicable provisions of the California Building Standards Code that contains at least one dwelling unit on each resulting parcel that does not already contain an existing legally permitted residential structure or is reserved for internal circulation, open space, or common area.
- The County may condition the issuance of a building permit on the applicant submitting a recorded covenant and agreement enforceable by the County that states that the applicant and the applicant's successors and assignees agree that the building permit is issued on the condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.
- Any dedication, improvement, and sewer requirements identified in the approved tentative or parcel map or its conditions of approval shall be guaranteed to the satisfaction of the County at the time the building permit is issued.



- Parcels created through this bill cannot also be split through SB 9 (Urban Lot Split). An accessory dwelling unit (ADU) or a junior accessory dwelling unit will not be permitted on parcels created through this bill.
- Regarding homeowners' associations, projects will need to comply with the Davis-Stirling Common Interest Development Act.

If you have any additional questions, we strongly recommend requesting an initial consultation meeting. This will afford you the opportunity to sit down with a planner and discuss the “ins and outs” of your project and receive general information of the feasibility of the project right up front before you make any major investment in time and money. The Planner will provide you with some basic information and identify the initial required deposit to start the project.

Please use the following link to get started: [PDS-PLN-ESUB Initial Consult Meeting.pdf \(sandiegocounty.gov\)](#)

Resources and Full Links

Law Text: Section 66499.41 of the Government Code:

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=66499.41.&lawCode=GOV

Web Maps:

<https://gis-portal.sandiegocounty.gov/arcgis/apps/webappviewer/index.html?id=dec2ac0328af4e0784c0a276d3c44781>

San Diego County Zoning Map:

<https://gis-portal.sandiegocounty.gov/arcgis/home/webmap/viewer.html?webmap=f1b69ba9d3dd4940b8d1efcc9dac2ac4>

Census Designated Urban Areas Map (2020):

<https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Ftigerweb.geo.census.gov%2Farcgis%2Frest%2Fservices%2FTIGERweb%2FUrban%2FMapServer&source=sd>

Building Permit Application:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds291.pdf>