



TWO-UNIT RESIDENTIAL HOUSING (SB-9)

SUPPLEMENTAL APPLICATION



GENERAL INFORMATION

WHAT IS TWO-UNIT RESIDENTIAL HOUSING?

Effective January 2022, ordinance amendments to Santa Barbara Municipal Code Section 30.185.440, Chapter 28.80, and Chapter 27.60 will implement California Senate Bill 9 (SB-9). SB-9 allows duplexes (two-unit housing) and urban lot splits (creation of two new lots) in areas of the City that are zoned to typically allow only one unit per lot. SB-9 projects are exempt from discretionary review if the project is consistent with objective zoning, design standards, and subdivision standards.

WHERE DOES IT APPLY?

SB-9 applies in areas of the City zoned for single unit residential (RS – Residential Single Unit Zones and A, E, and R-1 in the Coastal Zone). It does **NOT** apply in any other zoning districts including R-2 zones, multi-unit zones, or office, commercial, and manufacturing zones.

CAN I SELL THE TWO UNITS SEPARATELY?

Yes, each of the units in a two-unit residential development may be sold separately by using an urban lot split. An urban lot split (SBMC Chapter 27.60) is an additional method to subdivide single-unit zoned lots into no more than two lots. To be approved, a parcel map for an urban lot split must be included with a Building Permit (BLD) application for two-unit residential development which will be reviewed concurrently. Building permits related to urban lot splits may not be issued until the parcel map is recorded per the Subdivision Map Act.

WHERE IS SB-9 PROHIBITED?

Certain properties are not able to use SB-9, as determined by both state law and the City's municipal code, including locations with the following features:

- × Within 35 feet of a creek, watercourse, wetlands, or habitat for protected species
- × Hazardous waste site, unless cleared for residential use
- × Prime farmland, or land designated for agricultural protection or preservation
- × Within delineated earthquake fault zone, unless complies with seismic protection building code standards
- × Within a special flood hazard area or regulatory floodway, unless complies with floodplain management criteria
- × Lands identified for conservation in conservation plan or easement
- × Foothill or Extreme Foothill High Fire Hazard Area
- × Landmark or Historic District Overlay Zone, or on a lot with a designated City Landmark or Structure of Merit
- × 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; or housing subject to Ellis Act provisions within 15 years
- × Demolition or alteration of housing that has been occupied by a tenant in the last 3 years

WHAT RULES APPLY IN HIGH FIRE HAZARD ZONES?

SB-9 is prohibited in the Foothill and Extreme Foothill High Fire Hazard Area as shown in the City's [Community Wildfire Protection Plan](#), but is allowed in the Coastal and Coastal Interior High Fire Hazard Area. However, both proposed and existing development must comply with high fire hazard standards in those areas, including no tandem parking, fire sprinklers, and smaller unit sizes.

ARE THERE ANY AFFORDABILITY REQUIREMENTS?

Yes. The City's ordinance requires at least one of the units in each two-unit residential development, or at least one unit on any lot created pursuant to an urban lot split, to be constructed and offered for sale or for rent as a moderate, low, or very low-income unit. A unit in the Coastal Zone will be limited for sale or rent at levels affordable to low-income households. See [Affordable Housing Policies & Procedures](#).

CAN ONE OR BOTH UNITS BE RENTED SHORT TERM?

No, state law prohibits rentals less than 30 days for two-unit residential development projects. You will be required to record a Covenant that outlines the requirements regarding the rental terms of a two-unit residential development project.

IS OWNER-OCCUPANCY REQUIRED?

No, owner-occupancy is not a requirement for two-unit residential development. However, in order to approve an urban lot split, the property owner must sign a statement indicating that the owner intends to occupy one of the housing units located on a lot created by the parcel map as their principal residence for a minimum of three years from the date of the recording of the parcel map.

CAN I DEMOLISH AN EXISTING BUILDING?

Yes, but if nonconforming it must be rebuilt in a conforming location or in the same location, dimension, and floor area as the existing building. SB-9 does not allow the demolition or alteration of the following:

- 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

DO I NEED SEPARATE UTILITY CONNECTIONS?

Yes, a new City water meter located in the public right-of-way is required for all new dwelling units created using SB-9. A two-unit development on one lot may share a single sewer lateral depending on the condition of the lateral. For urban lot split projects, a separate sewer lateral is required for each lot. A separate Public Works permit is required for all water meter and sewer lateral installations.

