



# STREAMLINED AFFORDABLE HOUSING DEVELOPMENT: SB-35 APPLICATION

## PROPERTY INFORMATION

Address/Location: 817, 821 & 825 East Washington Street, Petaluma, CA 94952

Assessor's Parcel No.: 007-022-065

## PROJECT DESCRIPTION

Is this a 100% Affordable Housing Project?:  Yes  No

Will the Project use SB-35 in conjunction with the State Density Bonus?:  Yes  No

Is the project a "public work" as defined in Government Code Section 65913.4(a)(8)(A)?  Yes  No

**Project Narrative:** Please provide an attached narrative project description that summarizes the project and its purpose. Please include the AMI levels of the populations to be served in the development and describe the project's intended program. Describe the design program, the designer's approach, and how the architectural, landscape and other elements have been integrated in compliance with the City's objective standards. The relationship of the project to adjacent properties and to the adjacent streets should be expressed in design terms. Define the site, building design, and landscape concepts in terms of site design goals and objectives, pedestrian circulation, outdoor-use areas, visual screening and enhancements, conservation of natural resources, mitigation of negative site characteristics, and off-site influences.

Proposed Unit Count: 49

Proposed Affordable Unit Count and AMI Levels: See attached SB35 eligibility checklist supporting documentation

Proposed Residential Square Footage: 50,815 SF

Proposed Non-Residential Square Footage: 0 SF

## Type of Multifamily Housing Development Proposed

- Multifamily rental; residential only with no proposed subdivision.
- Multifamily residential with proposed subdivision (must qualify for exception to subdivision exclusion)
- Mixed-use (at least 2/3 of square footage must be designated for residential. If a subdivision is included, must qualify for exception to subdivision exclusion.)



## SB-35 ELIGIBILITY CHECKLIST

(Include This Checklist with Your Submission)

Applicants intending to invoke SB-35 streamlining and ministerial approval process must fill out this checklist completely and provide supporting documentation for each question to demonstrate eligibility. The full text of SB-35 is available [here](#).

1.  Yes  No **Affordability:** Are at least 50% of the proposed residential units dedicated as affordable to households at or below 80% AMI for either rental or ownership projects?
  
2.  Yes  No **Zoning, Units and Residential Use:** Is the subject property zoned for residential use and does the project propose a multifamily housing development (2 or more units) or a mixed-use project where least 2/3 of the square footage is dedicated to residential uses?
  
3.  Yes  No **Location:** Is at least 75% of the perimeter of the site adjoining parcels currently or formerly developed with “urban uses”, and located on a property that is not within a coastal zone, prime farmland or farmland of statewide importance, wetlands, a high fire hazard severity zone, hazardous waste site, a delineated earthquake fault zone, a flood plain, a floodway, a habitat for protected species, under a conservation easement, or on a parcel governed by the Mobilehome Residency Law, Recreational Vehicle Park Occupancy Law, Mobilehome Parks Act or Special Occupancy Parks Act?
  
4.  Yes  No  
 N/A **Demolition of Residential Units:** Does the project leave intact any housing units that were occupied by tenants in the last years; or are/were subject to any form of rent or price control, a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low incomes?
  
5.  Yes  No  
 N/A **Historic Buildings:** Does the project leave intact historic structures that have been placed on a national, state, or local historic register, including those properties listed in the Petaluma General Plan 2025 Goal 3-G-1?
  
6.  Yes  No **Parking:** Does the project provide at least one parking space per unit where required? Or is the project otherwise exempt from providing parking per the criteria noted in SB-35? *Project is exempt from parking requirements per State Density Bonus Law.*
  
7.  Yes  No **Consistent with Objective Standards:** Does the project meet objective standards of the regulations applicable to the subject property/ies, including density and design standards? *The project complies with all objective standards in effect at the time of the preliminary application submittal on November 29, 2022*



- 8.  Yes  No **Prevailing Wages:** For projects of over 10 units, will the entire development be a “public work” as defined in Government Code Section 65913.4(a)(8)(A), or will construction workers be paid at least the prevailing wage?
- 9.  Yes  No  N/A **Skilled and Trained Workforce:** For projects of 75 or more units, and are not 100 percent subsidized affordable housing, will a “skilled and trained” workforce be used to complete the development?
- 10.  Yes  No  N/A **Subdivisions:** If a land subdivision is required, is the project financed with low-income housing tax credits and will prevailing wages be paid to a trained and skilled workforce, or contains 75 or more units that are not 100 percent subsidized affordable housing?

Applicants must check the box below if the completed checklist demonstrates eligibility for SB-35 streamlining:

- As demonstrated by the completed SB-35 eligibility checklist above, the project is eligible for application streamlining and ministerial approval per Government Code §65913.4 and I hereby request that the City of Petaluma utilize the SB-35 application processing procedures for this application.

