



STREAMLINED HOUSING DEVELOPMENT (SB 35) PRELIMINARY APPLICATION FORM

Senate Bill 35 (SB 35) became effective on January 1, 2018. It enacted Government Code § 65913.4 to require cities and counties to use a streamlined ministerial review process for qualifying multi-family housing developments that comply with the jurisdiction's objective planning standards, provide specified levels of affordable housing, and meet other specific requirements. An applicant intending to request SB 35 streamlining must demonstrate eligibility and submit a notice of intent in the form of a preliminary application that includes all the information described in Government Code § 65941.1.

Complete Planning Application Form: includes Applicant contact information and property owner authorization to file an application (attached)

Project Address (include suite #): _____

Is this a 100% affordable housing project? Yes No

Will the project use SB 35 in conjunction with the State Density Bonus? Yes No

Project Description: _____

Residential Dwelling Unit Count:

Unit Type	Number of Unit(s)
Market Rate	
Mangers	
Extremely Low Income	
Very Low Income	
Low Income	
Moderate Income	
Total No. of Units	
Total No. of Affordable Units	
Total No. of Density Bonus Units	

Floor Area:

	Residential	Nonresidential	Total
Floor Area (Zoning)			
Square Footage of Construction			
Parking			

List Density Bonus incentives, waivers, concessions, or parking reductions pursuant to Government Code § 65915:

Existing Site Conditions:

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing			
To Be Demolished			

STREAMLINED HOUSING DEVELOPMENT (SB 35) ELIGIBILITY CHECKLIST

Project shall comply with ALL of the following requirements to be eligible:

	Comply	N/A
1. Number. Project contains at least two or more net new residential units.	<input type="checkbox"/>	<input type="checkbox"/>
2. Affordability. A minimum of 10% of the total residential units will be dedicated to low-income households making at or below 80% of the area median income (prior to calculating density bonus), and applicant is committed to record affordability restrictions of 55 years for units that will be rented, and 45 years for units that will be owned.	<input type="checkbox"/>	<input type="checkbox"/>
3. Residential Uses. The parcel is zoned for residential uses, and at least 2/3 of the floor area of the proposed development is dedicated to residential uses.	<input type="checkbox"/>	<input type="checkbox"/>
4. Infill Development. At least 75% of the perimeter of the site adjoins lots developed with urban uses. Includes lots separated by a street or highway.	<input type="checkbox"/>	<input type="checkbox"/>
5. Historic Resources. The project does NOT demolish a historic structure, site, or feature that has been placed on a national, state, or local historic register (includes City Landmark, Structure of Merit, Potential Historic Resources List).	<input type="checkbox"/>	<input type="checkbox"/>
6. Demolition of Residential Units. The project does NOT demolish housing units that have been occupied by tenants in the last 10 years; or any housing subject to rent or price control; or restricted rents to moderate, low, or very low incomes.	<input type="checkbox"/>	<input type="checkbox"/>
7. Location. The project site is NOT within any of these areas: a coastal zone, prime farmland, wetland, a community conservation plan area, a habitat for protected species, or under a conservation easement.	<input type="checkbox"/>	<input type="checkbox"/>
8. Hazards. The project site is either NOT within any of these areas, or the site has been cleared for residential use and complies with applicable hazard mitigation building code standards for these areas: high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, or floodway.	<input type="checkbox"/>	<input type="checkbox"/>
9. Prevailing Wages. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, if the development is not a public work.	<input type="checkbox"/>	<input type="checkbox"/>
10. Skilled and Trained Workforce. A skilled and trained workforce, as defined in the Public Contract Code, will complete the development if the project is a subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
11. Notification to California Native American tribes. After providing a Notice of Intent, a determination by the City was made that either: no potential tribal cultural resource could be affected by the development; or all parties and the property owner entered into an agreement establishing the methods, measures, and conditions for treatment of tribal cultural resources.	<input type="checkbox"/>	<input type="checkbox"/>
12. Consistent with Objective Standards. The project meets all objective zoning and design review standards at the time of SB-35 application submittal.	<input type="checkbox"/>	<input type="checkbox"/>
13. Subdivision. The project is consistent with all objective subdivision standards and either (A) The development has received or will receive financing or funding by means of low-income housing tax credit and is subject to the requirement that prevailing wages be paid, or (B) The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used.	<input type="checkbox"/>	<input type="checkbox"/>

STREAMLINED HOUSING DEVELOPMENT (SB 35) CERTIFICATE OF COMPLIANCE

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or authorized agent of the owner of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. **Public Record.** I understand that any information provided becomes part of the public record and can be made available to the public for review and posted to the city website.
- d. **Affordable Housing.** I agree to comply with the applicable affordable housing dedication requirements established under Government Code section 65913.4(a)(3).
- e. **Prevailing Wage.** I agree to comply with the applicable prevailing wage requirements established under Government Code section 65913.4(a)(8)(A).
- f. **Workforce.** I agree to comply with the applicable skilled and trained workforce requirements established under Government Code section 65913.4(a)(8)(B).
- g. **Tenant-Occupied Housing.** I certify that the project site has not contained any housing occupied by tenants within 10 years prior to the date written below.
- h. **Owner/Agent Authorization.** If the applicant is not the Property Owner, both the Property Owner and Applicant must sign this affidavit. By signing this affidavit, the Property Owner authorizes the Applicant listed in this application to act as the Property Owner's agent on all matters in connection with this application.

I certify that the foregoing statements and information are true and that any submittal material, statements, or plan designs are correct to the best of my knowledge. I acknowledge and accept the following statements regarding the processing and review of applications by the City staff. No work on the project may commence until after the decision authorizing the project becomes final.

Property Owner's Signature (REQUIRED): _____ Date: _____
Applicant's Signature: _____ Date: _____
Print Name: _____ Title: _____

FOR STAFF USE ONLY

Case No(s): _____ By: _____ Date Received: _____