CAN I HAVE BOTH AN ADU AND TWO-UNIT HOUSING ON MY LOT?

Yes, ADUs are allowed on lots developed with one or more residential units. For example, if your lot is developed with an existing house, you could add one additional dwelling unit and either one attached ADU or two detached special ADUs for a sum total of four units. Per state law, a junior accessory dwelling unit (JADU) is only allowed with a single-unit residence; therefore, a JADU may **not** be added if there is more than one dwelling unit on a lot. On an urban lot split, no more than two units (including ADUs) may be permitted on each lot. For more information, see the [Accessory Dwelling Unit Guide](#).

CAN I USE SB-9 IN THE COASTAL ZONE?

Yes, but SB-9 does not overrule the California Coastal Act which means that two-unit residential projects and urban lot splits must comply with the policies of the City's Coastal Land Use Plan. Projects proposed in the Coastal Zone may have different standards than inland projects, such as:

- **Parking:** Two covered or uncovered parking spaces are required per unit to ensure public access to the beach and shoreline is preserved.
- **Minimum Lot Size.** Urban lot splits in the Coastal Zone must involve lots at least twice the size of the minimum lot size to comply with the Coastal LUP land use designation.
- **Coastal Zone Review:** A Coastal Development Permit is required, and you must complete the planning approval process prior to submitting a building permit application. More information is available on the [Coastal Zone Review](#) supplemental application.

HOW TO SUBMIT

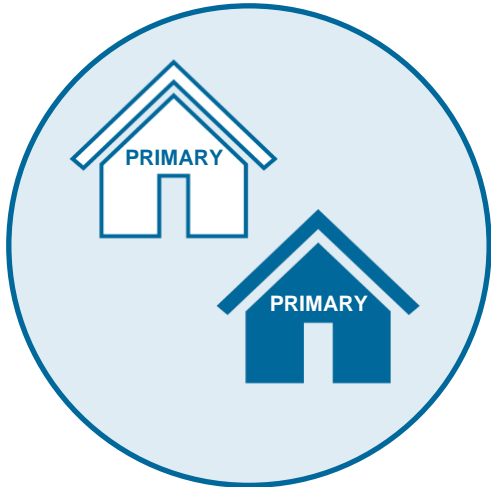
All applications, including all supporting plans and documents, are accepted online via our [Accela Citizen Access Portal \(ACA\)](#). More information: [Electronic Submittals](#).

WHAT TO SUBMIT

Complete the forms and provide any supporting materials described in this Supplemental Application and submit it along with a complete [Building Permit \(BLD\)](#) application. There may be some deferred submittals for projects that include a parcel map for an urban lot split.



WHAT ARE MY OPTIONS FOR NEW UNITS?



Add One Unit

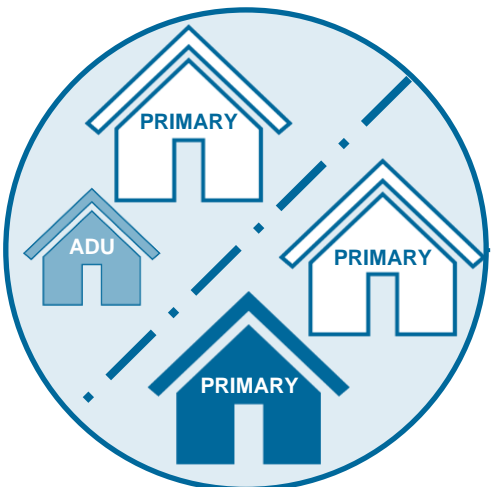
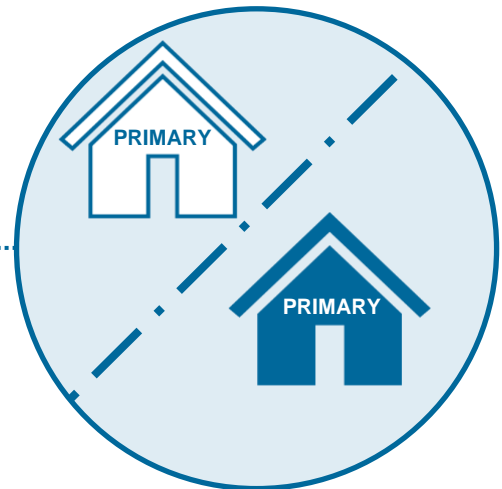
If you have one existing residential unit, **add one new unit** that is any of the following :

- ✓ Attached
- ✓ Detached
- ✓ Converted Portion of House
- ✓ Converted Garage or Accessory Bldg.

