



Development Services Department
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**Development Design and Development Standards Checklist
 SB 35 Housing Development Projects**

These requirements and the checklist implement requirements of Senate Bill (SB) 35 Affordable Housing Streamlined Approval Process (Government Code Section 65913.4) and shall remain in effect until January 1, 2026 or until it is rescinded.

Applicant's Name _____

Ph # _____ Fax # _____

Address _____ City _____

Zip _____ Email _____

To qualify for the Streamlined Ministerial Approval Process, a project must demonstrate eligibility. If the answers to all the statements below are "yes" then the project is eligible for the approval process provided in Government Code Section [65913.4](#). If any of these responses are "no", the project would not be eligible.

Eligibility Requirements		Yes	No
1.	The project is a multifamily housing development that contains two or more residential units. (subd. (a)(1))		
2.	The site is a legal parcel and in an "urbanized area" or "urban cluster", as designated by the United States Census Bureau. (subd. (a)2(A))		
3.	At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. (subds. (a)(2)(B), (h)(8))		
4.	The site is zoned for residential use or a residential mixed-use development or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, and at least two-thirds of the square footage of the development is designated for residential use. (subd. (a)(2)(C)).		
5.	The development proponent agrees to record prior to the issuance of the first building permit a land use restriction or covenant providing that any lower or moderate income housing units shall remain available at affordable housing costs or rent to persons and families of lower or moderate income for the minimum duration as specified. (subd.(a)(3)(A or B))		

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Eligibility Requirements	Yes	No
<p>6. HCD has determined, that based upon the number of units that have been issued building permits, as shown on the most recent production report received by HCD, is less than the City’s share of the regional housing needs, by income category, for that reporting period. (subd. (a)(4)(A)).</p>		
<p>7. The development seeking approval dedicates 50 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. (subd. (a)(4)(B))</p>		
<p>8. The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the City, subject to the following (subd. (a) (5)):</p> <p>a. A development shall be deemed consistent with the objective zoning standards related to housing density, if the density proposed is compliant with the maximum density allowed within that land use designation.</p> <p>b. In the event that objective zoning, general plan, or design review standard are mutually inconsistent, a development shall be deemed consistent with the objective zoning standards if the development is consistent with the standards set forth in the general plan.</p>		
<p>9. The site is not located in a coastal zone. (subd. (a) (6) (A))</p>		
<p>10. The site is not located on either prime farmland or farmland of statewide importance. (subd. (a) (6) (B))</p>		
<p>11. The site is not located in a wetlands. ((subd. (a) (6) (C))</p>		
<p>12. The site is not located within a very high fire hazard severity zone or within a high or very high fire hazard severity zone. (subd. (a) (6) (D))</p>		
<p>13. The site is not located on a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste designated by the Department of Toxic Substances Control. (subd. (a) (6) (E))</p>		

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14.	The site is not located within a delineated earthquake fault zone, unless the development complies with applicable seismic protection building code standards. (subd. (a) (6) (F))		
15.	The site is not located within a special flood hazard area subject to inundation by 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. (subd. (a) (6) (G))		
16.	The site is not located within a regulatory floodway, unless the development has received a no-rise certification. (subd. (a) (6) (H))		
17.	The site is not located on lands identified for conservation in an adopted natural community conservation plan. (subd. (a) (6) (I))		
18.	The site is not located within a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973. (subd. (a) (6) (J))		
19.	The site is not located on lands under a conservation easement. (subd. (a) (6) (K))		
20.	The project would not require the demolition of the following types of housing (subd. (a) (7) (A)): a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low or very low income. b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. c. Housing that has been occupied by tenants within the past 10 years.		
21.	The site is not located on a site that was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application. (subd. (a) (7) (B))		

Eligibility Requirements		Yes	No
22.	The development would require the demolition of a historic structure that was placed on a national, state, or local historic register. (subd. (a) (7) (C))		
23.	The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property. (subd. (a) (7) (D))		
24.	The development proponent certifies (subd. (a) (8) (A)): a. The entity of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code, or b. If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.		
25.	Certify that a skilled and trained workforce shall be used to complete the development if approved ((subd. (a) (8) (B) (i)). A project is exempt from any requirement to pay prevailing wages or use of skilled and trained workforce if the project includes 10 or fewer units and the project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 or Division 2 of the Labor Code.		
26.	The development did not or does not involve a subdivision of a parcel that is, or would be subject to the Subdivision Map Act, unless (subd. (a) (9) (A and B)): a. The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement of prevailing wages; or, b. The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used.		
27.	The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency law, the Recreational Vehicle Park Occupancy Law, the Mobile home Parks Act, or the Special Occupancy Parks Act. (subd. (a) (10)).		

