**Ministerial Approval of Infill Housing Comparison Table**

<table>
<thead>
<tr>
<th>State of California Ministerial Approval of Infill Housing (Gov't Code 65913.4) (State Requirement)</th>
<th>City’s Ministerial Approval of Infill Housing (Proposed by City of Sacramento)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Status</strong></td>
<td><strong>Anticipated public hearing dates:</strong></td>
</tr>
<tr>
<td>• Effective Dates:</td>
<td>o April 23, 2020 – Planning and Design Commission</td>
</tr>
<tr>
<td>o January 1, 2018 – January 1, 2026</td>
<td>o May 5, 2020 – Law and Legislation Committee</td>
</tr>
<tr>
<td>• Reason for Requirement:</td>
<td>o June 2, 2020 – City Council</td>
</tr>
<tr>
<td>o Due to insufficient progress towards the 2013-2021 Regional Housing Needs Allocation, the City is subject to SB 35 streamlining provisions. SB 35 determination made annually by State.</td>
<td></td>
</tr>
<tr>
<td>• Applications Received:</td>
<td></td>
</tr>
<tr>
<td>o None as of March 2020</td>
<td></td>
</tr>
<tr>
<td><strong>Planning Review and Streamlining Provisions</strong></td>
<td></td>
</tr>
<tr>
<td>• Eligible projects that are consistent with the General Plan and meet objective zoning and adopted design review standards are subject to Ministerial review</td>
<td>• Eligible projects that are consistent with the General Plan and meet objective zoning and Citywide Design Guidelines Design Principles are subject to Ministerial review</td>
</tr>
<tr>
<td>• Projects eligible for Ministerial approval are not subject to California Environmental Quality Act (CEQA) review</td>
<td>• Projects eligible for Ministerial approval are not subject to California Environmental Quality Act (CEQA) review</td>
</tr>
<tr>
<td>• Maximum density determined by the General Plan if it is greater than the maximum density for the Zone</td>
<td>• <strong>No changes to maximum density.</strong> Maximum density determined by the City’s Planning and Development Code.</td>
</tr>
<tr>
<td>• No required parking within ½ mile of transit (includes frequent bus routes) or within an architecturally and historically significant district, and overall cannot exceed one space per unit</td>
<td>• <strong>No changes to parking requirements.</strong> Projects are eligible for the City’s existing reduced parking requirements near transit stations including:</td>
</tr>
<tr>
<td></td>
<td>o ¼ mile of a light rail station: no minimum required off-street vehicle parking</td>
</tr>
<tr>
<td></td>
<td>o ½ mile of a light rail station: required off-street vehicle parking reduced by 50% on top of other existing reductions in the code</td>
</tr>
<tr>
<td><strong>Eligible Projects</strong></td>
<td></td>
</tr>
<tr>
<td>• Type:</td>
<td>• Type:</td>
</tr>
<tr>
<td>o Residential or mixed-use (residential must be at least 2/3 of building square footage)</td>
<td>o Residential or mixed-use (residential must be at least 2/3 of building square footage)</td>
</tr>
<tr>
<td>• Number of Housing Units:</td>
<td>• Number of Housing Units:</td>
</tr>
<tr>
<td>o 2+ Units</td>
<td>o 2-200 Units</td>
</tr>
<tr>
<td>• Affordability Requirements:</td>
<td>• Affordability Requirements:</td>
</tr>
<tr>
<td>o 2-10 Units: None</td>
<td>o No specific requirement</td>
</tr>
<tr>
<td>o 11+ Units: 10% of units affordable to lower-income households</td>
<td></td>
</tr>
<tr>
<td>• Prevailing Wage and Labor Requirements:</td>
<td>• Prevailing Wage and Labor Requirements:</td>
</tr>
<tr>
<td>o Required for 11+ Units</td>
<td>o No specific requirement</td>
</tr>
<tr>
<td>• Infill Requirements (SB 35 Definition):</td>
<td>• Infill Requirements (City Code Definition):</td>
</tr>
<tr>
<td>o At least 75 percent of the linear measurement of the perimeter of the site adjoins parcels (including those only separated by a street).</td>
<td>o A site that has been previously developed, or development on a vacant site, where at least 75% of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with existing uses.</td>
</tr>
</tbody>
</table>

