

**Community Development  
Department**

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## SB 1123 SUBDIVISION/HOUSING DEVELOPMENT APPLICATION REQUIREMENTS

[Senate Bill 1123 \(SB 1123\)](#) is California law that took effect on July 1, 2025. It allows a streamlined ministerial approval process for a parcel map or a tentative and final map for a subdivision resulting in 10 or fewer parcels and corresponding housing development projects of 10 or fewer units. No public hearings will be required for projects eligible for SB 1123 streamlining and the California Environmental Quality Act (CEQA) will also not apply.

**Instructions:** Prior to completing the checklists below, review the full extent of SB 1123 at [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202320240SB1123](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB1123). Once the review has been completed, check the appropriate boxes below to ensure a complete submittal package. The following forms, in addition to the applicable fee<sup>1</sup>, are required when applying for an SB 1123 subdivision or housing development.

Provided	Not Provided	Description & Comment
<input type="checkbox"/>	<input type="checkbox"/>	SB 1123 Completed Eligibility Checklist and SB 1123 Objective Standards Checklist
<input type="checkbox"/>	<input type="checkbox"/>	Planning and Tentative Map Application - Submittal Requirements, completed and signed
<input type="checkbox"/>	<input type="checkbox"/>	<b>For Subdivision:</b> Map Act §66474 Findings
<input type="checkbox"/>	<input type="checkbox"/>	SB330 Unit Replacement and Relocation Form
<input type="checkbox"/>	<input type="checkbox"/>	<b>For Housing Development:</b> Noncomplying structures: Provide evidence of legal construction

<sup>1</sup> A schedule of Planning & Development fees is available at [www.redwoodcity.org](http://www.redwoodcity.org) > Departments > Community Development > Planning Services > Permits, Forms & Fees > [Master Fee Schedule](#)

## SB 1123 SUBDIVISION/HOUSING DEVELOPMENT ELIGIBILITY CHECKLIST

**Instructions:** Check the appropriate box for each item to determine eligibility and respond to additional requested information, if noted. Hyperlinks are provided to determine preliminary eligibility against the [SB 1123 criteria](#). However, the final determination of eligibility will be conducted and verified by staff.

PARCEL MAP QUALIFYING CRITERIA	Complies	Does NOT Comply
<b>66499.41(a)(1)</b> The proposed subdivision will result in 10 or fewer parcels.	<input type="checkbox"/>	<input type="checkbox"/> # of proposed parcels: _____
<b>66499.41(a)(2)</b> The lot proposed to be subdivided meets <b>ALL</b> of the following: <ul style="list-style-type: none"> <li>(A) The lot is one of the following: <ul style="list-style-type: none"> <li>I. The parcel is zoned for multi-family residential development or;</li> <li>II. Vacant<sup>2</sup> and zoned for single-family residential development. <a href="http://webgis.redwoodcity.org/community/">webgis.redwoodcity.org/community/</a></li> </ul> </li> <li>(B) The lot is substantially surrounded by qualified urban uses and; <ul style="list-style-type: none"> <li>I. Zoned to allow multifamily residential dwelling use, no larger than 5 acres or;</li> </ul> </li> <li>(C) A vacant lot zoned for single-family residential development, no larger than 1.5 acres</li> <li>(D) The lot is a legal parcel</li> <li>(E) The lot was not established pursuant to Section 66499.41(small lot subdivision) or an urban lot split pursuant to Government Code Section 66411.7 (SB 9).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> Zoning District: _____ Existing Parcel Area (sq. ft.): _____
<b>66499.41(a)(3)</b> The newly created parcels are no smaller than 600 square feet for parcels zoned for multi-family residential use or no smaller than 1,200 square feet for parcels zoned for single-family residential use.	<input type="checkbox"/>	<input type="checkbox"/> <i>Proposed Parcel Area(s):</i>
<b>66499.41(a)(4)</b> The housing units on the lot proposed to be subdivided are one of the following: <ul style="list-style-type: none"> <li>(A) Constructed on fee simple ownership lots;</li> <li>(B) Part of a common interest development;</li> <li>(C) Part of a housing cooperative, as defined in Civil Code Section 817;</li> <li>(D) Constructed on land owned by a community land trust meeting the requirements of Government Code Section 66499.41.; or</li> <li>(E) Part of a tenancy in common, as described in Civil Code Section 685.</li> </ul>	<input type="checkbox"/> Item: _____	<input type="checkbox"/>

