



Housing Series Part 2:

Tools and Resources for Increasing Equitable Housing Access and Exploring Development Trends

11/14/2023



WWW.SCAG.CA.GOV

Housekeeping

1. Meeting length: 1.5 hour
2. This meeting is being recorded
3. All participant lines will be muted
4. At the end, there will be a Q&A session
5. If you have a question during the presentation, please type it into the chat box or press the "raise hand" function
6. We will log all questions and then voice a selection at the end of the presentation
7. A recording of this webinar and the PowerPoint slides will be available on the SCAG website. We will send a link to everyone who has registered after the event

Agenda

- SCAG Housing Program
- SCAG RDP and Local Data Exchange
- Overview of Development/CEQA Streamlining
- OPR Site Check Tool
- Overview of Recent CEQA/Housing Legislation
- Q & A

Housing Program Overview

Regional Housing
Needs Assessment
(RHNA)

Regional Early Action
Planning Program 1
(REAP)

Regional Early Action
Planning Program 2
(REAP 2021)

Housing Working
Group

RDP*

What is Regional Housing Needs Assessment (RHNA)?

1. State housing law requirement to determine existing and projected housing need
2. The process to determine a RHNA allocation is conducted by a council of governments, such as SCAG, every eight (8) years
3. RHNA determination for the 6th cycle is **1,341,827** units for the SCAG region
4. SCAG develops a methodology to assign **1,341,827** units equitably to its member jurisdictions
5. Jurisdictions must plan for their RHNA allocation in their housing elements by ensuring there is enough sites and zoning to accommodate their RHNA allocation



Regional Early Action Planning Program (REAP)

Partnerships & Outreach



- Subregional Partnership Program
- Call for Collaboration
- Housing Leadership Academy
- Pro-Housing Campaign

\$31.3M

Regional Housing Policy Solutions



- Data and Technical Support for Housing Element Updates
- Housing Policy Solutions Research

\$2.5M

Sustainable Communities Strategies (SCS) Integration

- Sustainable Communities Program
- Transit Oriented Development Work Program
- Priority Growth Area (PGA) Analysis and Data Tools

\$9.3M

Other

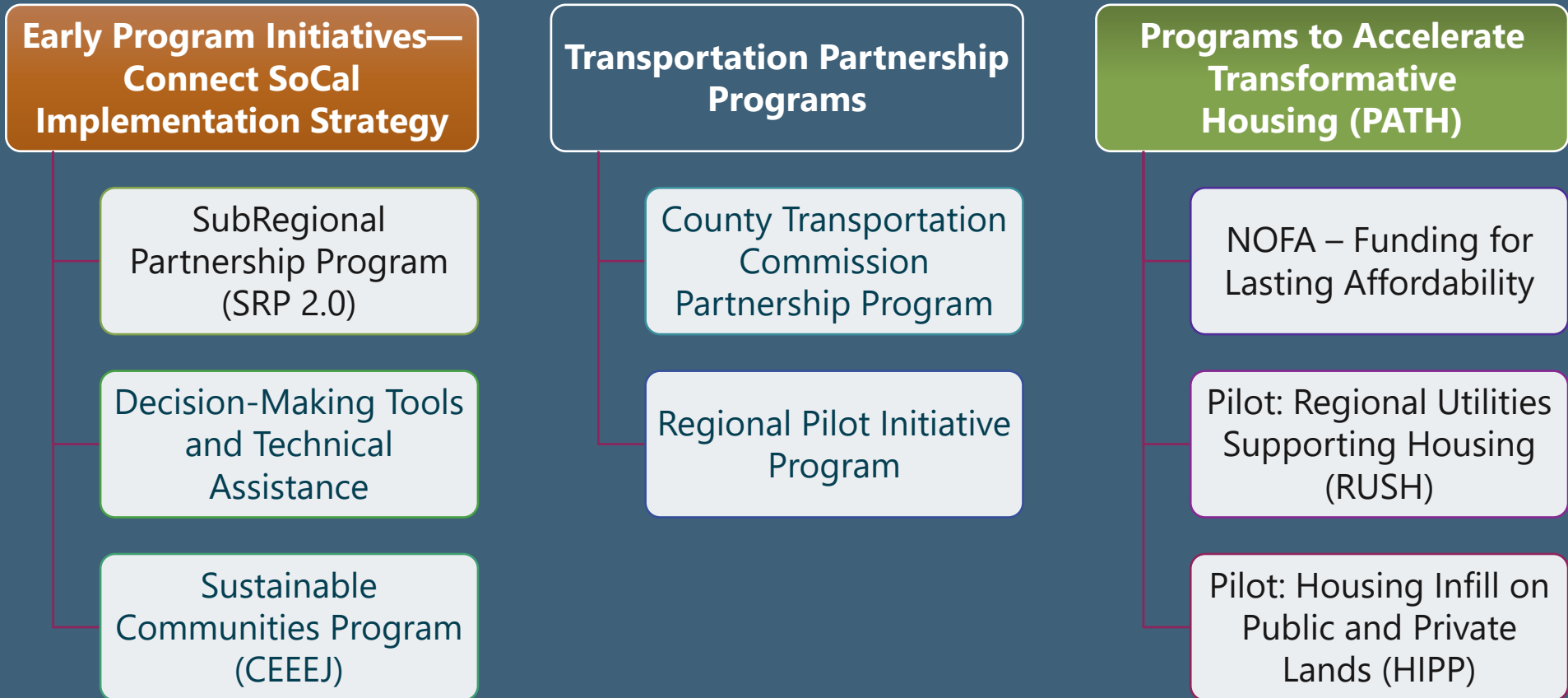


- RHNA Methodology/ Allocation
- Administration

\$4.3M

SCAG's REAP 2.0 Grant Program Portfolio

\$246 Million



Housing Working Group

- A forum for SCAG staff to engage stakeholders in the development and implementation of plans and policies to advance the region's mobility, economy, and sustainability.
- Meetings are open to the public and may include participation from peer stakeholders and staff from state, regional, and local agencies, non-profit organizations, local universities, and the business community.
- Recent topics include:
 - Housing element compliance and law
 - Conversion of other to residential toolkit
 - Connection to Connect SoCal and household growth patterns
 - Housing legislation updates

Housing Element Parcel (HELPR) Tool



Select a Jurisdiction

City or County (Unincorporated) is

Garden Grove

Garden Grove has a 2019 population of 175155 and a final 6th cycle RHNA allocation of 19123.

[More Info](#)

Filter Parcels

Standard Filters | ADU Filters

Filter parcels with physical space for detached ADU. Toggle one at a time to explore different assumptions.