DocuSigned by:  
  
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4/16/2025 | 5:22:54 PM PDT

Applicant’s signature

Date



**SB 35 PROJECT DESIGN SUBMISSION CHECKLIST**

*(Include This Checklist with Your Submission)*

- ✓ **General Application Form** (available from the City’s Planning Division counter or website)
- ✓ All applicable fees to be paid:
  - ✓ Read and sign the **Cost Recovery Form**
  - ✓ Deposit equivalent to a minor or major Site Plan and Architectural Review (SPAR) **See Fee Schedule** (The final fee is dependent on each project application. Please read and sign the Cost Recovery Form.)
- ✓ Requirements for all plans:
  - ✓ Submit five full-size copies of each plan set, two reduced sets at 11” x 17” and one digital copy in PDF format on compact disc or USB flash drive.
  - ✓ Legend on the first sheet identifying each sheet in the plan set.
  - ✓ Title for each sheet, scale, north arrow and date.
  - ✓ Name and phone number of person preparing plans (licensed architect and landscape architect).
- N/A  If your project impacts an historic building, please submit:
  - Historic documentation for the building or site.
  - Historic photographs and current photographs of the building or site.
  - Sonoma County Assessor Parcel Information.
  - Description of changes proposed to major interior and exterior architectural features.
- ✓ Site Plan(s), including:
  - ✓ **Vicinity Map** indicating the site and surrounding streets. Scale: 1” = 200’.
  - ✓ **Aerial Context Map** showing proposed, existing and surrounding uses.
  - ✓ **Site plan(s)** with the following features:
    - Property lines and dimensions, all easements, distances between buildings and property lines.
    - Proposed and existing public streets, curbs, sidewalks, and driveways.
    - If grading is proposed, preliminary plan of cut and fill areas including elevation contours and slope percentages.
    - Outlines of proposed structures, including walls, doors, and windows, at a scale determined by staff.
    - Proposed automobile, bicycle and disabled parking spaces, drive aisles, loading areas, curbing, car-stops, direction of traffic flow, electric vehicle charging spaces, etc. Include dimensions and locations. Please refer to **Appendix A** for more information.
    - Proposed landscape areas and pedestrian paths.
    - Proposed retaining walls, fences, electrical transformer boxes, trash enclosures, etc., and screening; including locations, finishes and dimensions. If you are proposing trash enclosures, please refer to **Appendix B**.
    - Note the square footages of existing and proposed buildings, and their percentages of gross lot coverage on plans.
    - Annotate private and common facilities and open space within developments.
    - Minimum Scale 1” = 20’. If necessary, break-up plans for large projects, and submit a master plan at a lesser scale.
  - ✓ **Existing Site Conditions**. Said plan shall identify existing structures, trees, landscaping paving, drainage courses, and other pertinent man-made and natural features, where applicable.
  - ✓ **Contextual Elevation Drawings** and **Site Sections**, including the relationship to adjacent properties and structures.
- N/A  Any other items deemed appropriate for review by the Planning Division.



- Architectural Plans, including:
  - Building Elevations with materials and colors identified. Include Streetscape Elevations if applicable.
  - Finished Floor Elevations. Please identify the location of all BMR units.
  - Section(s) drawing(s) of the building
  - Exterior Lighting Plan showing lighting locations and details of fixture types. A Photometric Plan may be required for larger projects. Show all visible accessory fixtures (i.e., gas, meters, mechanical equipment, air conditioners, etc.), including roof mounted equipment, and the proposed method of screening.
  - Roof plans. Identify the roof pitch(es).
  - Colors and materials board(s). Within the plan set, include a sheet with all information included on the board(s).
  - Minimum scale of plans should be 1" = 10'.
  - Indicate type of construction and occupancy classification.
  
- Landscape Plan(s) (if applicable), showing:
  - Outline of the site, building, streets, sidewalks, driveways, parking areas, on- site curbing, storage areas, etc., to be retained and constructed; and proposed grading contours.
  - Location, caliper size and drip-line, canopy size, and species of on-site and immediately adjacent existing trees and large shrubs.
  - Indicate all trees to be removed, to be substantiated by an arborist report (if applicable). See attached
  - Precise location or pattern and spacing of all proposed landscape materials. Arborist Report
  - Schedule of planting (in table format) showing plant sizes at maturity, ground cover spacing, and botanical and common names.
  - Design and location of all fencing, screening, retaining walls, electrical transformers, trash enclosures, street furniture, etc.
  - Irrigation plans. At a minimum, a written description of proposed irrigation should be provided.
  - Water Conservation. Include a preliminary calculation of Maximum Applied Water Allowance (MAWA) and Estimated Applied Water Use (ETWU). See [Municipal Code Chapter 15.17 \(Water Conservation Regulations\)](#).
  - Exterior landscape lighting and details as to the type of fixture. A Photometric Plan may be required.
  - The minimum scale should be 1" = 20' (Plans for large projects landscape projects may be broken up into sections).
  - Please refer to the [Appendix C](#) and [Implementing Zoning Ordinance Chapter 14 \(Landscaping and Screening\)](#) for more information.
  
- Implementing Zoning Ordinance §17.055 may require an **Arborist Report** for trees that may be impacted by construction. See attached Arborist Report
  
- Photos of the site** from a variety of angles, showing existing conditions, including buildings and vegetation.