



## SB 35 - AFFORDABLE HOUSING STREAMLINING PROCESS

This is a summary of the affordable housing streamlined approval process for projects that meet the eligibility criteria according to California Government Code Section [65913.4](#) and summarized in the associated SB 35 Eligibility Checklist.

### STEP 1: REVIEW PROJECT ELIGIBILITY REQUIREMENTS

First, review the Eligibility Checklist to confirm the proposed project will qualify for streamlining pursuant to SB 35. In Culver City, SB 35 streamlining currently applies to residential or mixed-use projects that allocate at least 50% of units as affordable to lower-income households, and meet various other criteria.

### STEP 2: SUBMIT AN SB 35 HOUSING DEVELOPMENT PRELIMINARY APPLICATION

Prior to submitting a project application pursuant to SB 35, the applicant must submit complete a SB 35/SB 330 Preliminary Application providing notice of their intent to invoke SB 35 streamlining. Review the Preliminary Application Overview and Fact Sheet for more information on this step.

### STEP 3: NATIVE AMERICAN TRIBAL SCOPING CONSULTATION

Upon receipt of a notice of intent to invoke SB 35, the City is required to notify relevant California Native American tribes about the proposed project and invite them to engage in a scoping consultation. The timeline for this process is as follows:

1. **Notice** Within 30 days, the City will provide formal notice to each relevant tribe.
2. **Acceptance** Each tribe has 30 days to accept the invitation to engage in consultation.
3. **Consultation** The City will initiate consultation within 30 days of acceptance of an invitation.

### STEP 4: PRELIMINARY PROJECT REVIEW

In conjunction with Step 3 above, the City will review the preliminary application materials and provide a list of initial comments/corrections and requirements, along with a detailed application submittal checklist.

### STEP 5: SUBMIT A COMPLETE PROJECT APPLICATION

Once the tribal scoping consultation process has concluded, and the project meets the corresponding eligibility criteria pertaining to the tribal consultation process, the applicant will submit:

- Completed SB 35 Eligibility Checklist.
- Supplemental SB 35 eligibility analysis and supporting documentation, describing how the project meets each eligibility requirement (itemized).
- Completed [Project Application](#).
- All required plans and application materials identified in application submittal checklist for the project provided by staff, including applicable fees.

### STEP 6: STREAMLINED MINISTERIAL REVIEW PROCESS

The timelines for streamlined review are as follows:

1. **Application Review** Planning staff will determine if the application is complete, and if the project conflicts with any objective zoning and design review standards, within 60 days for projects of 150 or fewer units and 90 days for more than 150 units.
2. **Action on the Application** Action on the application must be completed in 90 days for 150 or fewer units and 180 days for projects with more than 150 units, measured from the date of a complete application submittal.
3. **Expiration** If the project includes public investment in housing affordability, beyond tax credits, then that approval shall not expire. If the project does not include public investment in housing affordability, beyond tax credits, the approval will expire after 3 years.

### STEP 7: SUBMIT BUILDING PERMIT APPLICATION/PLANS

Once a project is approved pursuant to SB 35, building permits must be obtained prior to the 3-year approval expiration. Approval will remain valid provided construction activity (including demolition and grading activity) on the project site has begun and is in progress pursuant to a valid City permit.