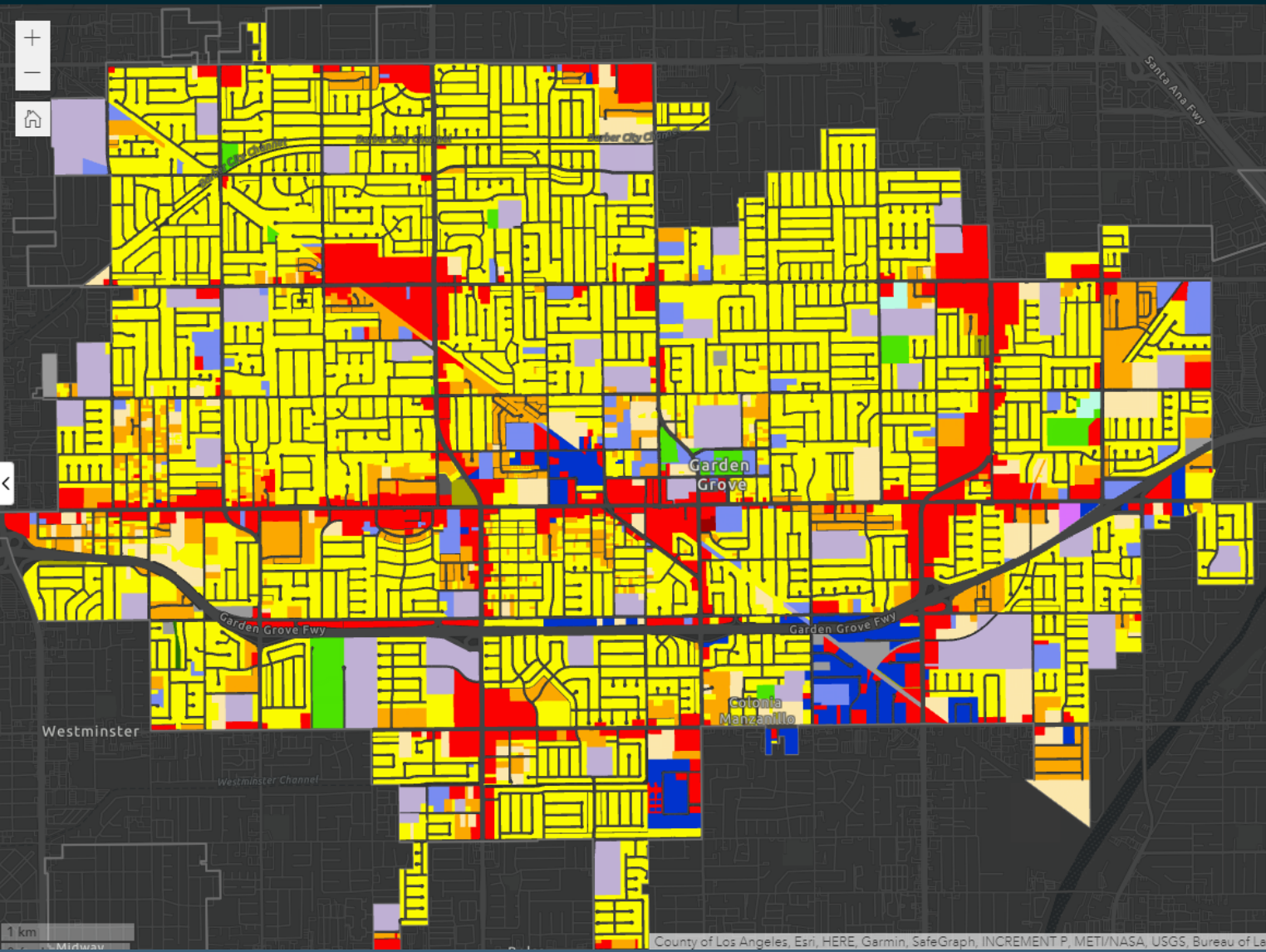
- Baseline Assumptions
- Reduced setback (from 4 to 2 ft)
- Smaller ADU (from 800 to 600 sf)
- Removed parking space (200 sf)
- Reduced setback and smaller ADUs
- Reduced setback and removed parking space
- Smaller ADU and removed parking
- Reduced setback, smaller ADU, and removed parking

Number of Selected Parcels

32,711

Download Parcels (CSV) | Download Parcels (SHP)

Download Land Use Layer File (LYRX)

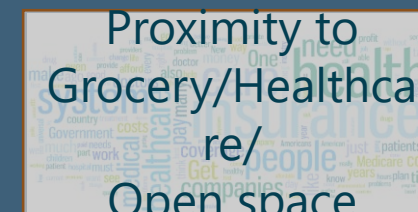
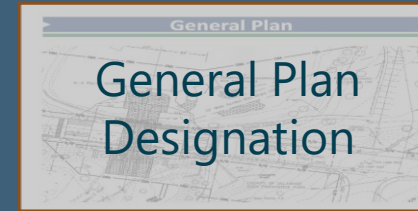
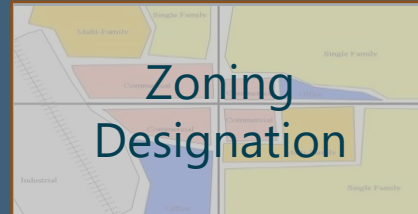


Legend

- Agriculture
- Commercial and Services
- Education
- Facilities
- General Office
- Industrial
- Military Installations
- Mixed Commercial and Industrial
- Mixed Residential
- Mixed Residential and Commercial
- Mobile Homes and Trailer Parks
- Multi-Family Residential
- Open Space and Recreation
- Rural Residential
- Single Family Residential
- Specific Plan
- Transportation, Communications, and Utilities
- Under Construction
- Undevelopable
- Water
- Vacant
- Unknown

HELPR Tool URL - <https://maps.scag.ca.gov/helpr/>

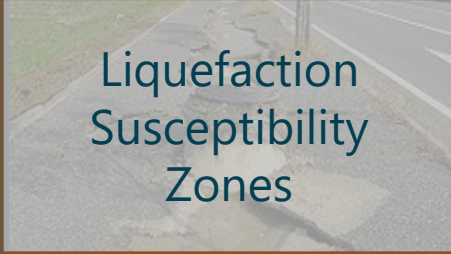
Selected Parcel Attributes in HELPR



Selected Environmentally Sensitive Areas




High and Very High
Hazard Fire Risk
Zones



Liquefaction
Susceptibility
Zones



Alquist-Priolo
Earthquake Fault
Zones



100 Year
Floodplains



Active River Areas



Wetland Areas



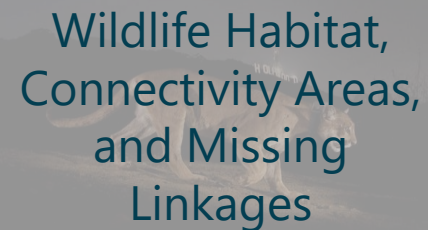
Sea Level Rise
Areas



Landslide Hazard
Zones



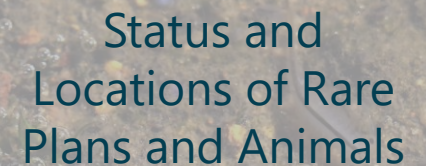
Protected Areas



Wildlife Habitat,
Connectivity Areas,
and Missing
Linkages



Natural Community
& Habitat
Conservation Plans
Reserve Designs



Status and
Locations of Rare
Plants and Animals

How to explore sites using HELPR

1. Basic filtering

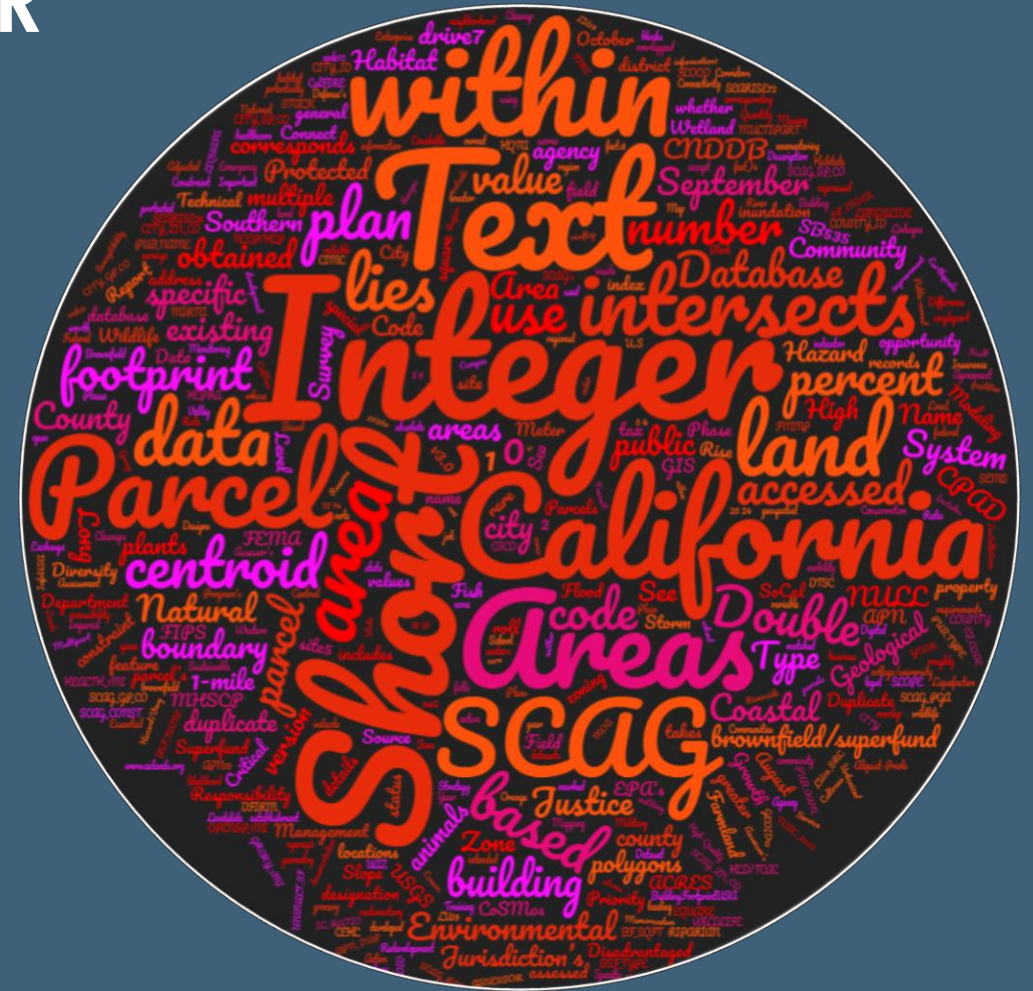
- 9 default site screening filters based on:
 - Vacant land
 - Potential infill
 - Public-owned land
 - Priority Growth & Constraint Areas
 - Environmental Sensitivities
 - High Opportunity Areas
 - Environmental Justice Areas
 - Proximity to Services
 - Parcels with physical space for a detached ADU