Split The Lot

You can add a unit and subdivide into two lots of approximately equal area :

- ✓ New lot must be at least 40% of the size of the original lot
- ✓ Minimum lot size 1,200 sq. ft. each



Add Up to Four Units

You can subdivide into two lots and add two units per lot (maximum four units) :

- ✓ Two primary units to each lot or
- ✓ One primary unit and one ADU

Or if you don't subdivide, you can build two primary units and up to two special ADUs



WHAT OBJECTIVE STANDARDS APPLY TO SB-9 PROJECTS?

This table summarizes the objective zoning and subdivision requirements for two-unit residential housing SBMC Section 30.185.440 or Ch. 28.80 (Coastal Zone) and urban lot splits (Ch. 27.60).

REQUIREMENT	TWO-UNIT HOUSING	URBAN LOT SPLIT
APPLICABLE ZONES	Residential Single Unit Zones only – RS (Inland) and A, E, and R-1 (Coastal Zone)	
ALLOWED SITES	On an existing or proposed lot, and developed with a single-unit residence or a vacant lot. Not allowed in: <ul style="list-style-type: none"> • Foothill or Extreme Foothill High Fire Hazard Area; or • Landmark or Historic District Overlay Zone, or designated City Landmark or Structure of Merit 	On an existing legal lot, limited to residential uses only, and: <ul style="list-style-type: none"> • Parcel cannot be previously established with an urban lot split • Neither the owner, nor any person acting in concert with the owner, may subdivide if they split an adjacent lot using an urban lot split
OWNER-OCCUPANCY	Not Required	Owner must sign an affidavit stating intent to occupy one of the units as principal residence for 3 years
AFFORDABILITY	Inland – One unit for sale or for rent as a moderate, low, or very low-income unit Coastal – One low-income unit required	Comply with two-unit housing standards
MINIMUM LOT SIZE AND STREET FRONTAGE	No minimum lot size requirement	Inland – Lot size at least 40% of original lot and a minimum of 1,200 square feet Coastal – 2 x minimum lot size per zone No flag lots; street frontage per zone
UNITS PER LOT	2 main units; plus 1 or 2 ADUs allowed	2 units total per newly created lot (includes <u>all</u> units: Primary, ADU, JADU)
FLOOR AREA MINIMUM	Studio unit = 220 sq. ft. All other units = 400 sq. ft.	Comply with two-unit housing standards
FLOOR AREA MAXIMUM	Total floor area may not exceed 85% of max FAR; each unit may not exceed: <ul style="list-style-type: none"> • Lots up to 14,999 sq. ft. <ul style="list-style-type: none"> – with 1-BR or studio: 850 sq. ft. – with 2+ BR: 1,000 sq. ft. • Lots over 15,000 sq. ft.: 1,200 sq. ft. • High Fire Hazard Areas: 800 sq. ft. • If attached, < 50% of existing area 	Comply with two-unit housing standards

REQUIREMENT	TWO-UNIT HOUSING	URBAN LOT SPLIT
BUILDING SEPARATION	<ul style="list-style-type: none"> • Main Buildings = 10 feet • Accessory Buildings = 5 feet 	Comply with two-unit housing standards
HEIGHT MAXIMUM	<p>Must meet Solar Access Height and not exceed the following:</p> <ul style="list-style-type: none"> • Height of an existing unit; or • 25 feet and maximum 2 stories outside High Fire Hazard Area; or • 16 feet and maximum 1 story in the High Fire Hazard Area; and • Plate heights on any new second story 8 feet maximum 	Comply with two-unit housing standards
OPEN YARD	As required for two-unit development per the Zoning Ordinance	Comply with two-unit housing standards
SETBACKS	<p>Comply with applicable setbacks in the zone, except:</p> <ul style="list-style-type: none"> • Interior setbacks may be reduced to 4 feet for 1 story buildings and portions under 17 feet in height • No setback required to convert or substantially redevelop an existing structure to two-unit housing 	Comply with two-unit housing standards
PARKING	<p>One on-site space required (covered or uncovered) for each unit, unless:</p> <ul style="list-style-type: none"> • Within 1/2 mile of high-quality transit corridor or major transit stop • Car share vehicle within one block <p>Coastal Zone: Two spaces per unit Bicycle: If no access to a garage, one long-term bicycle space required per unit</p>	Comply with two-unit housing standards
VEHICULAR ACCESS	<p>If automobile parking is provided, a paved driveway is required as follows:</p> <ul style="list-style-type: none"> • Shared driveway allowed up to 2 lots • More than one driveway prohibited on lots < 100 feet of street frontage • 3 foot landscape buffer required 	<p>Access to a public street is required. Driveway easement allowed up to 2 lots:</p> <ul style="list-style-type: none"> • Width 1-2 Units: 10 feet to 16 feet • Width 3-4 Units: 20 feet minimum • Length: 20 feet minimum • Not allowed 25 feet to intersection
PEDESTRIAN ACCESS	<p>Paved pedestrian walkway is required:</p> <ul style="list-style-type: none"> • Width 1-2 Units: 3 feet minimum • Width 3-4 Units: 5 feet minimum • Length: 200 feet maximum 	<p>If no automobile parking is provided, access may be a pedestrian easement:</p> <ul style="list-style-type: none"> • Width: 5 feet minimum • Length: 200 feet maximum



