

If you have an existing excess housekeeping unit that was constructed after June 30, 1977, it may be possible to apply for a Second Dwelling Unit permit. Please see the handout on Second Dwelling Units or contact the Planning Division at (650) 616-7074 for additional information about this process.

Planning Division

For additional information or for an application, please contact the Planning Division at (650) 616 7074
or
planning@sanbruno.ca.gov

Excess Housekeeping Units



Regulations



City of San Bruno

**Community Development
Department**

Planning Division

567 El Camino Real
San Bruno, CA 94066
Phone (650) 616-7074

www.sanbruno.ca.gov

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Excess Housekeeping Units

A Housekeeping Unit is a single living unit, consisting of a room or combination of rooms, which provide complete living facilities including permanent provisions for living, sleeping, cooking, and sanitation.

An Excess Housekeeping Unit means a housekeeping unit which, when added to other housekeeping units on the same lot, would result in more units than allowed under the current Zoning Ordinance. Under certain circumstances, an excess housekeeping unit may be considered legal non-conforming and therefore allowed to remain. If determined to be a legal non-conforming unit, the applicant may make ordinary maintenance and repairs to the unit. If an excess housekeeping unit is found to be illegal, it must be removed.



Application Information

It is possible to apply to the Planning Director for a written determination as to whether the excess housekeeping unit is considered legal nonconforming. The applicant must submit an application, pay the fee and submit any additional necessary information required by the Planning Director.

The applicant should provide evidence that the unit was constructed prior to **June 30, 1977**. This evidence typically includes building permits, County Assessor's office records, or date of installation of a separate water meter or PG&E meter verified by the utility provider.

If the unit is found to be legal non-conforming, the Building Division shall inspect the unit and may require health and safety improvements. Any excess unit determined to be illegal shall be removed. The decision of the Planning Director may be appealed to the Planning Commission within 7 days.

The excess housekeeping unit may remain as a legal non-conforming use IF:

- a. The unit was constructed prior to June 30, 1977, and;**
- b. Was constructed in compliance with the regulations effective at the time of construction; and,**
- c. The unit does not constitute a public nuisance.**

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