2. Refined filtering

- Refine the above filter options beyond default choices

3. Advanced analysis

- Using Excel, desktop GIS, other
- Additional attributes available



Word cloud of HELPR's data dictionary

What's new in v2.0

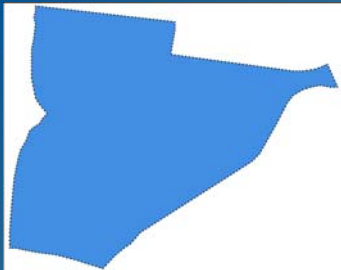
- Minor updates to parcel data
 - Improved geometry and minor corrections
 - Updates to ID field, added 2020 census BG IDs, new unique identifier
- Jurisdiction infographic
- Snapshot
- Map layers
- Layer file download option
- ADU information

**GENERAL PLAN
HOUSING
ELEMENT
UPDATE**

**SCAG APPS AND
MAPS TOOLS**



POPULATION AND HOUSING



2.6 Square
Miles –
1,577 Acres



39,501
2020 Total
Population



10,192
2020 Total
Dwelling Units



77%
Renter
Occupied
(2021)

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION



503 Total RHNA Allocation

- 302 Above Market Income Housing
- 72 Moderate Income Housing
- 29 Low Income Housing
- 100 Very Low-Income Housing



HOUSING ELEMENT UPDATE



6th Cycle Housing Update

- 503 Total RHNA Allocation
- Led to the update on the Land Use and Zoning Maps



HOUSING ELEMENT PROGRAM PROGRESS



- The City of Bell Gardens Housing Element update was certified by HCD on August 18, 2022.
- Our Housing Element update included a total of 17 Programs related to facilitating housing, ranging from Zoning Code Amendments and to community engagement tactics.
- The City is continuously facilitating various programs and working towards completing others.

HOUSING ELEMENT PROGRAM PROGRESS



Completed Housing Element Programs:

- Program 6: Adequate Site for Lower Income RHNA
 - Ordinance No. 929 General Plan Land Use and Zoning Consistency
 - Ordinance No. 938 Expansion on Allowable Exceptions to Minimum Parking Requirements and Alleviate Parking Standards
- Program II: Accessory Dwelling Units
 - Ordinance No. 919 Accessory Dwelling Units

HOUSING ELEMENT PROGRAM PROGRESS



Completed Housing Element Programs:

- Program 13: Development Standards
 - Ordinance No. 938 Expansion on Allowable Exceptions to Minimum Parking Requirements and Alleviate Parking Standards

- Program 16: Place-Based Neighborhood Improvements
 - Ordinance No. 931 Art in Public Places (AIPP)

- Program 17: Consideration of a Rent Control Ordinance
 - Ordinance No. 925 Rent Stabilization & Tenant Eviction Protection

2023 LDX PARTICIPATION



- The updated **Land Use Map** and shape files show the Planned or Future designations that provide general guidance in the density, character and location of land uses within a municipality.
- The updated **Zoning Map** and shapefiles show (as part of a Land Use Map) specific land use zones, overlays, or districts.

ELEVATING CITY DIGITAL PRESENCE



- The need for connectivity and marketability is important first to us.
- Assessing digital landscape and leveraging existing tools and accessible interactive maps.
- Data-driven decision-making and informing city planning and marketing strategies.

CONSISTENT MARKETABILITY



- Comprehensive, compiled analysis
- Grant Application Successes
 - “BG Connect” TOC
 - CAP
 - ACPO

HIGHLIGHTED SUCCESS



Former Berk Oil Site

DEVELOPMENT POTENTIAL





ADJUSTED FOR INFLATION...

1985

1992

BACK IN 1985

World Population
4,873,781,796

USA Population
238 millions

Popular TV Shows

60 Minutes
Family Ties
Murder, She Wrote
The Cosby Show
Cheers

HISTORICAL EVENTS

Back to the Future opens in American theatres and ends
Coca-Cola changes its recipe and releases New Coke. The response is overwhelmingly negative, and the original formula is back on the market in less than three months.
Commodore launches the Amiga personal computer at the Lincoln Center in New York City.
NeXT is founded by Steve Jobs after he resigns from Apple Computer.

President of the United States
Ronald Reagan

WHAT THINGS COST	
Gallon of Milk	\$ 1.98
Dozen Eggs	\$ 0.91
Postage stamp	\$ 0.22
Average salary	\$ 24,855
Gallon of gas	\$ 1.12
Average new car	\$ 11,838
Average house	\$ 100,825

Sports Highlights
MLB World Series
Kansas City Royals
Superbowl
San Francisco 49ers
NBA Champions
Los Angeles Lakers
Stanley Cup Champs
Edmonton Oilers

STARS BORN
Cristiano Ronaldo
Jeffree Star
Bruno Mars
Ray Diaz
Rosanna Pansino

Popular Songs

Careless Whisper
Wham! featuring George Michael
Madonna
Like a Virgin
Wake Me Up Before You Go-Go
Wham!
I Want to Know What Love Is
Foreigner
I Feel for You
Chaka Khan

Oscar Winners

ACTOR
Amadeus
F. Murray Abraham
ACTRESS
Sally Field
Places in the Heart
DIRECTING
Milos Forman
BEST PICTURE
Amadeus

BACK IN 1992

AVERAGE COST PER YEAR

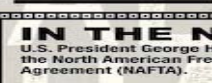
A first class stamp \$0.29
A gallon of gas \$1.05
A gallon of milk \$2.78
A movie ticket \$4.15
A new house \$122,500.00

AVERAGE INCOME PER YEAR
\$30,030

'90s SLANG
Alright - Alright, okay
Da bomb! - Really cool
As ill - Lack of interest
Word - In agreement
Boo ya! - In your face
Dope - Something cool
Talk to the hand - I don't want to hear it

IN Style...
Denim overalls
Ripped jeans
Plaid flannel shirts
Guess jeans
Reebok Pumps
Doc Martens
Scrunchies
Bucket hats
Fanny packs
Rollerblades

U.S. PRESIDENT
George H.W. Bush



IN THE NEWS...
U.S. President George H.W. Bush signs the North American Free Trade Agreement (NAFTA).
Democratic Governor Bill Clinton of Arkansas defeated incumbent Republican President George H. W. Bush in the Presidential Election of 1992.
Tony Hawk and Per Welinder founded Birdhouse Skateboards.
MTV introduced the Real World reality TV show.
Booty-shaking dancing entered the mainstream with Sir Mixx-a-Lot's "Baby Got Back".

ON THE RADIO...
End of the Road - Boyz II Men
Baby Got Back - Sir Mix-a-Lot
Jump - Kris Kross
Save the Best for Last - Vanessa Williams
Baby-Baby-Baby - TLC

