



SB 9 Project Eligibility Checklist 1



REQUIREMENTS FOR TWO-UNIT RESIDENTIAL DEVELOPMENTS IN SINGLE-FAMILY ZONES

PROJECTS MUST MEET ALL OF THE PREREQUISITES BELOW TO QUALIFY FOR THE APPROVAL OF TWO DWELLING UNITS ON A SINGLE-FAMILY ZONED LOT. SEE SECTION 86.56.180 OF THE CORONADO MUNICIPAL CODE (CMC) FOR FULL REGULATIONS.

Eligibility Requirements	Yes	No
1. Location. The parcel is located within a single-family residential zone (all R1-A & R1-B zones).	<input type="checkbox"/>	<input type="checkbox"/>
2. Number of Units. The project is a two-unit development with no more than two primary dwelling units, containing two new units or one new unit and one existing unit.	<input type="checkbox"/>	<input type="checkbox"/>
3. Unit Size. All new units do not exceed 800 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
4. Demolition. The proposed development does NOT result in the demolition or alteration of: <ul style="list-style-type: none"> • Affordable or rent-controlled housing. • More than 25 percent of an existing home's exterior structural walls, unless the home has not been occupied by a tenant in the last three years. • Housing withdrawn from the market under the Ellis Act (Government Code Section 7060). • Historic structures (a Determination of Historic Significance is required for structures over 75 years old prior to demolition or alteration). 	<input type="checkbox"/>	<input type="checkbox"/>
5. Existing Improvements. The existing property is NOT improved with a carriage house or habitable unit (as defined in Chapter 86.04 of the CMC).	<input type="checkbox"/>	<input type="checkbox"/>
6. Parking. All new units provide parking in accordance with Chapter 86.58 of the CMC. If any existing parking is removed, replacement spaces have been provided.	<input type="checkbox"/>	<input type="checkbox"/>
7. Setbacks. The project complies with the front yard and street side yard setbacks of the zone in which the property is located. For the rear and side property lines, a setback of four feet or the applicable setback for the zone, whichever is less, is required.	<input type="checkbox"/>	<input type="checkbox"/>
8. Height. New units do not exceed 16 feet and one story in height.	<input type="checkbox"/>	<input type="checkbox"/>
9. Development Regulations. The project conforms to all development regulations of the zone in which the property is located.	<input type="checkbox"/>	<input type="checkbox"/>
10. Distance. Each unit is separated by a distance of at least ten feet from any other structure on the parcel. Units may be adjacent or connected if the structures meet building code safety standards and are sufficient to allow separate conveyance.	<input type="checkbox"/>	<input type="checkbox"/>
11. Access. All units have independent exterior access and vehicular access to a right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>
12. Airport Land Use Commission. The project is not located in the airport influence area, or the property owner has received clearance/approval from the airport authority (see https://bit.ly/3e3gNys)	<input type="checkbox"/>	<input type="checkbox"/>
13. Occupancy. Will one of the dwellings be the principal residence of at least one owner of the lot?	<input type="checkbox"/>	<input type="checkbox"/>
14. Rentals. Rental of any unit(s) shall be at least for 30 days or more.	<input type="checkbox"/>	<input type="checkbox"/>
15. Covenant. I understand that a covenant will be recorded against the property outlining any owner occupancy requirements, the approved size and attributes of the units, minimum rental restrictions, and other applicable conditions prior to issuance of a building permit.	<input type="checkbox"/>	<input type="checkbox"/>
16. Design. If a new unit has been proposed on a parcel with an existing unit, the new unit utilizes the same exterior materials and colors as the existing unit.	<input type="checkbox"/>	<input type="checkbox"/>
17. Utility Connection. All units provide a separate utility connection directly to each unit.	<input type="checkbox"/>	<input type="checkbox"/>
18. Fire Sprinklers. All units provide fire sprinklers pursuant to CA building code standards.	<input type="checkbox"/>	<input type="checkbox"/>
19. Title Report. A preliminary title report of the property has been included with the application.	<input type="checkbox"/>	<input type="checkbox"/>

Questions? The Community Development Department is here to help.

Call 619-522-7328, email communitydevelopment@coronado.ca.us, or stop by the counter at 1825 Strand Way.