

SB 9 Eligibility Criteria Checklist

PIN Number: 180B145 225

Site Address: 6648 N PEACH AVE

Tract: TR 12429

Map Reference: M B 235-34/35

Block: None

Lot: 15

Arb (Lot Cut Reference): None

A. Planning/Housing Standards. All answers must be "Yes"		
1.	The parcel is located within a single-family residential zone.	Yes
2.	The site is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.	Yes
3.	The development is not located within a historic district (HPOZ) or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a Historic Cultural Monument (HCM) or historic property or district pursuant to any ordinance.	Yes
4.	Lots have not been previously split using SB9	

B. Environmental Standards (to be verified by the Department of City Planning in consultation with other agencies as needed). All answers must be "No" Is the development located on a site that is any of the following:		
1.	Either prime farmland or farmland of statewide importance , as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	No
2.	Wetlands , as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	No
3.	A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.	No
4.	Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, 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. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.	No
5.	Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	No
	A. Natural Community Conservation Planning Act	No
	B. Habitat Conservation Plan	No
	C. Other Adopted Natural Resource Protection Plan (LA County Significant Ecological Areas)	No
6.	Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	No
7.	Lands under a conservation easement .	No

C. Transit Proximity Criteria (Must be a "Yes" for either of the following to be eligible for parking exceptions)		
1.	The parcel is located within 1/2 mile walking distance of a major transit stop (as defined in Section 21064.3 of the Public Resources Code).	Yes
2.	The parcel is located within 1/2 mile walking distance of a high-quality transit corridor (as defined in subdivision (b) of Section 21155 of the Public Resources Code).	Yes

D. Housing Criteria (Please refer to the SB 9 Memo on how these conditions may affect a SB 9 application)

1.	The site includes 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.	
2.	The site includes housing that is subject to the Rent Stabilization Ordinance (RSO)	No
3.	A parcel where an owner had withdrawn or removed rental units pursuant to the Ellis Act (commencing with Section 7060 of the Government Code) within 15 years before the application date.	No

E. Areas Requiring Certain Standards be Met (in consultation with applicable agencies as needed).
Is the development located on a site that is any of the following:

1.	Within a very high fire hazard severity zone , as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.	No
2.	Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	No
3.	Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter 1 of Title 44 of the Code of Federal Regulations.	No

11/22/2024

Footnotes:

^[1] Projects in a special flood hazard area are subject to the Flood Hazard Management Ordinance, which may require specific construction limitations in accordance with Federal flood insurance requirements. Refer to the [Flood Hazard Management Ordinance Information Bulletin](#) for details.