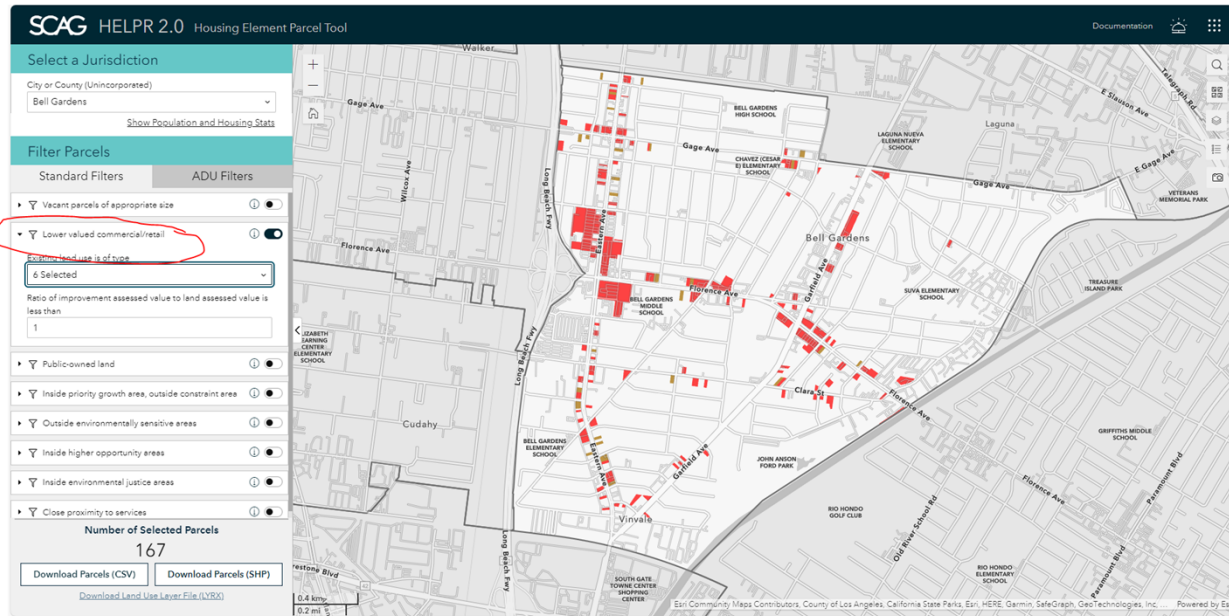
World POPULATION
5.504 BILLION

TECHNOLOGY
Compact discs surpass cassette tapes as the preferred medium for recorded music.
AT & T released a video telephone for \$1,499.

The first text message was sent by Neil Papworth and said "Merry Christmas." It had to be typed from a PC as phones didn't allow text entry.

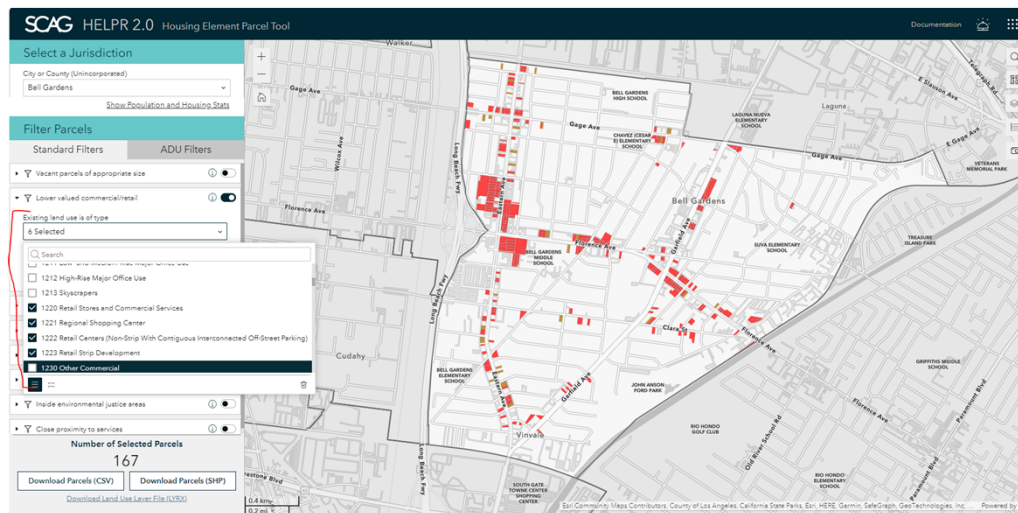
IN THEATERS...
A Few Good Men
Batman Returns
Wayne's World
Reservoir Dogs
Basic Instinct
Aladdin

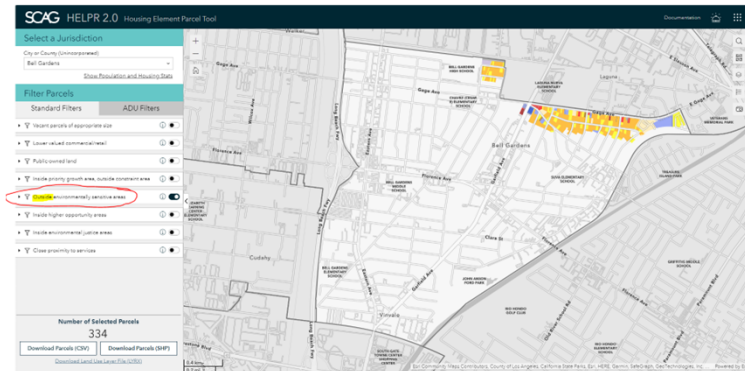
ON Television...
Law & Order
Home Improvement
Married With Children
The Jerry Springer Show



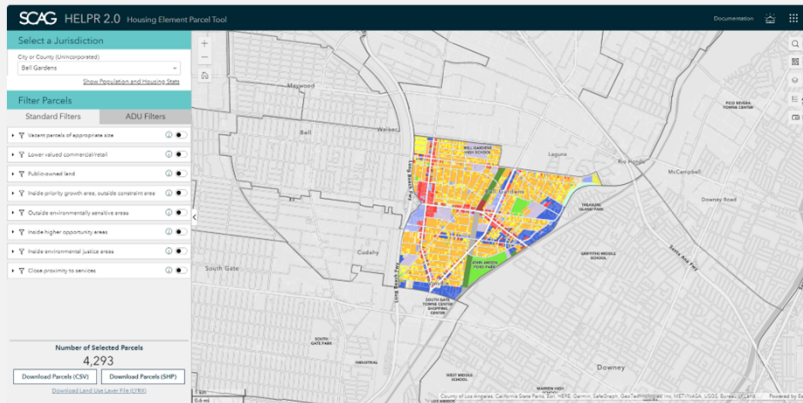
ECONOMIC DEVELOPMENT IMPLICATIONS

ECONOMIC DEVELOPMENT IMPLICATIONS

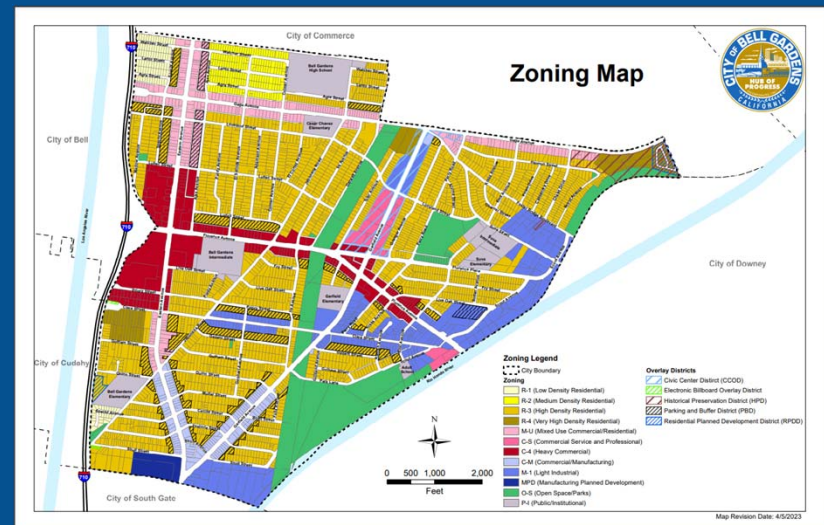




ENVIRONMENTAL JUSTICE IMPLICATIONS



COMPREHENSIVE COMPARATIVE ANALYSIS



NEXT STEPS

Suggestions:

- Allowing city staff and public access to LDX map; and
- Provide city staff with status dashboard



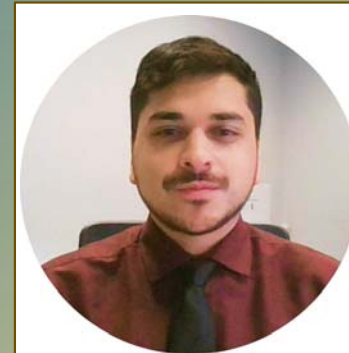
THANK YOU



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DISCUSSION/QUESTIONS



SCAG Development Streamlining

ASCENT

Presented by: Chad Beckstrom, AICP

November 14, 2023

PROJECT SCOPE

WHAT is the Project?



Provide guidance and resources to support local agencies in identifying and applying streamlining tools to expedite reviews for housing projects

WHY is it needed?



