



Streamlined Ministerial Approval Process

Application under SB 35

Fee Application \$178.50 (as of March 2020)



City of Redding
 777 Cypress Avenue
 Redding CA 96001
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PURPOSE

When required of the City of Redding by determination of the State Department of Housing and Community Development (HCD), residential multiple family projects that reserve a minimum of ten percent of the residential units for lower income residences and which comply with the requirements of the *Streamlined Ministerial Approval Process Guidelines* adopted by HCD, are entitled to a streamlined, ministerial approval process (i.e. a use permit or site development permit will not be necessary).

ELIGIBILITY REQUIREMENTS		YES	NO
1.	Is the project a multi-family housing development (2 or more units) 65913.4(subd.(a)(1))?	<input type="checkbox"/>	<input type="checkbox"/>
2.	Has the applicant dedicated at least 10% of the units in the project to households making below 80% of the area median income (subd(a)(4)(B))?	<input type="checkbox"/>	<input type="checkbox"/>
3.	Is the site located within the City limits of Redding (subds.(a)(2)(B),(h)(8))?	<input type="checkbox"/>	<input type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>
5.	Does the project meet objective zoning standards of the zoning designation applicable to the subjective property/properties?	<input type="checkbox"/>	<input type="checkbox"/>
6.	Is the project outside of any of the following areas:	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Wetlands (as defined under federal law) • Hazardous waste site • FEMA designated floodplain or floodway • Identified as protected species habitat • Lands under a conservation easement • High or very high fire hazard severity zones • A site that would require the demolition of a historic structure listed on a local, state, or federal register 		<ul style="list-style-type: none"> • A site that would require demolition of housing (1) subject to recorded rent restrictions or (2) housing occupied by tenants within the past ten years • 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 	

PROCESS

The City is required to review qualifying projects (see above checklist) using a ministerial review process. Staff will review the application to ensure that it complies with the standards and requirements of the Zoning Code and any objective design criteria or guidelines that may be adopted by resolution of the City Council. This means that no discretionary approvals can be required, and the City is required to process the project application within a specific time frame (Government Code Section 65913.4(C)). The streamlined review process would not be subject to environmental review under the California Environmental Quality Act (CEQA).

To file an application for Streamlined Review, you must submit documentation required for determination of applicability. The application must be signed by the property owner or authorized representative. City staff will review the material to make sure all the required information is provided. If your application is incomplete, you will be notified within 60 calendar days after filing an application for 150 or fewer housing units or 90 days if the development contains more than 150 housing units. Necessary information needed to complete your application will be provided.

- A completed application form addressing:
 - Location address
 - Size of project
 - Size of units
 - Number of bedrooms
 - Proposed type of affordable housing (include mix of housing)
- An accurately drawn reproducible site plan that includes:
 - Residential Unit Count and layout
 - Proposed number of affordable units
 - Parking spaces available per unit
 - Trash enclosure location(s)
 - Location of any onsite watercourses or environmental features
- Building elevations of all sides of new or remodeled buildings
- Location map (include distance to nearest transit route)
- Utility and Grading plans
- Stormwater Treatment (MS4) plan
- Landscape plan
- Application fee

Prior to issuance of a Building Permit:

- The applicant shall enter into an Affordable Housing/Agreement with the City of Redding or the State of California that is consistent with the housing requirements listed in Government Code Section 65913.4.
- The City will verify that the project is consistent with the Zoning Code standards applicable to the site.
 - Parking may be reduced to a minimum of 1 space per unit if within a ½ mile of a transit route.

City of Redding Review of Project

The City of Redding has determined that the project meets the minimum requirements to be subject to the Affordable Housing Bill known as SB 35. The project developer is responsible for assuring that the project conforms to the requirements of SB 35 and the project as approved through the building permit process.

City of Redding Representative, Title

Date