<p><b>66499.41(a)(5)</b> The proposed development must meet one of the following<sup>3</sup>:</p> <p>(A) If the parcel is identified in the Housing Element for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very low-income households, the development must result in at least as many low- or very-low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>PARCEL MAP QUALIFYING CRITERIA</b></p>	<p><b>Complies</b></p>	<p><b>Does NOT Comply</b></p>
<p>(B) If the parcel is not identified in the Housing Element for the current planning period -</p> <p>I. The development will result in at least 66% of the maximum allowable residential density as specified in the Zoning Code or 66% of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B) i.e. 30 du/acre, whichever is greater.</p> <p>II. Where local zoning does not specify a maximum allowable residential density, the development will result in at least 66% of the applicable residential density as specified in Government Code Section 65583.2(c)(3)(B) i.e. 30 du/acre.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>66499.41(a)(10)</b> The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in Government Code Section 66499.41.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>66499.41(a)(11)</b> The proposed subdivision complies with all applicable standards established in Section Government Code Section 65852.28, in below checklist (Project and Parcel Qulaifying Criteria Checklist).</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>66499.41(a)(12)</b> The proposed parcels are served by a public water system and a municipal sewer system.</p>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>2</sup> Additional requirements to determine vacancy status per Gov code [66499.41 \(a\)\(2A-ii\)](#)

<sup>3</sup> Note that the statute requires the Housing Element to be in substantial compliance with Housing Element law.

***In addition, the project and project site must meet the following criteria:***

PROJECT AND PARCEL QUALIFYING CRITERIA CHECKLIST	Complies	Does NOT Comply	Ref. Page
<b>66499.41(a)(8)(A) Rental Restrictions for Lower Incomes.</b> Does not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low-, very low-, or extremely low-income.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(8)(B) Subject to Rent Control.</b> Does not require demolition or alteration of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(8)(C) Occupied by Tenants.</b> Does not require demolition or alteration of housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(8)(D) Owner's Rights.</b> Does not require demolition or alteration of a parcel on which an owner of residential real property has exercised the owner's rights under <a href="#">Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code</a> to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(9)(A) Farmland.</b> The parcel is not located on prime farmland or farmland of statewide importance pursuant to USDA or zoned/designated for agricultural protection/preservation ( <a href="#">CA Important Farmland Finder Map</a> )	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(9)(B) Wetlands.</b> The parcel is not located on wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) ( <a href="#">National Wetlands Mapper</a> )	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(9)(C) Fire Hazard.</b> The parcel is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or VHFHSZ zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code ( <a href="#">Community GIS</a> )	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(9)(D) Hazardous Waste.</b> The parcel is not located within a hazardous waste site ( <a href="#">DTSC EnviroStor Map</a> ); Exceptions: <ol style="list-style-type: none"> <li>I. The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. OR;</li> <li>II. The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	_____

