



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

www.edcgov.us/Government/Planning

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### Multifamily Housing Project Senate Bill 35 Streamlined Approval Process Eligibility Checklist

Effective January 1, 2018, and as later amended SB 35, or the Permit Streamlining Act, enacted Government Code Section 65913.4 to establish a streamlined, ministerial approval process for multifamily housing projects that include an affordable housing component and satisfy certain eligibility criteria. This handout will serve as a guide to determining if a multifamily housing project qualifies under the Permit Streamlining Act.

These eligibility criteria are state-mandated. The County has no ability to waive or amend these criteria. A multifamily housing project that fails to meet one or more of these criteria will be subject to the County's regular review process instead of the streamlined approval process. **This checklist is subject to final review by the El Dorado County Planning and Building Department.**

Development proponents are strongly encouraged to review the entirety of the Guidelines for the Streamlined Ministerial Approval Process (Chapter 366, Statutes of 2017), as amended, available online at the California Department of Housing and Community Development website listed under California's 2017 Housing Package information at <http://www.hcd.ca.gov/policy-research/lhp.shtml>

File or Permit # assigned by County \_\_\_\_\_

Assessor's # (s) \_\_\_\_\_

Project Name/Request(describe proposed use) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_\_\_  
X Signature of property owner or authorized agent

\_\_\_\_\_  
Date

	Eligibility Requirements	Yes	No	N/A
1.	Is the project a multifamily housing development (2 or more units) or a mixed-use project where at least 2/3 of the square footage of the project is not dedicated to residential uses (subd.(a)(1))?			
2.	Has the applicant dedicated at least 50% of the units in the project to households making below 80% of the area median income (subd.(a)(4)(B))? <a href="https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml">https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml</a>			
3.	Does at least 75% of the perimeter of the site adjoin parcels currently or formerly developed with "urban uses" (subds.(a)(2)(B),(h)(8))?			
4.	Does the site's zoning or general plan designation allow for residential or residential mixed-use development, as applicable to the project (subd.(a)(2)(C))?			
5a	If a land subdivision is required, is the project financed with low-income housing tax credits and will prevailing wages be paid?			
5b	If land subdivision is required, will the development pay prevailing wages to a trained and skilled workforce?			
6.	Does the project meet density requirements in the general plan designation applicable to the subject property/ies?			
7.	Does the project meet objective zoning standards of the zoning designation applicable to the subject property/ies?			
8.	Does the project meet objective design review standards per the Community Design Guidelines and the applicable zoning district regulations?			
9.	Is the project outside of any of the following areas: <ul style="list-style-type: none"> <li>- Wetlands as defined under federal law</li> <li>- Earthquake fault zones</li> <li>- High or very high fire hazard severity zones</li> <li>- Hazardous waste site</li> <li>- FEMA designated flood plain or floodway</li> <li>- Protected species habitat</li> <li>- Lands under conservation easement</li> </ul> <ul style="list-style-type: none"> <li>- A site that would require demolition of housing (1) subject to record rent restrictions or (2) housing occupied by tenants within the past 10 years</li> <li>- A site that would require the demolition of a historic structure listed on a local, state, or federal register</li> <li>- A site governed by the Mobile Home Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobile Home Parks Act, or the Special Occupancy Parks Act</li> </ul>			
10.	For projects of over 10 units, will the entire development be a "public work" as defined in Section 1720 of the California Labor Code, or will construction workers be paid at least the prevailing wage?			
11.	For projects of 75 or more units, will a "skilled and trained" workforce, as defined in Section 2601 of the California Public Contracts Code, be used to complete the Development?			

## ELIGIBILITY DETERMINATION

Multifamily housing projects shall be reviewed for compliance with the eligibility criteria for the SB 35 streamlined approval process. If a project contains 150 or fewer units, then such review shall be completed within 60 days of the application submittal. If a project contains more than 150 units, then such review shall be completed within 90 days. The County shall provide the applicant written documentation of any eligibility criteria that are not satisfied, as well as an explanation of the reason(s) for that determination.

## EXPIRATION OF APPROVAL

An approval for a multifamily housing project pursuant to SB 35 shall not expire if 50% of the units are affordable to households making below 80% of the area median income and the project includes non-tax credit public investment in housing affordability. Otherwise, an approval for a multifamily housing project pursuant to SB 35 shall expire after three years unless vertical construction of the project has begun and is in progress. A one year time extension may be granted if the applicant provides reasonable documentation to prove there has been significant progress toward getting the project construction-ready, such as filing a building permit application.

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For questions relating to the Multifamily Housing Project SB 35 Streamlined Ministerial Approval Process eligibility checklist, or questions relating to the construction of such a project, please contact the El Dorado County Planning Services Unit, (530) 621-5355.

**[You can now schedule an appointment online, or join a line from your computer!](#)**

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