To address the housing crisis in the SCAG region where there is a shortage in affordable housing supply

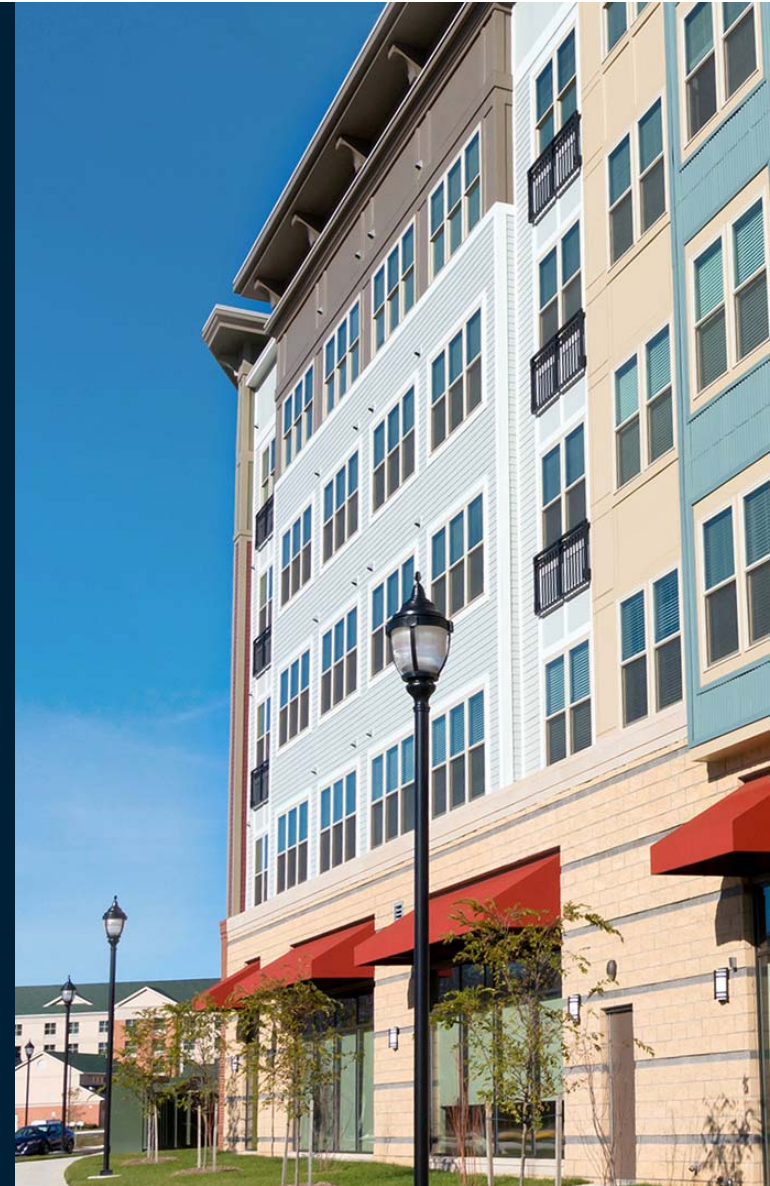
WHO is it for?



Local agencies but also can be utilized by others such as developers and land use professionals

KICK-OFF AND SURVEY

- Project kick-off in Fall 2021
- A survey was circulated to stakeholders in January 2022
- Aimed to understand challenges and barrier and familiarity with and use of existing tools



MATERIALS

- 14 separate short bulletins
 - 8 CEQA Streamlining
 - 6 Administrative Processes
- Nonbinding, user-friendly, advisory
- Include information on state laws, exemptions, streamlining options, implementable tools, resources, and references to SCAG's RTP/SCS's
- Published on SCAG's website:
<https://scag.ca.gov/streamlining>

DEVELOPMENT STREAMLINING EFFORTS



In response to the results from the Development Streamlining Questionnaire, and as part of our efforts to accelerate housing production, SCAG has prepared a series of guidance materials included below. The guidance material topics were carefully selected based on feedback and include a combination of streamlining options or exemptions under CEQA and other state laws.

Development Streamlining Materials

Recent changes in State laws to CEQA's environmental review process as well as new State laws to streamline administrative review processes have created new opportunities for jurisdictions with regulatory land use control to streamline and shorten the entitlement process and accelerate the production of much needed housing.

The guidance materials below were developed to provide support and pathways for local jurisdictions and land use practitioners to address these challenges.

DEVELOPMENT STREAMLINING GUIDANCE MATERIALS

- [What is CEQA Streamlining?](#)
- [Senate Bill 375: CEQA Streamlining](#)
- [CEQA Streamlining Options for Non-Exempt Housing Projects Covered by an Existing EIR: Project Eligibility Review Matrix](#)
- [CEQA Streamlining For Infill Projects and Projects Consistent With Community Plan and Zoning](#)
- [CEQA Categorical Exemptions](#)
- [CEQA Exemptions for Housing Projects: Project Eligibility Review Matrix](#)
- [Transit Priority Project and Transit-Oriented Project CEQA Exemptions](#)
- [CEQA Article 12.5 - Exemptions For Agricultural Affordable and Infill Housing](#)
- [Legislative Summary of AB 2345 - Density Bonus Law](#)
- [Density Bonus Law: What are Incentives, Concessions, and Waivers?](#)
- [Senate Bill 9: Ministerial Approval of Duplexes and Urban Lot Splits](#)
- [Senate Bill 10: Local Rezoning for "Missing Middle" Housing Production](#)
- [Senate Bill 35: Affordable Housing Streamlined Approval](#)
- [Senate Bill 330 and Senate Bill 8: Summary of Housing Crisis Act of 2019](#)

SUMMARY OF HOUSING CRISIS ACT OF 2019 SB 330 and SB 8



Introduction

The Senate Bill 330 (SB 330) established the Housing Crisis Act of 2019 (HCA) and was signed on October 9, 2019 and went into effect on January 1, 2020. On September 16, 2021, Senate Bill 8 (SB 8) was signed into law which made some clarifications and updated SB 330, extending the HCA from January 1, 2025 to January 1, 2030. These laws were passed to address the current "housing crisis" in the State with three general aims: 1) increase residential unit development; 2) protect existing housing inventory; and, 3) expedite permit processing. Both SB 330 and SB 8 make numerous changes to the existing legislation such as the Permit Streamlining Act and the Housing Accountability Act.



Not All Housing Projects Are

HCA defines a "housing project" that proposes:

- residential units or
 - mixed-use developments of at least one-third of the square feet of the project;
 - transitional, supportive, or farmworker housing.
- SB 8 expands the definition of "development project" to include a single dwelling unit. The Department of Housing and Community Development (HCD) has developed a list of "affected cities" and census designated places within unincorporated counties ("affected counties").

The HCA Does Not Apply to All Jurisdictions

The HCA applies only to "affected" jurisdictions, which is any city or county that is located in an urbanized area or urban cluster, as designated by the United States Census Bureau. Any jurisdiction with a population less than 5,000 and not located within an urbanized area is exempt. The Department of Housing and Community Development (HCD) has developed a list of "affected cities" and census designated places within unincorporated counties ("affected counties").

LEGISLATIVE SUMMARY OF AB 2345 Density Bonus Law



Introduction

The Density Bonus Law (DBL, Government Code Section 65915 et seq.) enacted in 1979, encourages developers to incorporate affordable units within a residential project in exchange for density bonuses and relief from other base development standards. Assembly Bill 2345 ("AB 2345") amended the DBL by amending minimum automobile parking standards, clarifying how to determine proximity to a major transit stop, and expanding and enhancing the development incentives for projects with affordable and senior housing components. This change became effective on January 1, 2021.

In regards to incentives and density bonus, AB 2345 changes the law in three important ways:

- Increases the maximum density bonus and percentages of affordable units allocated for very low income, low-income, or moderate-income households;
- Decreases the amount of required affordable housing for projects with affordable housing concessions; and,
- Redefines parking requirements for projects with affordable housing concessions.

Cities and counties are exempt from several provisions of AB 2345 if they meet the exemption criteria in Government Code Section 65915(s) by having an existing housing incentive program with a density bonus program that allows more than the 35% maximum in state density bonus law.¹

How AB 2345 Increases Density Bonus



Developers are entitled to a density bonus corresponding to specified percentages of units provided for very low income, low-income, or moderate-income households. The table to the right shows how AB 2345 makes these changes and also shows that projects satisfying the requirements of the DBL are eligible for the corresponding bonus.

Income Category	Maximum Density Bonus Tiers	
	Pre-2021 Density Bonus Law	AB 2345 Amend.
Very Low Income	11% provided = max 35% bonus	15% provided = max 50%
Low Income	20% provided = max 35% bonus	24% provided = max 50%
Moderate Income	40% reserve* = max 35% bonus	44% reserve* = max 50%

* Applied to lot area.

¹ See Government Code Section 65915(s) for specific exemption criteria.