WHAT ARE MY OPTIONS FOR URBAN LOT SPLIT?

Figure A – Lot Access

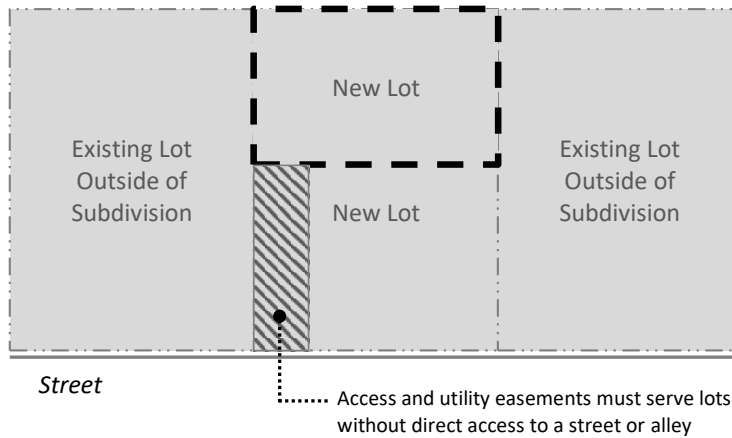


Figure B – One or Two Units

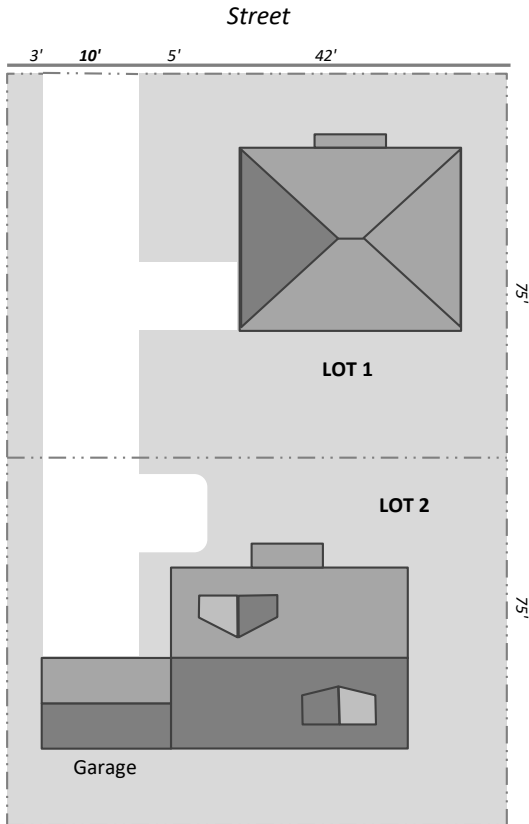


Figure C – Three or More Units

