



City of Dublin

Zoning Clearance Application

Senate Bill 9 Unit Developments

To comply with State law, the following represents a comprehensive list of information which must be submitted prior to acceptance of the application for a two-unit development pursuant to Senate Bill (SB) 9.

It is City policy not to accept incomplete applications. If an incomplete application is submitted, it may be returned to the applicant. Incomplete or inaccurate information may result in processing delays or denial of the project.

GENERAL INFORMATION

Project Street Address: _____

Project Name: _____

Project Description: _____

Zoning: _____ General Plan Designation: _____ Specific Plan Designation: _____

Applicant Name: _____

Applicant Phone: _____ Applicant Email: _____

ELIGIBILITY CRITERIA

Y	N	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. The proposed housing development is located in a single-family residential zone.
<input type="checkbox"/>	<input type="checkbox"/>	2. The proposed housing development is no more than two residential units.
<input type="checkbox"/>	<input type="checkbox"/>	3. The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Government Code § 65913.4 .
<input type="checkbox"/>	<input type="checkbox"/>	4. The proposed housing development does not require demolition or alteration of any of the following types of housing: <ul style="list-style-type: none"> a. 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. b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. c. Housing that has been occupied by a tenant in the last three years.
<input type="checkbox"/>	<input type="checkbox"/>	5. The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Government Code § 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

Y	N	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	6. The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the proposed housing development meets at least one of the following conditions: <ul style="list-style-type: none"> a. The site has not been occupied by a tenant in the last three years or b. If a City ordinance so allows.
<input type="checkbox"/>	<input type="checkbox"/>	7. The proposed housing development is not located within the following areas: <ul style="list-style-type: none"> a. A historic district or property included on the State Historic Resources Inventory, as defined in Public Resources Code § 5020.1 or b. Within a site that is designated or listed as a City landmark or historic property or district pursuant to a City ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	8. If the proposed housing development will be a rental unit, the rental shall be for a term longer than 30 days.

SUBMITTAL REQUIREMENTS

1. Zoning Clearance Application. A complete Zoning Clearance Application for SB 9 Unit Developments.
2. Project Description. Describe the proposed project in detail by providing factual information about the existing and proposed conditions.
3. Preliminary Title Report/Property Profile. Provide a preliminary title report, that has been prepared within three months of application submittal, to document to ownership.
4. Declaration Statement. Provide a statement, signed by the property owner with a qualified notary as a witness, indicating whether the existing housing on the property has been occupied by a tenant in the last three years.
5. Site Plan. The Site Plan must be drawn to scale, fully dimensioned, and must graphically and understandably describe the proposal.
6. Floor Plan. The Floor Plan must be drawn to scale and fully dimensioned.
7. Elevations. The Floor Plan must be drawn to scale and fully dimensioned.
8. Roof Plan. The Floor Plan must be drawn to scale and fully dimensioned.

ACKNOWLEDGEMENT OF APPLICANT

By signing below, I certify that I am the Property Owner of record, or I have the authorization of the Property Owner to file this application for a Zoning Clearance, and that the information contained in this application is true and correct. I further agree to the following:

- Failure to provide all pertinent data or providing poorly executed plans may delay the processing of an application.
- Applicant/Property Owner agrees to defend, indemnify, release, and hold harmless the City of Dublin, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively “City”) from any claim, action or proceeding (hereafter collectively “proceeding”) brought against the City to attack, set aside, void or annul the City’s project approvals and/or any action relating to such project approvals, including actions taken to comply with the California Environmental Quality Act. This indemnification shall include, but not be limited to, any damages awarded against the City, the City’s attorneys’ fees and cost of suit, the cost of preparing the administrative record, any award of opposing counsel’s attorneys’ fees or costs of suit, and any other liabilities and expenses incurred in connection with such proceeding, whether incurred by the Applicant, the City, and/or the parties initiating or bringing such proceeding. Applicant acknowledges that the City may elect to retain its own counsel to represent it in such proceeding and agrees to reimburse the City for

associated attorneys' fees and costs of suit. Applicant further agrees to indemnify the City for all costs, attorneys' fees, and damages, which the City incurs in enforcing this indemnification agreement. In the event any proceeding is brought, City shall promptly notify the Applicant of the proceeding, and City shall coordinate with Applicant regarding defense of the proceeding.

Signature: _____ Date: _____

ZONING CLEARANCE APPROVAL:

ATTENTION: Please contact the Planning Division at (925) 833-6610 if you have any questions.