City of Santa Clarita
Community Development
Planning Division
23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355

Official Use Only

SB35 #_____

SB 35 Affordable Housing Streamlined Checklist and Application

Pursuant to Government Code § 65913.4, SB 35 streamlines the entitlement process for affordable housing projects within the City. Planning Clearance is required prior to the submittal of a building permit application for any project under SB 35. Planning clearance does not constitute issuance of a building permit.

Obtaining applicable building and/or grading permit is the responsibility of the permittee, and the permit must comply with the provisions of Santa Clarita Municipal Code, the subdivision standards, and all applicable laws, rules or regulations of the state or agencies thereof, including but not limited to, approval from the Engineering Services Division.

DEVELOPMENT AND GENERAL REQUIREMENTS

❑ Multifamily housing project with two or more units

❑ Mixed-use project where at least 2/3 of the square-footage is dedicated to residential uses

YES ☐ NO ☐ Does the project meet all of the City's objective development standards?

YES ☐ NO ☐ Does the project comply with parking requirements that do not exceed one space per unit, unless one of the following exceptions applies: (1) the project is located within one-half mile of a public transit stop; (2) the development is located within an architecturally and historically significant historic district; (3) the project is located within one block of a car-share vehicle station; or (4) on-street parking permits are required but not offered to development occupants?

AFFORDABILITY

YES ☐ NO ☐ Does the project dedicate a percentage of the proposed residential units as affordable to households at most 80% AMI? If yes, what percentage of units? _____ And, at what *AMI?* _____

NOTE: If more than 10 residential units are proposed, one of the following must be true, as applicable under the City's current state housing determination:

- *For Rent: At least 10 percent of the project's total units*[1] *must be dedicated as affordable to households making at or below 50 percent of the area median income.*
- *For Sale: At least 10 percent of the project's total units must be dedicated as affordable to households making at or below 80 percent of the area median income.*

[Alternative Affordability Requirement (where applicable): Regardless of the number of residential units proposed, at least 50 percent of the project's total units must be dedicated as affordable to households making at or below 80 percent of the area median income.]

[1] "Total Units" means number of units prior to calculating any density bonus.

YES ☐ NO ☐ Does the applicant commit to record, prior to issuance of the first building permit, a land use restriction or covenant for the required affordable units providing that the housing shall remain affordable to lower or very low-income households, as applicable, for the following minimum durations, as applicable:

a) 55 years for rental units.

b) 45 years for homeownership units.

GENERAL REQUIREMENTS FOR ELIGIBILITY

If you answer "No" to any of the following, your property MIGHT NOT be eligible for SB35:

YES ☐ NO ☐ Does at least 75 percent of the perimeter of the site adjoin parcels currently or formerly developed with urban uses, including parcels separated by a street or highway?

YES ☐ NO ☐ Is the project located on a legal parcel or parcels that are zoned or designated by the general plan for residential or mixed uses?

YES ☐ NO ☐ Is the property located outside a coastal zone?

YES ☐ NO ☐ Is the property located outside prime farmland or farmland of statewide importance?

YES ☐ NO ☐ Is the project located outside a site that is wetlands?

YES ☐ NO ☐ Is the project located outside lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan?

YES ☐ NO ☐ Is the project located outside habitat for protected species identified under California or federal law?

YES ☐ NO ☐ Is the project located outside a site that is under conservation easement?

YES ☐ NO ☐ Does the project avoid demolishing housing that was tenant-occupied within the last 10 years or is subject to rent/price controls or affordable-housing restrictions, and is the site free of housing that was occupied by tenants and demolished within the last 10 years?

YES ☐ NO ☐ Does the property contain tenant-occupied housing units that are being or have been offered for sale to the general public by the subdivider or a subsequent owner?

YES ☐ NO ☐ Does the project avoid demolishing a historic structure listed on a national, state, or local historic register?

YES ☐ NO ☐ Is the project located outside 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?

SITES EXCLUDED UNLESS STANDARDS ARE MET

YES ☐ NO ☐ Is the project site within a very high fire hazard severity zone or a state responsibility area?

