



# TWO-UNIT DEVELOPMENT OVERLAY DISTRICT

## TWO-UNIT (DUPLEX) DEVELOPMENT

### SCREENING CRITERIA FORM

☐ **Location**

☐ Project and Property Information:

☐ Address: \_\_\_\_\_

☐ Assessor Parcel Number: \_\_\_\_\_

☐ Zoning District: Parcel is located in a single-family (R1) residential zone?

☐ R1-A

☐ R1-B

☐ R1-C

☐ Historic Resource: Parcel is not located within a historic district or included in the State Historic Resources Inventory or within a site designed or listed as a City landmark, historic property, or historic district.

☐ Hazards: Is the parcel located in a hazardous area or contain a hazard?

☐ The parcel is not located in a hazardous area and does not contain a hazard

☐ Very high fire hazard zone

☐ Earthquake fault zone

☐ Floodplain or floodway

☐ Contains hazardous materials meets certain conditions specified in state law

☐ If located in a hazardous area, the safety criteria of Gov. Code Section 65913.4(a)(6) have been met. Provide brief description below:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



☐ **Demolition Limit**

- ☐ The proposed development would require partial or full demolition a structure's existing exterior walls or roof. If yes, please answer the next question.
- ☐ A description of demolition activities and percentage of proposed exterior wall demolition is included below:

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*\*Note that demolition of 50% or more of a structure's existing exterior walls and/or roof is subject to a Special Use Permit (SUP).*

☐ **Unit Restriction**

- ☐ The site has either been vacant or owner-occupied for three (3) years prior to application submittal. Evidence such as: property tax record, income tax records, utility bills, vehicle regeneration, or similar documentation has been provided as verification.
- ☐ The subject housing unit(s) are not subject to rent control.
- ☐ No Ellis Act eviction(s) have occurred for any of the existing house on site within the last fifteen (15) years prior to the submittal of this application.

☐ **Affidavit**

- ☐ A tenant disclosure affidavit signed by the owner(s) including statements that the application does not involve the demolition or alteration of any affordable or rent controlled housing, that the site has been vacant or owner occupied for three consecutive years prior to the date of application submittal, and that no Ellis Act evictions have occurred on site within the last 15 years.

☐ **Uses**

- ☐ Allowed Use: The project includes residential uses only.
- ☐ Disallowed Use<sup>1</sup>: The project does not involve a proposal to create a short-term rental and I acknowledge that any existing or proposed units on site may not be used for short-term rentals of less than 30-days.

☐ **Development Standards**

- ☐ Access: The parcel provides access to or adjoins the public right-of-way.

<sup>1</sup> Deed restriction for a prohibition of short-term rentals on site will be required prior to the recordation of the final subdivision map or prior to building permit final inspection where no subdivision is proposed.



- ☐ **Parking:** One (1) off-street parking space is provided per primary unit, except no parking is required when either of the following occurs:
  - ☐ The parcel is located within 0.5 miles walking distance of a high-quality transit corridor (i.e. El Camino Real), a major bus stop<sup>2</sup>, or a major transit stop (i.e. Caltrain Stations)
  - ☐ I have included a maps printout illustrating that the project is within 0.5 walking distance of a high-quality transit corridor, a major bus stop, or a major transit stop.
  - ☐ There is a car share within one block of the property.
- ☐ **Setbacks:** A minimum 4'-0" rear and side yard setbacks has been provided.
- ☐ **Objective Standards:** Objective zoning, design, and subdivision requirements are met.

☐ **Total Number of Dwelling Units**

- ☐ Proposed development does not include more than four dwelling units which may include a maximum of two primary units (attached or detached), one ADU and one JADU<sup>3</sup>.
- ☐ A summary of the number and type of existing and proposed units is included below:

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<sup>2</sup> A major bus stop is defined is a bus stop that has an intersection of two or more bus routes with 15-minute or less service intervals during the morning and afternoon peak commute hours (PRC 21064.3).

<sup>3</sup> JADUs must be included within a primary unit (GC 65852.22).