Eligibility Requirements		Yes	No
28	The development proponent has submitted a notice of its intent to submit an application in the form of a preliminary application that includes all of the information described in Section 65941.1.		

1. Identify the specific location of the proposed housing development project:
 - (A) List all parcel numbers: _____
 - (B) A legal description is attached. ____ (Initials)
 - (C) Site address, if applicable, is: _____
 - (D) Cross streets, if applicable: _____

2. List the existing uses on the project site and identify major physical alterations to the property on which the project is to be located. Attach additional pages if necessary.

3. Attached is a site plan showing the location on the property, elevations, showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied. ____ (Initials)

4. Identify the proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance. Attach additional pages if necessary.

5. List the proposed number of parking spaces. _____
 List the number of spaces that will include EV charging stations. _____

6. Identify the number of proposed below market rate units and their affordability levels. Attach additional pages if necessary.

7. Identify the number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. Attach additional pages if necessary.

The project must provide:

- a. Description of how each concession or waiver directly relates to the affordability of the project;
 - b. Cost Pro-Forma- Financial justification for EACH specific development concession or waiver requested that clearly demonstrates how granting each individual concession or waiver will make affordability of the project feasible; and,
 - c. A cost comparison of the project without the requested concession or waiver versus with the concession.
8. Are you requesting any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map?

YES Identify type of map being sought:

Parcel Map

Final Map

Condominium Map

Other: _____

NO approvals are being sought under the Subdivision Map Act

9. The applicant owns the property, or consent from the property owner to submit the application is attached. ____ (Initials)
10. Attached is a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands, or

The property is not subject to a streambed alteration agreement. _____ (Initials)

11. Identify the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. Attach additional pages if necessary.

CONTINUED ON NEXT PAGE

RESIDENTIAL DEVELOPMENT ACKNOWLEDGEMENT

I _____ hereby certify that the statements furnished in this application are true and correct. I have reviewed the [Residential Development Design and Development Standards](#) adopted by City Council Resolution No. 19-065 and have verified compliance with the adopted City Standards:

Applicant Signature: _____ Date: _____

Residential Development Design and Development Standards Checklist

Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
1. Inclusionary Housing and Below Market Rate Program					
2. Accessory Dwelling Unit (ADU) Requirements					
3. Zoning Compliance					
4. Orientation to an <u>existing</u> Street					
5. Intersection Sight Distance/Clear Vision Triangle					
6. Sound Walls					
7. Agricultural Buffer					
8. On-site Recreation Amenities					
9. Water Conservation in Landscaping					
10. Landscaping Pan					
11. Wildland-Urban Interface Fire Area					

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Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
12. Trees					
13. Useable Private and Common Open Space					
14. Required On-site Parking Spaces					
15. Parking Design and Development Standards					
16. Parking Lot Layout					
17. Bicycle Parking and Storage					
18. Exterior Parking Lot Lighting					
19. Parking Area Landscaping					
20. Pedestrian Access					
21. Electric Vehicle Charging Stations					
22. Front Porches					
23. Balconies					
24. Fences					
25. 360 Degree Architecture					
26. Exterior Treatments and Materials					
27. Roof Line Variation for three or more units					

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Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
28. Height and Project Massing					
29. Separate Structures-Attached Projects					
30. Building Colors					
31. Window Design					
32. Glazing					
33. Exterior Lighting and Illumination					
34. Equipment Screening					
35. Residential Parking Garages					
36. Garage Door Design					
37. Driveway/Vehicle Pavement					
38. Pavement Design					
39. Multi-family Roof Form					
40. Massing for three story buildings or taller					
41. Distinct material changes for three story buildings or taller					
42. Trash Enclosure, Solid Waste and Recyclable Materials					
43. Arterial Design and Landscaping					
44. Street Improvements					

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Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
45. Utility Location and Easement					
46. Undergrounding Utilities					
47. Meter Location					
48. Stream Channel and Riparian Setbacks					
49. Landscaping- Parkway/Park Strip Design					
50. Projects abutting developed land					
51. Project abutting undeveloped land					
52. Off-street bicycle and pedestrian connections					
53. Complete Streets					
54. Bicycle and pedestrian improvements (Multi-family projects)					
55. Internal pedestrian connections					
56. Continuous Sidewalks					
57. Water Infrastructure					
58. Wastewater Infrastructure					
59. Storm Drainage Infrastructure					

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Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
60. Storm Water Infrastructure					
61. Floodplain Development					
62. Broadband Connectivity					