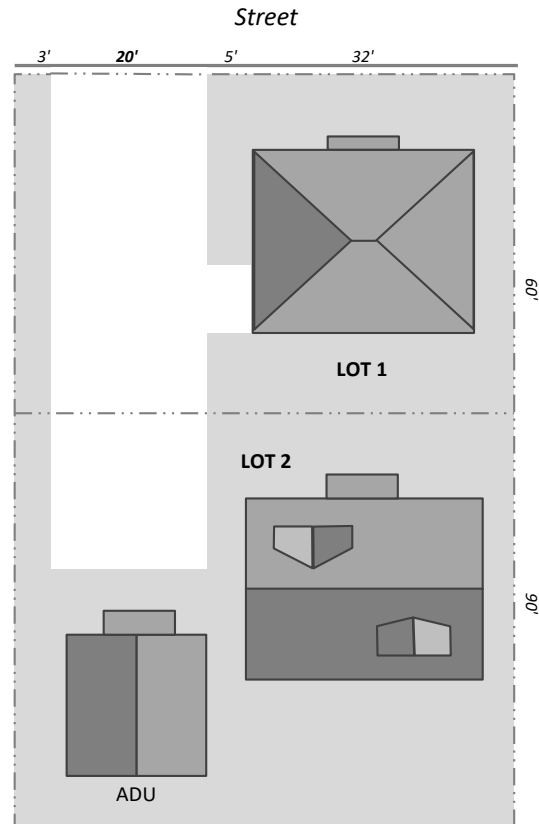


Figure D – Direct Access

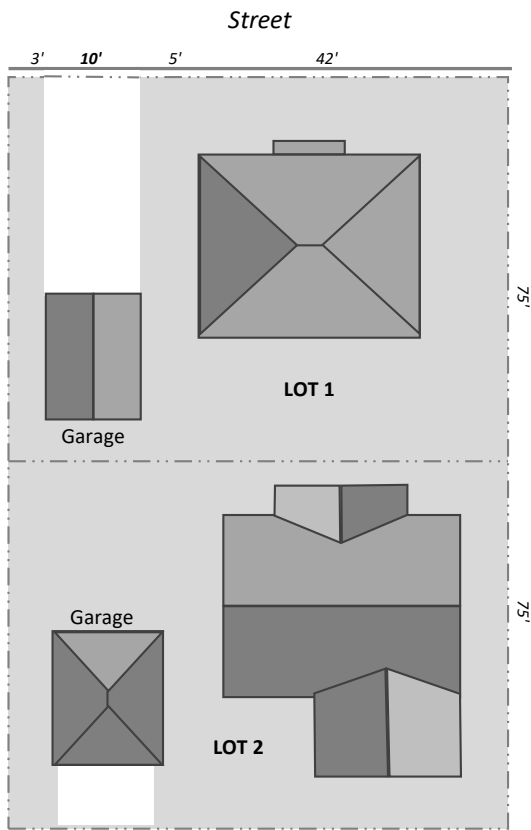


Figure E – Pedestrian Access Only

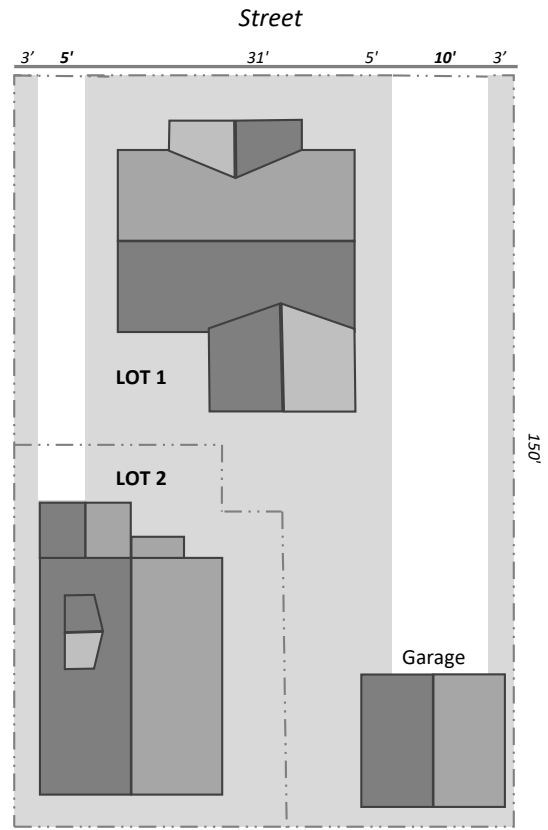
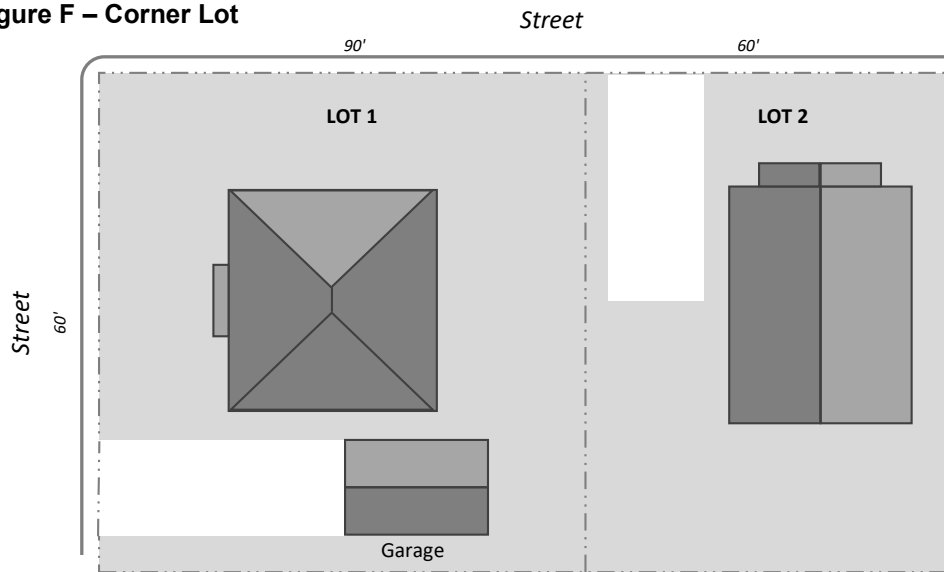


