



Streamlined Housing Development Senate Bill 35 FAQs

What is Senate Bill 35?

Senate Bill 35 (SB 35) became effective on January 1, 2018. It enacted Government Code Section 65913.4 to require cities and counties to use a streamlined ministerial review process for qualifying multifamily housing developments that comply with the jurisdiction's objective planning standards, provide specified levels of affordable housing, and meet other specific requirements.

What is a streamlined review process?

Under SB 35, the City is required to review qualifying projects using a ministerial review process, which means that no discretionary approvals can be required, and the City is required to process applications within the timeframes specified in Government Code section 65913.4(c). The review process would also be streamlined because, as a ministerial project, the project would not be subject to environmental review under the California Environmental Quality Act (CEQA).

Does my project qualify to apply for streamlining?

The California Department of Housing and Community Development (HCD) determined that the City of Santa Rosa is subject to SB 35. To be eligible for a streamlined review process, an application must meet **ALL** of the following criteria:

- The project must propose at least two multifamily residential units.
- The project site must be on a legal parcel with 75 percent of its perimeter adjoining parcels that are developed with urban uses and be zoned for, or designated in the General Plan to allow, residential or residential mixed-uses.
- At least 2/3 of the proposed development's square footage must be designated for residential use.
- The project must provide affordable housing as specified under Government Code section 65913.4(a)(4)(B), which specifies that:
 - Projects that contain more than 10 units of housing must reserve at least 10% of their total units as affordable to households making below 80 percent of the area median income in Sonoma County.
- The project applicant must certify that it will comply with the following wage requirements defined in Government Code section 65913.4(a)(8):
 - If the development is not in its entirety a public work (as defined in Labor Code section 1720 et seq.), all construction workers employed in the execution of the development must be paid at least prevailing wages, unless the project includes 10 or fewer units and does not require a subdivision.
 - For projects that require a subdivision or that propose 75 or more units that are not 100 percent subsidized affordable housing, prevailing wages must be paid and a

skilled and trained workforce, as defined in Government Code section 65913.4(a)(8)(B)(ii), must be used to complete the development.

- None of the exclusions specified in Government Code section 65913.4(a)(6), (7), or (9) apply. (Refer to Santa Rosa's Streamlined Housing Development – Senate Bill 35 Standard Application, pages 4 and 5).

If it qualifies for SB 35, what planning standards are applicable to my project?

Qualifying projects must be consistent with all of the City's objective standards, including the City's General Plan, Municipal Code, and any applicable master plans and specific plans. Modifications to otherwise-applicable standards under density bonus law do not affect a project's ability to qualify for SB 35.

What are the parking requirements?

If your project qualifies, no more than one parking space per residential unit is required. For projects that meet the requirements specified in Government Code section 65913.4(d)(1), no residential parking is required. Mixed-use projects must provide parking for the commercial component of the development as required by the City's Zoning Code.

How do I apply for streamlined review?

To apply for a project that qualifies under SB 35, an applicant must follow the procedure summarized below:

1. First, schedule a pre-application meeting with City staff to review the submittal requirements in the application checklist and the conceptual design. Pre-Application Meetings are held Tuesdays at City Hall in the Planning and Economic Development Department, Room 3 from 10AM - 12PM. In addition to the City provided SB35 eligibility checklist, please comply with each of the pre-application submittal requirements, and submit to wrose@srcity.org (details at srcity.org/preapp).
2. Next, submit an SB 35 Application Packet with requisite fees to the the front counter in the Planning and Economic Development Department at 100 Santa Rosa Avenue, Room 3, Santa Rosa. The application must be submitted along with all of the material identified in the application checklist to confirm that the project qualifies for SB 35.

What is the process for streamlined approval?

The Planning Division will determine if the project is eligible for streamlined approval within 60 days after application submittal for projects of 150 or fewer units, or within 90 days for larger projects. If the Planning Division denies the application as incomplete or ineligible for SB 35, the applicant may revise the project to comply with SB 35 and resubmit the application, subject to the same timeline for review. Once the application is accepted for review under SB 35, the Planning and Economic Development Department will approve or deny the project within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for larger projects.