



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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SB 330 GUIDE: HOUSING CRISIS ACT OF 2019 EXPEDITED PERMITTING

What is Senate Bill 330 (SB 330)?

In October 2019, Governor Newsom signed into law the Housing Crisis Act of 2019 ([SB 330](#)). 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 that will be in effect from January 1, 2020 to January 1, 2025.

Within certain areas of Santa Cruz County, 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.

Is my project eligible for SB 330 expedited permitting?

SB 330 expedited permitting is available to all housing development projects that require discretionary review (project review and approval by the Planning Department, Zoning Administrator, Planning Commission, Board of Supervisors 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 development square footage designated for residential use, and transitional or supportive housing projects.

How does SB 330 expedite the permitting process?

SB 330 expedites permitting for all housing development projects in the following ways: historic site determination at the time an application is deemed complete, a maximum of five public hearings when a project is consistent with objective standards in place at the time an application is deemed complete, and project approval within 60 to 90 days after an Environmental Impact Report has been certified.

In addition, SB 330 provides an optional vesting opportunity for housing development projects, which freezes the policies, standards, and fees in effect when a preliminary application is submitted. Projects that utilize the SB 330 preliminary application process are subject to the timelines shown on Page 2.

How do I apply for the SB 330 preliminary application process?

Early consultation with County Planning staff is strongly recommended. Applicants must submit a completed SB 330 Preliminary Application to obtain vesting rights for the proposed housing development project. Please refer to the SB 330 Preliminary Application to see what information is required.

What are the vesting rights granted by the SB 330 preliminary application process?

Under SB 330, housing development projects are subject only to the ordinances, policies, and standards in effect when the SB 330 Preliminary Application is submitted, including development impact fees, capacity or connection fees or charges, permit or processing fees, and any other required payments.

SB 330 EXPEDITED PERMITTING TIMELINES

Completeness Determination

SB 330 Preliminary Application Submittal

Applicant submits SB 330 Preliminary Application with required information. Project is subject to all standards and fees in effect at this time*.

Applicant must submit all information required to process discretionary permit(s) within 180 days.

Discretionary Application Submittal

Applicant submits discretionary permit application(s) with items required in Universal List of Required Information.

County must determine if the application is complete within 30 days after discretionary application submittal.

Completeness Determination

County determines if discretionary application(s) complete.

If the application is incomplete, the County will send the Applicant a letter detailing specific information required to process the application.

Amend Application

Applicant must submit additional materials needed to complete the application within 90 days of receiving County's letter or preliminary application will expire.

County must determine if the application is complete within 30 days after materials submitted.

*Per Gov. 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.