ADMINISTRATIVE PROCESSES

SB 9: MINISTERIAL APPROVAL OF DUPLEXES AND URBAN LOT SPLITS



Introduction

Senate Bill 9 (SB 9), the California Housing Opportunity and More Efficiency (HOME) Act, was signed into law by Governor Newsom on September 16, 2021, which overrides existing density limits in single-family zones. SB 9 is intended to support increased supply of starter, modestly priced homes by encouraging building of smaller houses on small lots. Projects that meet SB 9 requirements are exempt from the California Environmental Quality Act (CEQA) provisions.

In addition, SB 9 waives any discretionary review and public hearings for:

- Building two homes on a parcel in a single-family zone typically referred to as a "Single Lot Duplex"; and,
- Subdividing a lot into two that can be smaller than required minimum size, typically referred to as a "Urban Lot Split".

Used together, this allows four homes, where one was allowed before. SB 9 can be used to:

- Add new homes to existing parcel;
- Divide existing house into two or multiple units; and,
- Divide parcel and add homes.

SB 9 adds to Government Code Sections 65852.21 and 66411.7 and amends Government Code Section 66452.6 (Subdivision Map Act).



SB 10: LOCAL REZONING FOR "MISSING MIDDLE" HOUSING PRODUCTION



Introduction

SB 10 was signed into law on September 16, 2021 and went into effect on January 1, 2022 and expires on January 1, 2029. SB 10 adds Government Code Section 65913.5 that provides agencies the option to zone a "transit-rich area" or "urban infill" parcel, for a maximum of 10 residential units. The rezoning process is exempt from the California Environmental Quality Act (CEQA).

Provisions of SB 10

- When a local agency adopts an ordinance pursuant to SB 10, they must:
 - Declare that the zoning ordinance is adopted pursuant to SB 10;
 - Clearly demarcate the areas that are zoned pursuant to SB 10; and
 - Make findings that the increased density supports the agency's duty to affirmatively further fair housing pursuant to Government Code §8899.50.
- A local agency that approves a zoning ordinance pursuant to SB 10 shall not subsequently reduce the density of any parcel subject to the ordinance.
- Up to two accessory dwelling units (ADUs) or junior ADUs (JADUs), pursuant to Government §§65852.2 and 65852.22, would be permitted on each parcel, and these would not count toward the 10-unit threshold.
- An ordinance enacted pursuant to this legislation may override a local initiative restricting zoning, if the ordinance is adopted by two-thirds of the legislative body approving the ordinance.

Definitions

"Transit-rich area" means a parcel within one-half mile of a major transit stop, or a parcel on a high-quality bus corridor.

"Urban infill site" means a site that satisfies all of the following:

- A legal parcel located in an urbanized area or urban cluster, as designated by the U.S. Census.
- A site where at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
- A site 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 nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

Limitations of SB 10

- SB 10 does not apply to parcels in a very high fire severity zones, nor would it apply to parcels in open space, park or recreational lands approved by the voters.
- A project may not be divided into smaller projects to avoid limitations in SB 10.

The purpose of this material is to provide guidance, which agencies and other entities may use at their discretion. This guidance does not alter local agency discretion in decision-making, independent judgment and analysis, and preparing environmental documents for project or governmental action subject to CEQA requirements. This material is for general information only and should not be construed as legal advice or legal opinion.

What is CEQA STREAMLINING?



Streamlining under CEQA is a process by which an agency can expedite environmental review and approval of a project, such as through an applicable exemption or reliance on previously adopted environmental document. The intent of the CEQA streamlining provisions is not to undercut or circumvent CEQA requirements, but rather to:

- avoid unnecessary documentation,
- prevent redundancy, and
- provide an incentive for projects that have little to no impact or are consistent with prior larger plans and environmental documents.

There are several different streamlining approaches, including some of the traditional approaches to minimizing CEQA that many lead agencies already use, as well as some lesser-known options that are available in the Public Resources Code, CEQA Guidelines, and legislation.

The following chart demonstrates the concept of streamlining in its simplest form.



Is there a CEQA exemption that applies?	YES	Project does not require further CEQA analysis. May file an NOE.
NO		
Is there another CEQA document that may cover the project?	YES	Streamlined review may be available.
NO		
Is the project a Transit Priority Project, a residential, mixed-use or employment center on an infill site within a TPZ, or does it redevelop dilapidated structures for new housing?	YES	Traditional CEQA is required, but analysis may apply for cumulative growth inducing impacts, alternative aesthetics, and/or parking.
NO		
Prepare an ND, MND or EIR according to the CEQA Guidelines.		

CATEGORICAL EXEMPTIONS

Introduction

Categorical exemptions are identified by the State Resources Agency for "classes" of projects as defined in the CEQA Guidelines (§§15300-15333) that have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA to prepare environmental documents. These exemptions are intended to save agencies, and by extension, the public, time and resources. Agencies can complete a simple discretionary preliminary review to utilize a categorical exemption, which clears the project from typical environmental review under CEQA (CEQA Guidelines §15354).

There are three classes of categorical exemptions that can be utilized to streamline housing projects:

- ▶ **Class 3.** Small Structures
- ▶ **Class 26.** Acquisition of Housing for Housing Assistance Programs, and
- ▶ **Class 32.** Infill Development Projects.

However, practitioners should be aware that projects that may otherwise meet the qualifications for one of the classes of categorical exemptions may be excluded from using a categorical exemption based on a series of exceptions identified in CEQA Guidelines §15300.2 that if triggered, prohibit the application of a categorical exemption.

The worksheets included herein provide a framework for a lead agency to conduct a preliminary review in order to:

1. decide whether the categorical exemption applies;
2. determine whether there are any exceptions that would prevent the use of a categorical exemption; and
3. substantiate the decision to use a categorical exemption or, alternatively, require further CEQA review.

¹ While findings are not required, the best way to substantiate the decision is to include documentation in a staff report or a memo.



CEQA Does Not Apply to Ministerial Projects

Public Resources Code §210 states that CEQA does not apply to actions over which public agencies exercise only ministerial authority. A ministerial decision is one involving little or no discretionary decision-making. A ministerial decision is one involving little or no discretionary decision-making. A ministerial decision is one involving little or no discretionary decision-making. A ministerial decision is one involving little or no discretionary decision-making.

STREAMLINING for INFILL PROJECTS and PROJECTS CONSISTENT WITH COMMUNITY PLAN/ZONING



Introduction

CEQA limits the environmental review requirements for qualifying "infill projects" and projects that are consistent with a certified EIR for a general plan, community plan, or zoning action. These limitations are "exemptions" in the traditional sense, but, after performing some limited analysis, may lead to a determination that additional environmental review is not required, thereby streamlining the CEQA process. Where additional review is still required, the scope of the review can be significantly narrowed by invoking the streamlining benefits of CEQA Guidelines §15183 or §15183.3.

TRANSIT PRIORITY PROJECT AND TRANSIT-ORIENTED PROJECT EXEMPTIONS



Sustainable Communities Project Exemption (PRC §21155.1)

SB 375, the Sustainable Communities and Climate Protection Act of 2008, provides among other things a "Sustainable Communities Project Exemption" for transit-oriented residential and mixed-use projects consistent with a Sustainable Communities Strategy (SCS) or Alternative Planning Strategy (APS). To qualify, projects must meet the Act's definition of a "Transit Priority Project (TPP)," which includes:

- ▶ up to 200 residential units located on up to 8 acres,
- ▶ at least 50% residential use,
- ▶ if 26-50% are non-residential uses, must have a floor-area ratio (FAR) of not less than 0.75,
- ▶ minimum density of at least 20 du/ac, and
- ▶ site within one-half mile of a major transit stop or high-quality transit corridor contained within a regional transportation plan.¹

To qualify as a TPP, a project must also meet nine eligibility criteria and seven parameters related to site, siting, and protection of affordable housing. Additionally, the project must provide at least one of three specified community benefits related to affordable housing, payment of in-lieu fees, or provision of public open space. The SCS or APS must have been accepted by the California Air Resources Board (CARB). After a public hearing where a legislative body finds that a project meets all TPP requirements, that project can be declared a "Sustainable Communities Project" and found exempt from CEQA.

See [SCP Exemption Worksheet](#) to determine eligibility considering the criteria, parameters, and community benefits.

¹ The [Connet SoCal 2020 Regional Transportation Plan/Sustainable Communities Strategy](#) shows High Quality Transit Areas on Exhibit 1.8.

