



City of RANCHO PALOS VERDES
Community Development Department

SB 35 Eligibility Criteria Checklist

This checklist is provided for reference purposes only. Additional provisions or requirements may apply.

A. Planning Standards (to be verified by the Planning Division in consultation with other agencies as needed). All answers must be "Yes"

1.	The development is a multi-family housing development that contains two (2) or more residential units.	
2.	The site is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.	
3.	The development is located on a site in which at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses (including parcels that are only separated by a street or highway). "Urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.	
4.	The development is located on a site that is zoned for residential use or residential mixed-use development or has a general plan designation that allows residential use or a mix of residential and non-residential uses.	
5.	At least two-thirds of the square footage of the development is designated for residential use.	
6.	The development did not or does not involve a subdivision of a parcel that is or would otherwise be subject to the Subdivision Map Act (Government Code Section 66410 et seq.) or any other applicable law authorizing the subdivision of land, unless either of the following apply: (i) the development has or will receive financing through a low income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to Government Code Section 65913.4(a)(8)(A). (ii) the development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to Government Code Section 65913.4(a)(8)	
7.	The development is not on an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park Occupancy Law	

	(Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).	
8.	Has the applicant demonstrated compliance with Assembly Bill AB 168 (Native American consultation)	

B. Environmental Standards (to be verified by the Planning Division in consultation with other agencies as needed). All answers must be "No"

Is the development located on a site that is any of the following:

1.	A coastal zone , as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.	
2.	Either prime farmland or farmland of statewide importance , as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	
3.	Wetlands , as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	
4.	Within a very high fire hazard severity zone , as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.	
5.	A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.	
6.	Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	

7.	<p>Within a special flood hazard area subject to inundation by the 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. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.</p>	
8.	<p>Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.</p>	
9.	<p>Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.</p>	
	A. Natural Community Conservation Planning Act	
	B. Habitat Conservation Plan	
	C. Other Adopted Natural Resource Protection Plan (LA County Significant Ecological Areas)	
10.	<p>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 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3</p>	

	of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	
11.	Lands under a conservation easement .	
12.	The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.	
	The development would require demolition of affordable housing.	
	The development would require demolition of rent controlled housing.	
	The development would require demolition of housing that has been occupied by tenants in the last 10 years.	
	Housing on the property that was occupied by tenants was demolished in the last 10 years.	
	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.	