



MENIFEE COMMUNITY DEVELOPMENT

<i>For Official Use Only</i>	
Project Number:	_____
Date Received:	_____
Received By:	_____
Case Planner:	_____

SB 35 ELIGIBILITY CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICANT INFORMATION:

Applicant's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: _____ E-Mail: _____

Property Owner's Signature: _____

Mailing Address: _____
Street

City *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Assessor Parcel Number: _____

ELIGIBILITY REQUIREMENTS:

Senate Bill 35 (2017-2018) created a streamlined and ministerial approval process for entrain housing projects. Applicants intending to invoke SB 35 streamlining and ministerial approval process must fill out this checklist completely and provide supporting documentation for each question to demonstrate eligibility.

Incomplete checklists that do not include required attachments or supporting documentation will not be accepted.

If the answers to all of the questions in the following table are "yes," then a project is eligible for the approval process under [Government Code §65913.4](#). If any of the answers to the questions are "no," then the project is not eligible for the streamline, ministerial review.

DETERMINATION OF SB 35 ELIGIBILITY

ELIGIBILITY REQUIREMENTS		YES	NO
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 dedicated to residential uses? (subdv. (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? (subdv. (a)(4)(B)) 10%: This number is based on a determination by the State's Housing and Community Development Department (HCD) that the City of Menifee's latest production report reflects that the City approved fewer above moderate-income units "than were required by the regional housing needs assessment cycle" for the 2018 reporting period.	<input type="checkbox"/>	<input type="checkbox"/>
3	Does at least 75% of the perimeter of the site adjoin parcels currently or formerly developed with "urban uses"? (subdv. (2)(B),(h)(8))	<input type="checkbox"/>	<input type="checkbox"/>
4	Does the site have either zoning or general plan land use designation that allows for residential or residential mixed-use development, as applicable to the project? (subdv. (a)(2)(C))	<input type="checkbox"/>	<input type="checkbox"/>
5	Does the project NOT involve a subdivision of land? (a)(9) Projects can involve subdivision if (a) they are financed with low-income housing tax credits and the applicant certifies that prevailing wages will be paid or (b) if the development is subject to a requirement that prevailing wages will be paid and a skilled and trained workforce will be used.	<input type="checkbox"/>	<input type="checkbox"/>
6a	Does the project meet density requirements in the general plan land use designation applicable to the subject property/ies? (subdv. (a)(5))	<input type="checkbox"/>	<input type="checkbox"/>
6b	Does the project meet objective zoning standards of the zoning designation applicable to the subject property/ies? (subdv. (a)(5))	<input type="checkbox"/>	<input type="checkbox"/>
6c	Does the project meet objective design review standards per the City's municipal code and all applicable zoning regulations? (subdv. (a)(5))	<input type="checkbox"/>	<input type="checkbox"/>
7	Is the project outside of each of the following areas? (subdv. (a)(6)-(a)(7)) <ul style="list-style-type: none"> - Coastal zone - Prime farmland or farmland of statewide importance - Wetlands, as defined under federal law - Earthquake fault zones - High or very high fire hazard severity zones - Hazardous waste site - FEMA designated flood plain or floodway - Protected species habitat - Lands under conservation easement - Lands designated for conservation in a habitat conservation plan <ul style="list-style-type: none"> - A site that would require (a) housing subject to recorded rent restrictions, (b) housing subject to rent control, (c) housing occupied by tenants within the past 10 years, or (d) a historic stricter placed on a local, state, or federal register - A site that previously contained housing occupied by tenants within past 10 years - A parcel of land governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, of the Special Occupancy Parks Act 	<input type="checkbox"/>	<input type="checkbox"/>
8	For projects over 10 units, will the entire development be a "public work," as defined in §1720 of the California Labor Code, or will construction workers be paid at least the prevailing wage? (subdv. (a)(8)(A))	<input type="checkbox"/>	<input type="checkbox"/>
9	For projects of 75 or more units, will a "skilled and trained" workforce, as defined in §2601 of the California Public Contracts Code, be used to complete the development? (subdv. (a)(8)(B))	<input type="checkbox"/>	<input type="checkbox"/>
10	If the site is in a city, is a portion of the city designated by the Census as either an "urbanized area" or "urban cluster," or, if the site is in an unincorporated area, is the parcel entirely within the boundaries of "urbanized area" or "urban cluster"	<input type="checkbox"/>	<input type="checkbox"/>