CEQA MATRICES

Project Eligibility Review Matrix CEQA EXEMPTIONS FOR HOUSING PROJECTS

The following chart provides a summary of the various CEQA exemptions that are available for housing projects, along with the eligibility criteria and the limitations that may disqualify a project from applying the exemption. More details and worksheets are available for each of these on SCAG's website at: scag.ca.gov/development-streamlining-efforts

Your project may qualify if...					Disqualified if...
Housing Type/ # of Units	Applicability	Consistent with	Project Site	Location	
Common Sense Exemption CEQA Guidelines §15061(c)					
N/A	N/A	N/A	N/A	N/A	Potential for a significant effect on the environment, and it cannot be seen with certainty that there is no possibility that the activity may have a significant effect on the environment
New Construction or Conversion of Small Structures (Class 3 Categorical Exemption) CEQA Guidelines §15303					
1 unit, either SF or second dwelling unit OR ≤ 4 duplex units or similar MF	N/A	N/A	N/A	Residential zone	Triggers one or more exceptions due to location or environmental impacts (CEQA Guidelines §15300.2)

1

Project Eligibility Review Matrix CEQA STREAMLINING OPTIONS FOR NON-EXEMPT HOUSING PROJECTS COVERED BY EXISTING EIR

The following chart summarizes the various CEQA streamlining options using prior EIRs for non-exempt housing projects, along with the qualifications, limitations, and streamlining benefits. More details and worksheets are available for each of these on SCAG's website at: <https://scag.ca.gov/development-streamlining-efforts>



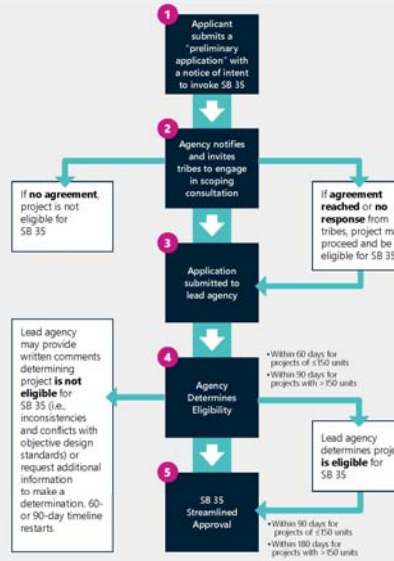
Streamlining Provisions	Qualifications	Streamlining Benefits
Tiering from prior EIR CEQA Guidelines §15152 ¹	Consistent with general plan and zoning (rezone permitted if required to achieve general plan conformity). AND Consistent with or being carried out pursuant to a program, plan, policy, or ordinance with certified EIR.	Project EIR or ND limited to effects: • not identified as significant in prior certified EIR, and • that can be substantially reduced or avoided relative to prior EIR at project level.
Use of an EIR from an Earlier Project CEQA Guidelines §15153	Project is essentially the same in terms of environmental impacts and circumstances of the project that are described in a prior certified EIR	May use prior EIR after review with an Initial Study using incorporation by reference, if necessary, to determine that the EIR adequately describes: • The general environmental setting of the project, • The significant environmental impacts of the project, and • Alternatives and mitigation measures related to each significant effect. Proper noticing, public review, and findings are still required.

¹The rules in this section are general and other methods to streamline environmental review may be available which are governed by the more specific rules of those provisions. Examples of these are listed in §15152 (h)(1-8).

1

FLOW CHARTS

SB 35 PROCESS



The purpose of this material is to provide guidance, which agencies and other entities may use at their discretion. This guidance is not intended to be a substitute for independent judgment and analysis, and preparing environmental documents or governmental actions subject to CEQA requirements. This material is for general information only and should not be used as advice or legal opinion.

SCAG DEVELOPMENT STREAMLINING TOOLS | HCD REAP GRANT PROGRAM

SB 330 Summary Timeline of Application Process



Resources/Links:

HCD – Statutory Determinations for Limiting Jurisdiction’s Abilities to Restrict Development:
<https://www.hcd.ca.gov/statutory-determinations>

HCD’s Memo:
www.hcd.ca.gov/community-development/housing_element/hou_element_memo_docs/hcd_memo_sba_final_sept2020.pdf

HCD’s SB 330 Standardized Form:
www.hcd.ca.gov/community-development/accountability_informs/docs/SB_330_Preliminary_Application_Template_Final.docx

HCD’s SB 330 Affected Cities and Co-Interactive Map:
maps.arcgis.com/
<https://maps.arcgis.com/web/index.html?loc=5463925477489446&bb=2483823257205>

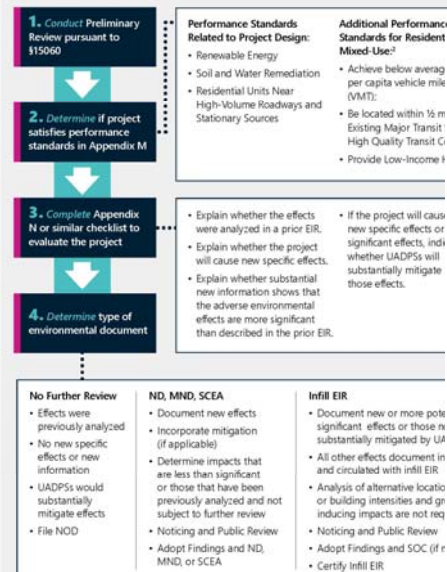
HCD’s List of Affected Cities:
www.hcd.ca.gov/community-development/docs/affected_cities.pdf

HCD’s List of Affected Counties:
www.hcd.ca.gov/community-development/docs/affected_counties.pdf

SB 330 Bill Provision:
leginfo.ca.gov/pub/faces/bill/nav/client_bill_2019_2020_058330.htm#face=20192020058330

SB 8 Bill Provision:
www.leginfo.ca.gov/pub/faces/bill/nav/client_bill_2017_2018_0100.htm#face=201720180100

Urban Infill Streaming Process

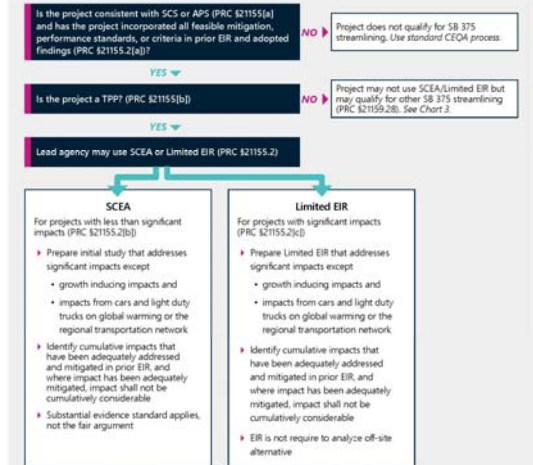


²See Appendix M (IV) (B-C) for additional standards for other types of projects that are subject to urban infill streamlining

SB 375 Streamlined Review Options (PRC §21155)

For TPs that do not meet the Sustainable Communities Project exemption criteria, SB 375 created new streamlining processes involving use of a SCEA or Limited EIR. Like the exemption, a project must first be consistent with the SCS/APIS. The analysis is built upon "prior applicable EIR" and the project must incorporate feasible mitigation measures, performance standards or criteria from the prior EIR. However, the statute does not specify which prior EIR may be used – General Plan EIR, Specific Plan EIR, or RTP/SCS EIR. The lead agency has discretion to select a prior EIR that best covers the site and its development. The SCEA and Limited EIR options are shown in the following chart and are each described further below.

CHART 2. SB 375 SCEA/LIMITED EIR



WORKSHEETS

Class 32 Categorical Exemption – Infill Development

Requirements	Applicability	Yes	No	N/A
(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.	Is the project consistent with General Plan Designation, policies, and zoning? Are there design exceptions that have no environmental impacts?			
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.	Site within city limits? <i>(Note: If located within unincorporated area, review PRC §21159.25 for eligibility of exemption for residential or mixed-use housing projects.)</i> Site 5 acres or less? Surrounded by urban development?			
(c) The project site has no value as habitat for endangered, rare or threatened species.	Does the site contain trees, vegetation, wetlands/waters/riparian habitat that can support Special Status Species? <i>(Tip: Run a CNDDb database search at www.wildlife.ca.gov/Data/CNDDb/Maps-and-Data)</i>			
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.	The project does not include roadway or transportation system changes beyond site ingress/egress. The project does not include a new stationary noise source. <i>(Note: Stationary noise sources are typically associated with mechanical equipment rather than housing, especially a small housing project.)</i> The project does not include a new source of air pollutant emissions. <i>(Note: Stationary air pollution sources may be associated with even small housing projects and may require air permits.)</i> The project would not result in changes in site drainage that cannot be addressed through best management practices (BMPs) to prevent erosion and construction pollutants from contacting stormwater.			