Figure F – Corner Lot





SUBMITTAL INFORMATION

FEES

Payment of fees is required for all applications prior to application review or processing.

Fees

Payment via check, electronic check, or credit card is required before project review or processing. Once the application is submitted, City staff will follow up electronically with an invoice for the total fee amount. Fees may be paid online, mailed, faxed, or dropped off at 630 Garden Street for processing. If paying by mail or fax, a [Fee Payment Submittal Sheet](#) is required. For more information, see [How to Pay Invoiced Fees](#).

PHOTOGRAPHS

Photographs are required for all applications.

Photographs

Submit current color photographs of the site as viewed from the street and provide a photo of the front and each exterior elevation of all buildings on the property.

PLANS

Plans are required for all applications.

Project Plans

See the [Project Plan Submittal Requirements](#) for the required contents of plan submittals.

Landscape Plan

Complete landscape and irrigation plans are required. See the [Landscape Plan Submittal Guide](#). Show 35-foot buffer to creek, watercourse, wetlands, or habitat for protected species.

Supporting Details

Submit any additional supporting information (color details, manufacturer specification sheets, etc.) necessary to show matching design style. Additional guidance on architectural styles is here: [Single Family Residence Design Guidelines](#) and [Historic Resource Design Guidelines](#).

URBAN LOT SPLIT

The following additional information is required for any project that proposes an urban lot split.

Preliminary Title Report

Submit a recent (within 3 months of submittal date) Preliminary Title Report. Your title officer will need to provide a Subdivision Guarantee to the County Recorder just prior to recording the parcel map.

County Tax Collector Memo

Deferred Submittal. Submit a memo from the County Tax Collector’s Office indicating that property taxes have been paid for the current year and for the next fiscal year. You may elect to defer this submittal until prior to the parcel map records and the Building Permit is issued.

LLC Statement of Information

If the property is owned by a Limited Liability Company (LLC), submit a copy of the California Statement of Information to verify company and managers required to sign the parcel map.

Closure Calculations

A licensed land surveyor must prepare calculations for each individual lot, and details of City’s Control Survey Network points in relationship to the subdivision with measured connections.

Parcel Map

A licensed land surveyor must submit a parcel map per SBMC Chapter 27.09. Surveyor must request a new parcel map number from the City’s database.

Parcel map dimensions must be 18" x 26" and to scale not less than 1:100 and show:

- Title Sheet with the relevant wording from the [County Standard Statements and Certificates](#) including that the subdivision was approved as an Urban Lot Split per SBMC Chapter 27.60
- Total area (acreage and square feet) of each proposed lot
- Bearing and distance of existing and proposed property lines
- Zoning District
- Location of any existing and proposed easements for access or public utilities to serve a lot created by the subdivision
- Name and dimensions, including right-of-way and improved area, of public and private streets or public alleys adjoining the parcel
- Location of existing or proposed pedestrian pathway access to the public right of way

Submit an additional parcel map sheet pursuant to Subdivision Map Act Section 66434.2 showing:

- Location and use of all existing and proposed buildings and structures
- Zoning setbacks for existing and proposed lots
- Location of all existing water, sewer, electricity, storm drain, or gas service lines, pipes, systems
- Location of any existing trees larger than 4" in diameter measured at 4'-6" above the base and any such trees proposed for removal
- Area of the parcel that has a slope of 25% or greater by way of contours at 5-foot intervals
- Area of the parcel that is a watercourse as defined in SBMC Section 14.04.020
- Curb, gutter, sidewalk, parkway, and street trees: type, location, and dimensions
- Location of existing/proposed driveway dimensions, materials, and slope and cross slope
- If in the Coastal Zone, location of Coastal Bluff Edge and Coastal Bluff Edge Development Buffer as referenced in the Local Coastal Land Use Plan

Mylars and Recorded Agreements

Deferred Submittal. After staff approves the parcel map, the surveyor will be notified to plot mylars for signature. Submit mylar sheets and originals of all recorded agreements executed by the property owners.

