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## AFFORDABLE HOUSING STREAMLINED APPROVAL PURSUANT TO SENATE BILL 35 INFORMATION SHEET

### What is Senate Bill 35?

SB 35 as codified under Government Code §65913.4 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act ("CEQA"). This process does not allow discretionary public hearings; only design review or public oversight is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project.

### How do I apply for streamlined review?

Applicants intending to invoke SB 35 streamlining and ministerial approval processes must first submit a SB 35 Application Form – Preliminary SB 35 Eligibility Determination to the Office of Planning and Environmental Review (PER) along with supporting documentation as required. If the project is determined to be eligible for SB 35 streamlining, PER staff will provide an approval letter and a development application can then be filed for formal processing. Required steps are summarized below.

1. Fill out the SB 35 Preliminary Eligibility Determination Application Form and assemble all required supporting documentation and application fee (\$165.11<sup>1</sup>). The Form can be found here: <http://www.per.saccounty.net/Pages/Planning-Applications.aspx>
2. PER staff will issue a Preliminary Determination of Eligibility within seven days of application submittal.
3. If PER denies the Eligibility Determination Application Form as incomplete or ineligible for SB 35 processing, the applicant may revise the project to comply with SB 35 and resubmit the Eligibility Determination Application Form.
4. Upon approval of an SB 35 Determination of Eligibility, submit a copy of the approval with any other required development applications for formal project review.

### What is the process for streamlined approval?

If a project is eligible for SB 35 streamlining approval, PER 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.

### Additional Information

For any questions relating to this SB 35 multi-family housing project streamlined approval process, or any general questions pertaining to multi-family housing developments, please contact the Office of Planning & Environmental Review at 916 874-6141 or by e-mail at [sacplan@saccounty.net](mailto:sacplan@saccounty.net). Or, visit the planning counter at the Sacramento County Building Assistance Center, located at 827 7<sup>th</sup> Street, Sacramento, CA 95814, Room 102. The Center is open from 8:30am to 4:30 pm, Monday through Friday.

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<sup>1</sup> Current fee as of January 7, 2019. Please check the website for current fees at <http://www.per.saccounty.net/Pages/Planning-and-Environmental-Fees.aspx> or call (916) 874-6141. Please make check payable to "Sacramento County."