



# **SB 35 ELIGIBILITY CHECKLIST**

PREPARED BY:

Planning Division  
Community Development Department  
City of Baldwin Park

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**SB 35 ELIGIBILITY CHECKLIST**  
*Submittal Checklist and Project Information*

**CITY OF BALDWIN PARK**  
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California Senate Bill 35 (2017 Legislative session) created a streamlined and ministerial approval process for certain housing projects under Government Code §65913.4. The California Housing and Community Development Department (HCD) has prepared guidelines that further explain the requirements of Government Code §65913.4.

**Invocation of SB 35 streamlining must be initiated by the project applicant and is subject to the eligibility restrictions listed in the checklist below. Applicants intending to invoke the SB 35 streamlining and ministerial approval process must fill out this checklist completely and provide a full set of project plans (i.e., site plan, floor plan, demolition plan, elevations, and building cross-sections), and supporting documentation for each question, as applicable, to demonstrate eligibility, along with the required application fee. Incomplete checklists that do not include required attachments or supporting documentation will not be processed and the request will be denied.**

**If any of the answers to the questions below are “no,” then the project is not eligible for SB 35 review and the City’s standard development review process will apply, per applicable zoning regulations.**

TO ALL APPLICANTS: There is no guarantee, expressed or implied, that any permit or application will be granted. Each project matter must be carefully investigated, and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. The burden of proof regarding this application rests upon the applicant.

Project Address(es): \_\_\_\_\_

**SB 35 Eligibility Checklist**

The following information and checklist is intended as a guide to help applicants and Planning Division Staff determine if a project is eligible for streamlined processing under SB 35. To be eligible for SB 35, a project must meet **ALL** of the following criteria, from 1 through 10. **Supporting documentation for each question, as applicable, is required to demonstrate eligibility.**

**1. NUMBER AND TYPE OF UNITS.**

The project must be a multifamily housing development that contains at least two residential units and complies with the maximum residential density range permitted for the site, plus any applicable density bonus.

Total number of units proposed (including any applicable density bonus): \_\_\_\_\_

**2. AFFORDABILITY.**

At least 50 percent of the project’s total number of units are reserved affordable to households making below 80 percent of the area median income.

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If a development contains units that are subsidized, the development proponent already has recorded, or is required by law to record, a land use restriction for the following applicable minimum durations:

- 55 years for rental units
- 45 years for homeownership units

Proposed number and percentage of units affordable to **very low-income** households: \_\_\_\_\_

Proposed number and percentage of units affordable to **low-income** households: \_\_\_\_\_

Proposed number and percentage of units affordable to **moderate income** households: \_\_\_\_\_

Proposed number of OTHER unit types (specify unit type): \_\_\_\_\_

### 3. URBAN INFILL.

The project must be located on a legal parcel or parcels within the incorporated city limits. At least 75 percent of the perimeter of the site must adjoin parcels that are developed with urban uses. For purposes of SB 35, "urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Parcels that are only separated by a street or highway shall be considered adjoined.

### 4. ZONED OR PLANNED RESIDENTIAL USES.

The project must be located on a site that is either zoned or has a General Plan designation for residential or residential mixed-use development, including sites where residential uses are permitted as a conditional use. If the multifamily housing development is a mixed-use development, at least two-thirds of the project's square-footage must be designated for residential use.

Project Site Zoning:

\_\_\_\_\_

Project Site General Plan Land Use Designation:

\_\_\_\_\_

#### If the project is a residential mixed-use development:

Total proposed square-footage (residential and non-residential):

\_\_\_\_\_

Total residential square-footage:

\_\_\_\_\_

### 5. CONSISTENT WITH OBJECTIVE STANDARDS.

The project must meet all applicable zoning and design review standards in effect at the time the application is submitted.

Check only one:

If the project is consistent with the minimum and maximum density range allowed within the General Plan land use designation, it is deemed consistent with housing density standards.

Any density bonus or any concessions, incentives, or waivers of development standards or reduction of parking standards requested under the Density Bonus Law in Government Code section 65915 are deemed consistent with objective standards. Objective standards are those that require no personal or subjective judgement and must be verifiable by reference to an external and uniform source available prior to submittal. Sources of objective standards include the Culver City Municipal Code.

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### 6. PARKING.

- The project must provide at least one parking space per unit, however, no parking is required if the project meets any of the following criteria. Check all that apply.
- The project is located within one-half mile of public transit as defined by Section 102(r) of the HCD guidelines
- The project is located within an architecturally and historically significant historic district
- On-street parking permits are required but not offered to the occupants of the project
- There is a car share vehicle as defined by Section 102(d) within one block of the development. A block can be up to 1,000 linear feet of pedestrian travel along a public street from the development.

### 7. LOCATION.

The project must NOT be located on a site that is any of the following (check all criteria that do NOT apply to the site):

- A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.
- Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
- Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
- Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
- A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
- Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
- Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.
- Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal

## SB 35 Eligibility Checklist - Continued

Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

Lands under conservation easement.

A site that would require demolition of housing that is any of the following:

- 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.
- Subject to any form of rent control
- Currently occupied by tenants or that has been occupied by tenants within the past 10 years.

A site that previously contained housing occupied by tenants that was demolished within the past 10 years.

- A site that would require the demolition of a historic structure that was placed on a national, state, or local historic register.
- A parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

### 8. SUBDIVISIONS.

The project does NOT involve an application to create separately transferable parcels under the Subdivision Map Act.

The project involves an application to create separately transferrable parcels under the Subdivision Map Act. A subdivision is permitted if either of the following apply (check all that apply):

The project is financed with low-income housing tax credits (LIHTC) and satisfies the prevailing wage requirements identified in item 9 of this Eligibility Checklist.

The project satisfies the prevailing wage and skilled and trained workforce requirements identified in items 9 and 10 of this Eligibility Checklist.

### 9. PREVAILING WAGE.

The project proponent must certify that at least one of the following is true (check all that apply):

The entirety of the project is a public work as defined in Government Code section 65913.4(8)(A)(i).

The project is not in its entirety a public work and 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.

The project includes 10 or fewer units AND is not a public work AND does not require subdivision

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**10. SKILLED AND TRAINED WORKFORCE.**

If the project consists of more than 25 units and if the project application is approved between January 1, 2022 and December 31, 2025, the project proponent must certify that it will use a skilled and trained workforce, as defined in Government Code section 65913.4(8)(B)(ii).

**Applicant Signature.** Acknowledgement that the project will comply with all items in the SB 35 eligibility checklist above, and that supporting information has been provided demonstrating compliance.

<b>Applicant's Name:</b>	<b>Applicant's Signature:</b>	<b>Date:</b>
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**NOTICE:** THERE IS NO GUARANTEE, EXPRESSED OR IMPLIED, THAT ANY PERMIT OR APPLICATION WILL BE GRANTED. EACH PROJECT MATTER MUST BE CAREFULLY INVESTIGATED, AND THE RESULTING DECISION MAY BE CONTRARY TO A POSITION TAKEN OR IMPLIED IN ANY PRELIMINARY DISCUSSIONS. THE BURDEN OF PROOF REGARDING THIS APPLICATION RESTS ON THE APPLICANT. THE CITY RESERVES THE RIGHT TO REQUEST ADDITIONAL SUPPORTING DOCUMENTATION IF THE DOCUMENTATION PROVIDED DOES NOT PROVIDE THE INFORMATION NECESSARY TO DETERMINE COMPLIANCE WITH SB 35 REQUIREMENTS.