1 DESIGN STANDARDS CHECKLIST

Applicants must complete and submit this Design Standards Checklist to demonstrate the project's consistency with the Architectural Design Criteria. Note sheet number where items are found on plans.

A. ARCHITECTURAL DESIGN CRITERIA	Comply	N/A	Sheet #
1. Shiny Roofing and Siding. There are no shiny, mirror-like, or of a glossy metallic finish roofing or siding materials proposed.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Roof Tile. If a clay tile roof is proposed, it is two-piece terra cotta (Mission "C-tile"); or S-tile is only proposed in order to match existing unit S-tile.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Skylights. There are no "bubble" or dome skylights proposed; skylights have either flat glass panels, or no skylights are proposed.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Glass Guardrails. There are no glass guardrails proposed; or glass guardrails are proposed in order to match existing glass guardrails.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Garage Conversion. The existing garage door opening is being replaced with siding, or residential windows and doors, to match the existing garage walls and detailing; or no garage conversion is proposed.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Grading. There is no more than 250 cubic yards of grading (cut or fill under the building footprint and outside the main building footprint).	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. Height. At least one of the following applies (check one):	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. The proposed unit does not exceed height of the existing unit; or			
<input type="checkbox"/> b. The proposed unit is not in a High Fire Hazard Area and is a maximum of 25 feet in height and two stories, or			
<input type="checkbox"/> c. The proposed unit is in a High Fire Hazard Area and is a maximum of 16 feet in height and one story, and			
<input type="checkbox"/> d. If a 2 nd story is proposed, the plate height is a maximum of 8 feet.			
8. Landings, Decks, and Balconies. At least one of the following applies if the proposed project is either two stories in height or 17 feet or taller:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft., that face or overlook the adjoining property, are not proposed; or			
<input type="checkbox"/> b. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft., that face or overlook the adjoining property, are located a minimum of 15-feet from all interior lot lines; or			
<input type="checkbox"/> c. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft. are less than 15-feet from the interior lot lines; and:			
<input type="checkbox"/> They do not face or overlook the adjoining property, and			

A. ARCHITECTURAL DESIGN CRITERIA	Comply	N/A	Sheet #
<input type="checkbox"/> An architectural screening element with 5-foot minimum height is proposed.			
9. Upper-Story Windows. At least one of the following applies if the proposed project is either two stories in height or 17 feet or taller:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. Upper-story windows that face or overlook the adjoining property are not proposed within 15 feet of the interior lot lines; or			
<input type="checkbox"/> b. Upper-story windows that face or overlook the adjoining property and are located within 15 feet of the interior lot lines, are installed a minimum of 42-inches above finish floor.			
10. Design Style. At least one of the following applies:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. On a site already developed with an existing unit, the new unit is designed and constructed to match the existing paint color and exterior building materials, including but not limited to siding, windows, doors, roofing, light fixtures, hardware, and railings.			
<input type="checkbox"/> b. Two new units are proposed, and the units are constructed using the same architectural style, exterior building materials, colors, and finishes.			
11. Historic Resources Inventory. If any buildings are listed in the Historic Resources Inventory, the proposal would not cause a substantial adverse change in the significance of any historic resource. If applicable, please contact the City’s Architectural Historian for a historic resource evaluation prior to applying for this determination.	<input type="checkbox"/>	<input type="checkbox"/>	_____

2 RECORDED COVENANT FORM

STAFF USE ONLY:

<input type="checkbox"/> Accessory Dwelling Unit (ADU):	<input type="checkbox"/> Form 1 (ADU owner-occupancy)	<input type="checkbox"/> Form 4 (SB-9 Rental)
<input type="checkbox"/> Junior Accessory Dwelling Unit (JADU):	<input type="checkbox"/> Form 2 (ADU no owner-occupancy)	<input type="checkbox"/> Form 5 (SB-9 Owner)
<input type="checkbox"/> Two-Unit Residential (SB-9):	<input type="checkbox"/> Form 3 (JADU owner-occupancy)	<input type="checkbox"/> Form 6 (SB-9 Coastal)
<input type="checkbox"/> <i>Remove Existing Owner-Occupancy Covenant:</i>	Inst. # _____ Date Recorded: _____	
<input type="checkbox"/> <i>Remove Existing Zoning Compliance Declaration:</i>	Inst. # _____ Date Recorded: _____	

