



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

SB 35 STREAMLINED MULTIFAMILY REVIEW PROCESS APPLICATION

Senate Bill 35 (SB 35) provides a streamlined review process for eligible multifamily residential developments. A project may be eligible for the [SB 35 Streamlined Multifamily Review Process](#) if it meets all of the eligibility criteria per [Government Code §65913.4](#). See the [SB 35 Guide](#) to learn more about this state law and the SB 35 streamlined application process.

PROJECT INFORMATION

Site Address: _____ APN(s): _____
Project Name: _____ Gross Acres: _____

PRIMARY CONTACT INFORMATION

Name: _____ Contact: _____
Address: _____
Email: _____ Phone: _____

IF YOU CHECKED "NO" FOR ONE OR MORE ELIGIBILITY REQUIREMENT BELOW, YOUR PROJECT IS NOT ELIGIBLE FOR THE STREAMLINED MULTIFAMILY REVIEW PROCESS.

- I HEREBY CERTIFY THAT MY PROJECT IS ELIGIBLE FOR THE SB 35 STREAMLINED MULTIFAMILY REVIEW PROCESS pursuant to [Gov. Code §65913.4](#), as demonstrated in the eligibility checklist below, and request the streamlined review process for my project.

REQUIRED ATTACHMENTS

- Date-stamped copy of the SB 330 Preliminary Application indicating **notice of intent** to submit the SB 35 Streamlined Multifamily Review Process Application
- Supporting documentation for all eligibility requirements detailed below
- Additional application materials required per [Universal List of Required Information \(LORI\)](#)

Owner Name: _____ Signature: _____
Date

Applicant Name: _____ Signature: _____
Date

PLANNING DEPARTMENT USE ONLY

PRE-APP#:	<input type="checkbox"/> TRIBAL CONSULT COMPLETED	CONSISTENCY DETERMINATION:	<input type="checkbox"/> ELIGIBLE <input type="checkbox"/> NOT ELIGIBLE	SUBMITTAL DATE: / /
APP#:	DETERMINATION DUE: / /	DETERMINATION DATE: / /		APPROVAL DUE: / /

ELIGIBILITY REQUIREMENTS		YES	NO	N/A
1. The development is a multifamily residential development that contains two or more residential units (subd.(a)(1)).		<input type="checkbox"/>	<input type="checkbox"/>	
2. The site is a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United State Census Bureau (subd.(a)(2)(A)).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Note: County GIS parcel lines may not be accurate, particularly in the rural area. If more than 75% of your project parcel(s) is within a Census urban area based on County GIS data, please select N/A.</i>				
3. At least 75 percent of the perimeter of the site adjoins parcels that are developed with “urban uses” (subd.(a)(2)(B)).		<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • <i>Parcels separated by a street or highway are considered adjoining (subd.(a)(2)(B)).</i> • <i>Per subd.(k)(12), “urban uses” includes current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.</i> 				
4. The site has a zoning or general plan designation that allows residential use or residential mixed-use development with at least two-thirds of the square footage ¹ of the development designated for residential use (subd.(a)(2)(C)).		<input type="checkbox"/>	<input type="checkbox"/>	
5. The project meets all affordable housing requirements (subd.(a)(3)).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Per subd.(a)(3), developments of 10 units or more must meet the following requirements:</i> <ol style="list-style-type: none"> 1) <i>At least 10% of units are affordable to households making below 80% of the Area Median Income,</i> 2) <i>All affordable units are built on-site AND</i> 3) <i>Deed-restricted as affordable (45 years for owner-occupied units or 55 years for rental units).</i> • <i>Per Santa Cruz County Code (SCCC) section 17.10.030, developments of 7 or more owner-occupied units must meet the following requirements²:</i> <ol style="list-style-type: none"> 1) <i>At least 15% of units are affordable to households of moderate-, low-, or very low income,</i> 2) <i>All affordable units may be built on- or off-site AND</i> <i>Deed-restricted as affordable in perpetuity.</i> 				
6. The development is consistent with objective standards in effect at the time that the notice of intent ³ is submitted (subd.(a)(5)).		<input type="checkbox"/>	<input type="checkbox"/>	
<i>“Objective standards,” including “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.</i>				
7. The property IS NOT located within the following areas (subd.(a)(6)):		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Coastal Zone</i> • <i>Prime farmland or farmland of statewide importance, or land zoned or designated for agricultural protection or preservation by a local ballot measure</i> • <i>Wetlands</i> • <i>Very high fire hazard severity zone⁴</i> • <i>Earthquake fault zone⁵</i> • <i>Hazardous waste site</i> • <i>FEMA-designated 100-year flood hazard area⁶</i> • <i>FEMA-designated floodway⁷</i> • <i>Lands identified for conservation in an adopted natural resource protection plan</i> • <i>Habitat for state and federally protected species⁸</i> • <i>Lands under conservation easement</i> 				

ELIGIBILITY REQUIREMENTS	YES	NO	N/A
8. The development IS NOT located on a site where any of the following apply (subd.(a)(7)):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>The development would require the demolition of the following types of housing:</i> <ul style="list-style-type: none"> ◦ <i>Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.</i> ◦ <i>Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.</i> ◦ <i>Housing that has been occupied by tenants within the past 10 years.</i> • <i>The site was previously used for housing that was occupied by tenants that was demolished within the last 10 years.</i> • <i>The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.</i> • <i>The property contains housing units that are occupied by tenants and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.</i> 			
9. The project meets all labor requirements (subd.(a)(8)).	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • <i>For projects with more than 10 units, the following labor restrictions apply:</i> <ol style="list-style-type: none"> 1) <i>The development must be considered a public work, or all workers must be paid at the prevailing wage.</i> • <i>For large projects of 50 units or more, the following labor restrictions apply⁹:</i> <ol style="list-style-type: none"> 1) <i>A skilled and trained workforce must be used AND</i> 2) <i>The applicant must either demonstrate that all contractors and subcontractors are subject to a project labor agreement requiring compliance with the skilled and trained workforce requirement OR the applicant must provide the County with a monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.</i> 			
10. If the development involves parcel subdivisions, mergers, or lot line adjustments, the project will: (1) provide prevailing wages AND (2) use low-income housing tax credit funding OR a skilled and trained workforce (subd.(a)(9)).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The development IS NOT located on a site governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act (subd.(a)(10)).	<input type="checkbox"/>	<input type="checkbox"/>	

¹ Square footage of the development does not include underground space per subd.(a)(2)(C).

² All other types of development are subject to affordable housing impact fees pursuant to SCCC Chapter 17.10.

³ Per subd.(b)(1)(A), the notice of intent shall be submitted in the form of the SB 330 Preliminary Application.

⁴ Does not apply to sites excluded from the specified hazard zones by a local agency, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development per subd.(a)(6)(D).

⁵ Does not apply if the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission, and by any local building department per subd.(a)(6)(F).

⁶ Does not apply if the site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or the site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program per subd.(a)(6)(G).

⁷ Does not apply if the development has received a no-rise certification per subd.(a)(6)(H).

⁸ May require site visit from a County environmental planner to determine presence of protected species habitat.

⁹ A skilled and trained workforce is required for projects that are not 100% subsidized affordable housing as follows: until December 31, 2021, developments of 75 or more units. January 1, 2022 – December 31, 2023, developments of 50 or more units per subd.(a)(8).