



## SB 330: HOUSING CRISIS ACT OF 2019

### WHAT IS SENATE BILL 330?

The Housing Crisis Act of 2019, Senate Bill 330 (SB 330), came into effect January 1, 2020 and will sunset on January 1, 2030. This bill establishes a Statewide housing emergency and creates new State laws focused on the production and preservation of housing. SB 330 aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act. SB 330 also addresses the Statewide housing shortfall with new protections for existing housing and restrictions on certain zoning actions that reduce the availability of housing.

### WHAT DOES SB 330 CHANGE ABOUT THE DEVELOPMENT REVIEW PROCESS?

SB 330 changes certain aspects of the development review process, including, but not limited to, the following:

- Provides an optional vesting opportunity for housing development projects through the Preliminary Application process;
- Historic site determination at the time the preliminary application is deemed complete;
- Limits public hearings to a maximum of five (5) once an application is deemed complete; and
- Establishes housing replacement and tenant relocation requirements.

### DOES SB 330 APPLY TO MY PROJECT?

The provisions of SB 330 are applicable to all housing development projects that require discretionary review, or review and approval by the Zoning Administrator, Environmental Planning Commission, City Council, or other agency before an applicant can apply for a building permit. Housing development projects include any residential development, mixed-use projects with a minimum of two-thirds of square footage designated for residential units, and transitional or supportive housing.

### WHAT IS AN SB 330 PRELIMINARY APPLICATION?

SB 330 provides an optional vesting opportunity for housing development projects, which freeze the policies, standards, and fees in effect when the Preliminary Application is submitted and requires the formal application to be submitted within 180 days after a response from the City.

### HOW DO I APPLY?

Applicants must submit a completed SB 330 Preliminary Application and include the required application materials on the SB 330 Preliminary Application Checklist ([www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=36357](http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=36357)) to obtain vesting rights for the proposed housing development project.

### CAN I REQUEST A CONCEPTUAL REVIEW OF MY HOUSING PROJECT IN ADDITION TO THE SB 330 PRELIMINARY APPLICATION PROCESS?

Yes, the City of Mountain View offers applicants a courtesy review of projects early in the project development phase. This courtesy review provides high-level feedback on project design and land use compatibility from the City's development review staff. City staff encourages applicants who submit an SB 330 Preliminary Application to also engage in informal development review to receive early feedback on project compliance, design, and process.

# SB 330 Development Review Process

## Preliminary Application

(Optional) Applicant submits an SB 330 Preliminary Application with required information. The project is subject to all standards and fees in effect at this time.\*

Applicant must submit a Formal Application within 180 days of the application being deemed complete.

## Formal Application

Applicant submits a formal application with all application submittal materials identified on the Formal Application Checklist and payment of application fees per the Planning Application Fee Schedule.

## Completeness Determination

The City must determine if the application is complete within 30 days after submittal of the formal application.

The City will provide a written letter determining application completeness 30 days after the initial submittal and on every resubmittal thereafter.

A decision on the application will be made after the application is determined to be complete.

## Public Hearings

Decisions on some projects may require a public hearing depending on the scope and zoning.

For projects that require a public hearing, this may be done by the Zoning Administrator at an Administrative Public Hearing or by the City Council after recommendation from the Zoning Administrator or Environmental Planning Commission (EPC).

\* Per Government Code §65589.5(o)(2), projects may be subject to standards adopted after the preliminary application was submitted under the following circumstances:

- Any fee changes related to annual fee adjustments per cost index.
- Changes are necessary to mitigate or avoid specific, adverse impact upon public health or safety or under CEQA.
- Project has not started construction within 2.5 years after final approval.
- Revisions to the project result in 20% or more changes to total residential units or building area compared to preliminary application figures. The preliminary application must then be resubmitted.
- Any payments required after the building permit has received final inspection, including inspections, rent control, vacation rental bans, etc.

**Planning Division Application Forms and Fees:** [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms)

**Contact the Planning Division** at 650-903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov)