RECORD & PROPERTY INFORMATION

Today's Date:	BLD RECORD # :
Project Address:	APN:

APPLICANT COMPLETE & SIGN:

CONTACT PERSON *(Name of person to contact about the Covenant)*

Name:	Company:
Address:	ZIP:
Email:	Phone:

LLC AUTHORIZED SIGNER *(If applicable, name of LLC member authorized to sign legal agreements)* N/A

Name:	Title:
Email:	Phone:

OWNER'S NAMES *(List ALL property owner's names as they appear on Title)*

Name:	Name:
Name:	Name:

UNIT INFORMATION

Number of Bedrooms in New Unit:	Number of Anticipated Occupants:
Anticipated Monthly Rental Rate: \$	Intended to be free to family or caregiver? <input type="checkbox"/> Yes <input type="checkbox"/> No

Signature: _____ **Date:** _____

3 COVENANT INSTRUCTIONS

- 1. New Applications.** After the initial building permit submittal, applicant shall submit this Recorded Covenant Form. This will begin the Recorded Covenant process. On new applications, expect to receive the Covenant document in two to three weeks after submitting this form.
- 2. Release of Existing Covenant.** To release an existing Owner-Occupancy Covenant, a new Covenant must be prepared, executed, and recorded, along with processing fees and recording costs. Due to limited staff resources, we will process requests in the order received but it could take several months to complete the process.
- 3. Receiving the Document.** After you submit this completed form, City staff will prepare the Covenant document for the owner to sign and will email it to the contact person listed on this form. Please print it single-sided, sign, and notarize the document.
- 4. Return the Executed Document.** Mail the original executed Covenant to the Planning Division via USPS to the following address:

Community Development Department
 Attn: Covenant Processing
 P.O. Box 1990
 Santa Barbara, CA 93102-1990

Once the document is received, staff will acquire remaining city signatures and record the final document at the County recording office. The city will email you a copy of the final Covenant. The building permit cannot be issued until the final Covenant is recorded.

- 5. Avoid common notary certificate mistakes.** Minor errors on a notary certificate can lead to major headaches later — including rejection of the documents by the County recording office. Do not scan, fax, photograph, or otherwise alter, add, or amend any portion of the document. The original hardcopy with WET signatures must be provided back to the city. Be sure to include The [California All Purpose Acknowledgment Form](#) for the owner signature. **The names on the acknowledgment page must match EXACTLY how the names appear on the Covenant or it will be rejected by the County recording office.**

**Your name
 should
 match
 exactly!**

4 PROPERTY OWNER'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. **Public Record.** I understand that any information provided becomes part of the public record and can be made available to the public for review and posted to the city website.
- d. **Posted Sign.** Within five calendar days after submitting an initial building permit application to the City, I agree to obtain and install a posted sign on the property. The sign shall remain posted until a building permit is issued, or the application expires or is withdrawn.
- e. **Protected Housing.** I certify that the project does not include the demolition or alteration of any of the following types of housing: (i) 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; (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; (iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from 27 rent or lease within 15 years before the date that the development proponent submits an application; (iv) Housing that has been occupied by a tenant in the last three years.
- f. **No Prior Urban Lot Split.** If an urban lot split is proposed, I certify that the parcel has not been established through prior exercise of an urban lot split; and that neither the owner of the parcel being subdivided, nor any person acting in concert with the owner, has previously subdivided an adjacent parcel using an urban lot split.
- g. **Owner-Occupancy.** If an urban lot split is proposed, I, the property owner intend to occupy one of the housing units located on a lot created by the parcel map as my principal residence for a minimum of three years from the date of the recording of the parcel map.
- h. **Rental Terms.** I understand that rental terms of any unit created by the project shall not be less than 31 consecutive days, nor shall rental terms allow termination of the tenancy prior to the expiration of at least one 31-day period occupancy by the same tenant.
- i. **Residential Uses.** I understand uses allowed on a lot are limited to residential uses only.

PROPERTY OWNER:

Owner's Signature

Date

Owner's Name (printed)