*(10) “Use by right” means a development project that satisfies both of the following conditions:*

 *(A) The development project does not require a conditional use permit, planned unit development permit, or other discretionary line 29 local government review.*

 *(B) The development project is not a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.*

 (b) Notwithstanding any inconsistent provision of a local government’s general plan, specific plan, zoning ordinance, or regulation, upon the request of an applicant, a housing development project shall be a use by right, if all of the following criteria are satisfied:

 (1) The development is located on land owned on or before January 1, 2024, by an independent institution of higher education or a religious institution, including ownership through an affiliated nonprofit public benefit corporation organized pursuant to the Nonprofit Corporation Law (Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code).

 (2) The development is located on a parcel that satisfies the requirements specified in subparagraphs (A) and (B) of paragraph (2) of subdivision (a) of Section 65913.4.

 (3) The development is located on a parcel that satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of line 9 paragraph (6) of subdivision (a) of Section 65913.4.

 (4) The development is located on a parcel that satisfies the requirements specified in paragraph (7) of subdivision (a) of line 12 Section 65913.4.

 (5) The development is not adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use. For purposes of this subdivision, parcels separated by only a street or highway shall be considered to be adjoined.

 (6) The development project is located on a site that is one-quarter acre in size or greater.

 (7) One hundred percent of the development project’s