YES ☐ NO ☐ Is the project site located on a listed or designated hazardous waste site that has not been cleared for residential or residential mixed-use development under applicable law?

YES ☐ NO ☐ Is the project site within an earthquake fault zone where the development does not meet applicable seismic safety standards?

YES ☐ NO ☐ Is the project site within a special flood hazard area that has not received a FEMA Letter of Map Revision or otherwise met applicable federal floodplain requirements?

YES ☐ NO ☐ Is the project site within a regulatory floodway that has not received a no-rise certification under applicable federal requirements?

LABOR STANDARDS

Describe how the project complies with requirement. Attach documentation to demonstrate compliance.

YES ☐ NO ☐ N/A ☐ If the project includes more than 10 units, does it comply with applicable prevailing wage requirements?

YES ☐ NO ☐ N/A ☐ If the project includes 50 or more units, does it comply with the labor standards provided in Government Code Section 65913.4(a)(8)(E), including applicable apprenticeship and health care expenditure requirements.

YES ☐ NO ☐ N/A ☐ If the project is over 85 feet in height above grade, does it comply with applicable skilled and trained workforce requirements provided in Government Code Section 65913.4(a)(8)(F), unless an exemption applies?

Property Address: _____

Assessor's Parcel Number (APN): _____

Zoning: _____

Applicant Information

Applicant: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip Code: _____ Email: _____

Property Owner Information

Property Owner: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip Code: _____ Email: _____

Project Description

_____

_____

_____

_____

_____

_____

CERTIFICATE FOR COMPLIANCE WITH ELIGIBILITY REQUIREMENTS

_____
Date

I, _____, do hereby certify and declare as follows:

(a) The subject property is located at (address and assessor's parcel number):

_____ _____
Address Assessor's Parcel Number

(b) I am a duly authorized officer or owner of the subject property or am authorized to act on behalf of the property owner.
(c) The property owner agrees to comply with the applicable affordable housing dedication requirements established under Government Code section 65913.4(a)(3) and (a)(4).
(d) The property owner agrees to comply with the applicable prevailing wage requirements established under Government Code section 65913.4(a)(8)(A).
(e) The property owner agrees to comply with the applicable labor requirements established under Government Code section 65913.4(a)(8)(E).
(f) The property owner agrees to comply with the applicable skilled and trained workforce requirements established under Government Code section 65913.4(a)(8)(F).
(g) The property owner certifies that the project site has not contained any housing occupied by tenants within 10 years prior to the date the application is submitted, including housing demolished during that period.
(h) The property owner certifies that information submitted to demonstrate compliance with all requirements of Government Code section 65913.4(a) is true and correct to the best of the owner's knowledge.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in:

_____ _____
Location Date

_____
Owner’s Signature, Name (Print) Title

SUBMITTAL CHECKLIST

☐ Signed and complete Planning Application (this form)

☐ Preliminary Title Report (no more than 60 days old)

☐ Fully dimensioned site, grading, floor, and elevation plans (2 full size copies)

☐ Site plan must label any existing oak trees on site

☐ Objective Design Standards Checklist

☐ Digital PDF file of all submittal items

PROPERTY OWNER(S) STATEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF SANTA CLARITA

I/We, _____, declare that I/we am/are the owner(s) of the property described herein and hereby give authorization for the filing of this application. Further, I/we do, by my/our signature(s) on this agreement, absolve the City of Santa Clarita of all liabilities regarding any deed restrictions that may be applicable to the property described herein. (Signature of all property owners is required. The owner in escrow is not acceptable.)

I/We declare that all encumbrances on the subject property are shown on the submitted site plan (or are attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I/we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application, particularly dedications of the right to further subdivide to the County of Los Angeles or City of Santa Clarita.

I/We understand that, in the event that the City incurs greater expense in processing the application(s) than is covered by the standard processing fee(s), that I/we will be responsible for payment of such fees and that permits will not be issued and/or occupancy will not be granted until all fees have been paid in full.

I/We hereby grant the City admittance to the subject property as necessary for processing of the project application.

I/We declare under penalty of perjury that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed _____

Signed _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____ personally appeared
Date Notary Public

_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

_____
Signature of Notary Public (Seal)