**Bolded items** highlight how the proposed City of Sacramento Ministerial Approval of Infill Housing process differs from State of California requirements.
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<tbody>
<tr>
<td><strong>Ineligible Projects</strong></td>
<td><strong>Ineligible Projects</strong></td>
</tr>
<tr>
<td>• Historic Considerations:</td>
<td>• Historic Considerations:</td>
</tr>
<tr>
<td>o Project cannot demolish a historic structure</td>
<td>o Project cannot be in a historic district or be a historic or cultural resource</td>
</tr>
<tr>
<td>• Demolition Considerations:</td>
<td>o Project cannot be on a site known to contain archaeological or paleontological resources, or human remains</td>
</tr>
<tr>
<td>o Project cannot demolish units:</td>
<td>o Project cannot demolish units:</td>
</tr>
<tr>
<td>▪ Occupied by tenants within last 10 years</td>
<td>▪ Occupied by tenants in a multi-unit dwelling (3+ units) within the last year</td>
</tr>
<tr>
<td>▪ Subject to an affordable housing regulatory agreement</td>
<td>▪ Subject to an affordable housing regulatory agreement</td>
</tr>
<tr>
<td>▪ Subject to any form of local rent or price control</td>
<td>• Environmental Considerations:</td>
</tr>
<tr>
<td>• Environmental Considerations:</td>
<td>o Project cannot be on a site:</td>
</tr>
<tr>
<td>o Project cannot be on a site:</td>
<td>▪ With prime farmland</td>
</tr>
<tr>
<td>▪ With prime farmland</td>
<td>▪ Designated as a hazardous waste site</td>
</tr>
<tr>
<td>▪ Designated as a hazardous waste site</td>
<td>▪ With a mobile home park</td>
</tr>
<tr>
<td>▪ With a mobile home park</td>
<td>▪ With conservation areas/easement or protected species</td>
</tr>
<tr>
<td>▪ With conservation areas/easement or protected species</td>
<td>▪ With wetlands</td>
</tr>
<tr>
<td>▪ With wetlands</td>
<td>▪ With floodplain or floodway</td>
</tr>
<tr>
<td>▪ With a floodplain or floodway</td>
<td>▪ Within 1,000 feet of an existing or former landfill</td>
</tr>
<tr>
<td>• Planning Considerations:</td>
<td>• Planning Considerations:</td>
</tr>
<tr>
<td>o Projects cannot include:</td>
<td>▪ Projects cannot include:</td>
</tr>
<tr>
<td>▪ A variance, deviation, or conditional use permit (CUP)</td>
<td>▪ A variance, deviation, or conditional use permit (CUP)</td>
</tr>
<tr>
<td>• From date of submittal, provide written notice of any objective development standards not satisfied:</td>
<td>▪ A tentative map required for a subdivision of property</td>
</tr>
<tr>
<td>o ≤ 150 Units: 60 days</td>
<td>▪ A site in a planned unit development (PUD)</td>
</tr>
<tr>
<td>o &gt; 150 Units: 90 days</td>
<td>• Timeline dependent on applicant’s adherence to Citywide Design Guidelines Design Principles and responses to any requested changes to meet design principles</td>
</tr>
<tr>
<td>• Complete any “design review or public oversight”:</td>
<td></td>
</tr>
<tr>
<td>o ≤ 150 Units: 90 days</td>
<td></td>
</tr>
<tr>
<td>o &gt; 150 Units: 180 days</td>
<td></td>
</tr>
</tbody>
</table>

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