



**PLANNING DIVISION**

411 Main Street (530) 879-6800  
 P.O. Box 3420  
 Chico, CA 95927-3420  
 www.chicoca.gov

Application No. \_\_\_\_\_

# APPLICATION FOR SB-9 Two-Unit Residential Housing

Duplex   
 Detached

Applicant Information		
Applicant Name		Phone
Applicant Street Address		Email
City	State	Zip
Property Owner		Phone
Property Owner Address		Email
City	State	Zip
Designer, Architect, or Historical Consultant		Phone
Address		Email
City	State	Zip
General Project Information		
Location/Address	APN	Parcel Size
Description	General Plan Designation	
	Zoning	
Submittal Requirements		
<p><b>This application is designed to provide property owners with an overview of SB-9 requirements and to find out if your property potentially qualifies.</b> Prospective applicants are encouraged to meet with Planning staff prior to submittal. Please call (530) 879-6800 with questions or for additional information.</p>		
Applicant Authorization and Signature		
I certify that the information provided with this application is complete, true and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.		
Applicant's Signature		Date
For Office Use Only		
Application Received By		Receipt No.
Date		Application Fee \$
Assigned Planner		Total Fees \$ (Check payable to City of Chico)

# General Information

## WHAT IS TWO-UNIT HOUSING?

California Senate Bill 9 (SB-9) went into effect on January 1, 2022. SB-9 allows duplexes, the conversion of a residence to a duplex (Duplex Conversion) or two detached residential units (two-unit housing) and urban lot splits (creation of two new lots) in areas of the City that are zoned R1 (Low Density Residential) or RS (Suburban Residential). SB-9 projects are exempt from discretionary review if the project is consistent with zoning requirements, design standards, and subdivision standards.

## WHERE DOES SB-9 APPLY?

SB-9 applies in areas of the City zoned R1 (Low Density Residential) or RS (Suburban Residential). It does not apply in any other zoning districts including R2, R3, R4, and RMU zones, commercial / office zones, manufacturing / industrial zones, airport, or special purpose zones.

## WHERE IS SB-9 PROHIBITED?<sup>1</sup>

Certain properties are not eligible for development pursuant to SB-9 as determined by state law, including locations with the following features:

- A creek, watercourse, wetlands, or habitat for protected species
- Hazardous waste site, unless cleared by the state oversight agency for residential use
- Prime farmland, or land designated for agricultural protection or preservation
- Lands identified for conservation in conservation plan or easement
- High or Very High Fire Hazard Severity Zone, per the Department of Forestry and Fire Protection
- A Historic District or property listed on the City's Historic Inventory
- Demolition or alteration of housing with rents restricted to levels affordable to moderate, low, or very low income
- Demolition or alteration of housing subject to rent or price control
- Properties removed from the rental market pursuant to the Ellis Act within the past 15 years
- Demolition or alteration of housing that has been occupied by a tenant in the last 3 years

## CAN ONE OR BOTH UNITS BE RENTED SHORT TERM?

No, state law prohibits rentals less than 30 days for two-unit residential projects developed pursuant to SB-9.

## IS OWNER-OCCUPANCY REQUIRED?

No, owner-occupancy is not a requirement for two-unit residential development.

## CAN I DEMOLISH AN EXISTING BUILDING?

Yes. However, SB-9 does not allow the demolition or alteration of any of the following types of housing:

- Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income
- Housing that has been occupied by a tenant in the last three years

## HOW IS TWO-UNIT RESIDENTIAL DIFFERENT FROM ADUS?

SB-9 differs from rules that allow single unit and accessory dwelling units (ADUs) on a lot because ADUs cannot be sold separately from the primary unit. In addition, ADUs that are under 750 square feet are not subject to development impact mitigation fees (i.e., [City facility fees](#)), whereas **development pursuant to SB-9 is subject to development impact mitigation fees and 1 parking space is required per residential unit.**

## Application Submittal Checklist

**PROJECT DESCRIPTION** – Submit a brief project description demonstrating that the proposed project qualifies for a ministerial approval pursuant to California Senate Bill 9 (i.e., SB-9).

**SB-9 REQUIREMENTS** – The following criteria listed below are state-mandated and the City of Chico has no ability to waive or amend these criteria. Projects must meet all of the prerequisites listed below to potentially qualify for the ministerial approval of up to two dwelling units on a single-family zoned parcel.

- The legal parcel must be completely within the City limits.
- The subject parcel is within the R1 or RS zoning district.
- The subject parcel is not located within:
  - A historic district, or listed on the City’s Historic Resources inventory,
  - Is not prime farmland, or farmland of statewide importance,
  - Does not contain wetlands or within a floodway,
  - Within a very high or high fire hazard severity zone, per the Dept. of Forestry and Fire Protection,
  - Within a hazardous waste or hazardous list site, unless cleared by state agency,
  - Within a delineated earthquake fault zone,
  - Is not identified for conservation in an adopted natural community conservation plan,
  - Does not contain habitat for protected species or is not lands under a conservation easement.
- The proposed project would not result in the demolition or alteration of:
  - Affordable or rent-controlled housing.
  - Housing that has been occupied by a tenant in the past three years.
  - The property owner exercised the right to withdraw accommodations from rent or lease within the last 15 years.
- The proposed project would provide at least one off-street parking space per unit.
- Rental of any unit(s) must be for at least 31 days.

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<sup>1</sup> Homeowner’s Associations (HOAs) may restrict the use of SB-9. The City does not enforce HOA restrictions.

- The subject parcel is limited to a residential use.
  
- If the project site is on septic, please contact Butte County Environmental Health before you make any major investments in time and money.
  
- SB-9 **does not require** ADUs and JADUs to be allowed in addition to the two units that may be authorized pursuant to this application.

**ALL SUBMITTED DRAWINGS** - Applicants should only submit two folded full-size copies and two reductions (11 X17-inch) of all drawings with the initial application. Following a determination of application completeness, Planning staff will request additional copies as necessary, including an electronic copy. All drawings must be to scale (including a graphic bar scale) with a north arrow oriented towards the top of the sheet of all plan drawings.

**SITE PLAN – Indicate the Dimensions of Pertinent Features**

- Title Block
- Property Lines
- Existing/proposed structures and improvements
- Parking spaces and access
- Existing natural features, including trees
- Landscape areas
- Surrounding conditions/structures/improvements
- Location of light fixtures, fences, etc.
- Existing/proposed right-of-way(s)
- Building setbacks
- Location of HVAC units, utility structures, electrical cabinets/panels, backflow prevention devices, etc.
- Trash/Recycling enclosure location and materials
- Existing/Proposed Easements
- Site coverage summary (percentage of buildings/parking/landscaping)

**ARCHITECTURAL DRAWINGS – Indicate the Dimensions of Pertinent Features including building height and roof pitch**

- Detailed exterior elevations (all sides, identified by cardinal direction, including trash/recycling enclosures, carports, etc.)
- Utility panels, plumbing fixtures, meters, conduits, A/C units
- Location, design, type, and intensity of lighting
- Floor plans