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 each of the requirements on the Senate Bill 35 Eligibility Checklist.

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?

Step 1: CONFIRM THE PROJECT IS ELIGIBLE
Projects must meet all the criteria on the SB 35 Eligibility Checklist to qualify for streamlined and ministerial review.

Step 2: DEVELOPMENT REVIEW PRE-APPLICATION MEETING
Once you have confirmed the project is eligible for SB 35 streamlining, submit an application for a Development Review Pre-Application Meeting. The purpose of this Meeting is to offer applicants an interdepartmental staff review of preliminary or conceptual design applications. These meetings are intended to troubleshoot project issues for potentially complex development proposals.

Step 3: SUBMIT NOTICE OF INTENT (PRELIMINARY APPLICATION)
Before submitting an application for SB 35 approval, an applicant must submit a Notice of Intent in the form of a Preliminary Application to the City.

Step 4: TIMELINES FOR TRIBAL SCOPING CONSULTATION
Upon receipt of the Notice of Intent, the City will engage with local Native American Tribes (Tribes) and provide an opportunity for consultation.

1. Notice. Within 30 days, the City will provide formal notice to the Tribes
2. Acceptance. The Tribes have 30 days to accept the request for consultation.
3. Consultation. The City initiates consultation within 30 days of acceptance by the Tribes.

Step 5: SUBMIT A COMPLETE SB 35 APPLICATION PACKET
Once the Tribal Scoping Consultation has concluded, Submit an SB 35 Application Packet with requisite fees to the front counter in the Planning and Economic Development Department at 100 Santa Rosa Avenue, Room 3, Santa Rosa, or by email to permissubmittal@srcity.org. The application must be submitted along with each of the materials identified in the application checklist to confirm that the project qualifies for SB 35.

WHAT IS THE PROCESS FOR STREAMLINED APPROVAL?

1. Eligibility Review. The City will issue a determination of eligibility in accordance with the following timelines:
   a. Within 60 calendar days of submittal of the application if the development contains 150 or fewer housing units.
   b. Within 90 calendar days of submittal of the application if the development contains more than 150 housing units.

2. Action on the Application. City staff must determine if the SB 35 application complies with each of the City’s Objective Standards in accordance with the following timelines:
   a. Within 90 calendar days of submittal of the application if the development contains 150 or fewer housing units.
   b. Within 180 calendar days of submittal of the application if the development contains more than 150 housing units.