<p><b>66499.41(a)(9)(E) Earthquake Zone.</b> The parcel is not located within a delineated earthquake fault zone (<a href="#">CGS Earthquake Zones Map</a>).</p> <p><b>Exception:</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p><b>66499.41(a)(9)(F) Flood Hazard Zone.</b> The lot is not within a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA, <b>or</b> either the site has been subject to a Letter of Map Revision prepared by FEMA and issued to the local jurisdiction <b>or</b> the site meets FEMA requirements for 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 I of Title 44 of the Code of Federal Regulations. (<a href="#">FEMA Flood Map</a>)</p>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p><b>66499.41(a)(9)(G) Regulatory Floodway.</b> The parcel is not located within a regulatory floodway (<a href="#">FEMA Flood Map</a>)</p>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p><b>66499.41(a)(9)(H) Natural Community Conservation Plan.</b> The lot is not on 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. (<a href="#">NCCP Conservation Plan List and Map</a>)</p>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p><b>66499.41(a)(9)(I) Habitat for Protected Species.</b> The parcel is not located on lands with 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 (CA Fish and Game Code (FGC), Div. 3, Ch. 1.5, commencing with §2050), or the Native Plant Protection Act (CA FGC, Div. 2, Ch. 10, commencing with §1900). (<a href="#">Flood Risk and Endangered Species Habitat (FRESH) Map</a>)</p>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p><b>66499.41(a)(9)(J) Conservation Easement.</b> The parcel is not subject to a conservation easement, scenic deed easements, or open-space easements on any portion of the parcel.</p>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p><b>66499.41(a)(13) Separate Title.</b> The proposed subdivision will not result in an existing dwelling unit being sold separately from any other existing dwelling unit on the lot.</p>	<input type="checkbox"/>	<input type="checkbox"/>	_____

HOUSING DEVELOPMENT QUALIFYING CRITERIA	Complies	Does NOT Comply	Ref. Page
<b>665852.28(a)</b> The proposed housing development is on a lot created in accordance with <a href="#">Municipal Code Chapter 30, Article XIII</a> (Ministerial Maps) and Government Code Section 66499.41.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(1)</b> The housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(6)</b> The average total area of floor space for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet <sup>4</sup> .	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66499.41(a)(7)</b> The housing development project on the lot proposed to be subdivided complies with any local inclusionary housing ordinances adopted by the local agency.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>66300.6(b) Replacement Housing.</b> If any existing dwelling unit is proposed to be demolished, the development project complies with the replacement housing provisions of Government Code Section 66300.6(b). Complete the SB 330 Replacement Unit Form for compliance.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>Demolition of Housing (Past 5 Years).</b> If any existing housing within the past 5 years (permitted or unpermitted) is proposed to be demolished or has been demolished, the owner of the property proposed for the subdivision shall complete the SB 330 Replacement Unit Form	<input type="checkbox"/>	<input type="checkbox"/>	_____

<sup>4</sup> “Net habitable square feet” means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

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**CONDITIONS OF APPROVAL**

<p><b>66499.41(e)</b> <b>Completion of Residential Structures.</b> Approval and recordation of a subdivision map is based upon the completion of a residential structure in compliance with all applicable provisions of the California Building Standards Code.</p>	<p><b>Required</b> <input type="checkbox"/></p> <p><b>Not Required</b> <input type="checkbox"/></p>
<p><b>65913.4.5(a)(3)(B)</b> <b>Security Bonds or Letter of Credit.</b> If a permit application is submitted prior to final map being recorded, security in the form of bonds, or a letter of credit is required. The amount of the security shall be based on the 100% valuation of the total estimated cost of improvements or acts to be performed.</p>	<p><b>Provided</b> <input type="checkbox"/></p> <p><b>Not Provided</b> <input type="checkbox"/></p> <p><b>Not Needed</b> <input type="checkbox"/></p>
<p><b>65913.4.5(a)(2)</b> <b>Recorded Covenant.</b> If a building permit application is submitted prior to a final map being recorded, proof of a recorded covenant and agreement enforceable by the City of Redwood City is required to demonstrate agreement with the building permit being issued on conditional basis and that a certificate of occupancy will not be issued unless the final map has been recorded.</p>	<p><b>Provided</b> <input type="checkbox"/></p> <p><b>Not Provided</b> <input type="checkbox"/></p> <p><b>Not Needed</b> <input type="checkbox"/></p>