WORKSHEETS

Community Plan/Zoning Streamlining

(Public Resources Code §21083.3; CEQA Guidelines §15183)

Requirements	Applicability	Yes
(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR has been certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.	The project is consistent with the density established by zoning, community plan, or general plan for which an EIR has been certified.	
(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:		
(1) Are peculiar to the project or the parcel on which the project would be located.	There are no unusual circumstances surrounding the project or site that could be triggered. Consider the following environmental topics: Aesthetics: The project would not add substantial light or glare or degrade the quality or character of the surrounding area. Agriculture/ Forestry: The project does not include agricultural land or forested land. Air Quality/GHG: The project does not include new substantial sources of air pollutant emissions. Biological Resources: The project site does not contain wetlands, riparian habitat, special status species habitat.	

WORKSHEETS

Sustainable Communities Project Exemption Checklist

(PRC §21155.1)

Requirements	Applicability	Yes	No	N/A
If the legislative body finds, after conducting a public hearing, that a transit priority project meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c), the transit priority project is declared to be a sustainable communities project and shall be exempt from this division.				
(a) The transit priority project complies with all of the following environmental criteria:				
(1) The transit priority project and other projects approved prior to the approval of the transit priority project but not yet built can be adequately served by existing utilities, and the transit priority project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.	Is site served by utilities (i.e., water, wastewater, electricity, natural gas, solid waste, and stormwater drainage)? If there are applicable in-lieu/development fees, has there been a commitment to pay them?			
(2) The site of the transit priority project does not contain wetlands or riparian areas and does not have significant value as a wildlife habitat, and the transit priority project does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 15 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and the project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.	The site does not contain wetlands/waters/riparian habitat that can support Special Status Species. <i>(Tip: Run a CNDDb database search at www.wildlife.ca.gov/Data/CNDDb/Maps-and-Data)</i>			

WORKSHEETS

SB 35 Eligibility Checklist

Requirements	Applicability	Yes	No	N/A
HOUSING TYPES				
Multi-family or Mixed-use	The development is a multifamily housing development containing at least two or more net new residential units, or a mixed-use project where at least 2/3 of the square footage is dedicated to residential uses.			
Consistent with Objective Standards	The project meets all objective standards of the Planning Code at the time of SB 35 application submittal.			
SITE REQUIREMENTS				
Infill Development	At least 75 percent of the perimeter of the site adjoins parcels currently or formerly developed with urban uses, including parcels separated by a street or highway.			
Zoning or General Plan Consistency	The development is located on a legal parcel or parcels that are zoned or designated by the general plan for residential or mixed uses.			
Not Located in Sensitive Environments	The project site is not within a coastal zone, prime farmland, wetlands, a community conservation plan area, a habitat for protected species, or under a conservation easement.			
Not Subject to Hazardous Conditions	The project site is not within a high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, or floodway.			
No Demolition of Residential Units	The project does not demolish any housing units that have been occupied by tenants in the last 90 years; or demolish housing subject to any form of rent or price control, or are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low incomes.			
Historic Structures	The project does not demolish a historic structure that has been placed on a national, state, or local historic register.			
Subdivisions	The development did not or does not involve a subdivision of a parcel that is subject to the California Subdivision Map Act, unless the development either (a) receives a low-income housing tax credit and is subject to the requirement that prevailing wages be paid, or (b) is subject to the requirements to pay prevailing wages and to use a skilled and trained workforce.			

Site Check can help identify which streamlining option(s) your project is eligible for!

The screenshot displays the 'Site Check' web application interface. At the top, there is a navigation bar with the 'CA.GOV' logo, social media icons, and the title 'Site Check' with a green checkmark. To the right of the title are links for 'About', 'Create Link', 'Methods', 'Other Resources', and 'Feedback'. Below the navigation bar, there is a sidebar on the left with four main sections: 'Overview', 'Explore', 'Screen', and 'Analyze'. The 'Overview' section is currently active and contains the following text:

Site Check is a free and public mapping tool that helps users quickly find parcels where housing projects may qualify for streamlining and exemptions under the California Environmental Quality Act (CEQA). Developers and public agencies considering how CEQA may apply to a housing project can turn to Site Check as a "first step" in their evaluations.

Users should not construe as legal advice any contents of, or outputs from, Site Check, and should independently verify all determinations.

This online tool can be used on your desktop, tablet, or mobile phone.

Below the text, there is a list of tool layout options, each with a plus sign (+) to its right:

- Tool Layout
- Explore
- Screen
- Analyze
- Create Link
- Methods

The main area of the interface is a map of California, showing major cities and geographical features. A search bar is located in the top right corner of the map area. A legend in the bottom right corner indicates that white squares represent 'Parcels'. The map is powered by Mapbox and OpenStreetMap, as indicated by the logos and copyright notice at the bottom.

Virtual Workshops

- Four 90-minute Workshops:
 1. Current Streamlining Practices: Implementing SB 35 and SB 330
 2. Recent Changes to Density Bonus Law: Legislative Overview
 3. CEQA Streamlining Overview & Exemptions
 4. CEQA Streamlining from Prior EIRs
- Recordings and materials available on SCAG's website:
<https://scag.ca.gov/streamlining>



THANK YOU!

For more information, please visit:

<https://scag.ca.gov/streamlining>



SITE CHECK: LEARN HOW TO USE THE TOOL

Brianne Masukawa

NOVEMBER 14, 2023

WWW.SCAG.CA.GOV

AGENDA

- Introduction
- Purpose of the Tool
- Walkthrough
- Live Walkthrough
- Next Steps

Introduction

- Site Check is a **free and public mapping tool** that helps users quickly find parcels where housing projects may qualify for streamlining and exemptions under the California Environmental Quality Act (CEQA)

Introduction

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Introduction

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- Funded by California Housing and Community Development Department (HCD) as part of the technical assistance for SB 2, the Building Homes and Jobs Act
- Partnered with the Conservation Biology Institute (CBI) to develop the tool

Purpose of the Tool

- To accelerate the production of housing by facilitating planning decisions and clarifying where existing streamlining options under CEQA may apply
- Tool recommended as the “first step” in determining how CEQA may apply to a housing project

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- To accelerate the production of housing by facilitating planning decisions and clarifying where existing streamlining options under CEQA may apply
- Tool recommended as the “first step” in determining how CEQA may apply to a housing project
- **REMINDER:** The tool cannot be used to determine that a project is exempt from CEQA. But we hope it can provide a helpful starting point and will make users more familiar with the various provisions that have been created to accelerate housing production in California.

Walkthrough

- <https://sitecheck.opr.ca.gov/>

Site Check is a free and public mapping tool that helps users quickly find parcels where housing projects may qualify for streamlining and exemptions under the California Environmental Quality Act (CEQA). Developers and public agencies considering how CEQA may apply to a housing project can turn to Site Check as a "first step" in their evaluations.

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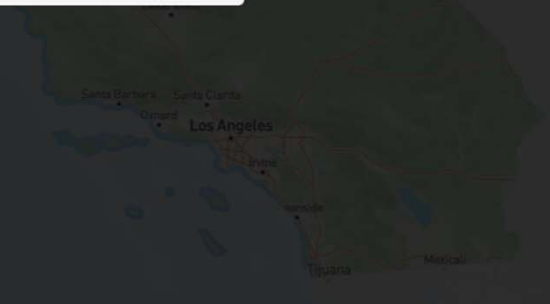
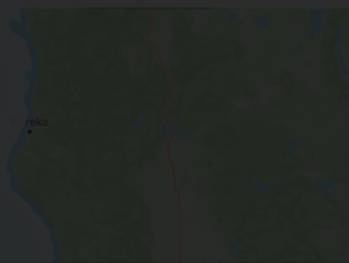
- Tool Layout +
- Explore +
- Screen +
- Analyze +
- Create Link +
- Methods +

Disclaimer

You are about to access Site Check. This informational tool is provided by the State of California as a public service. The State of California makes no warranties as to accuracy of the underlying data. Any determinations made by the tool should be independently verified. Nothing on this website or in accompanying documents or links should be construed as legal advice.

By clicking "I Accept", you acknowledge that your use of this tool is for informational purposes only.

[I Accept](#)



Legend

- Parcels

Overview Explore Screen Analyze

50 mi

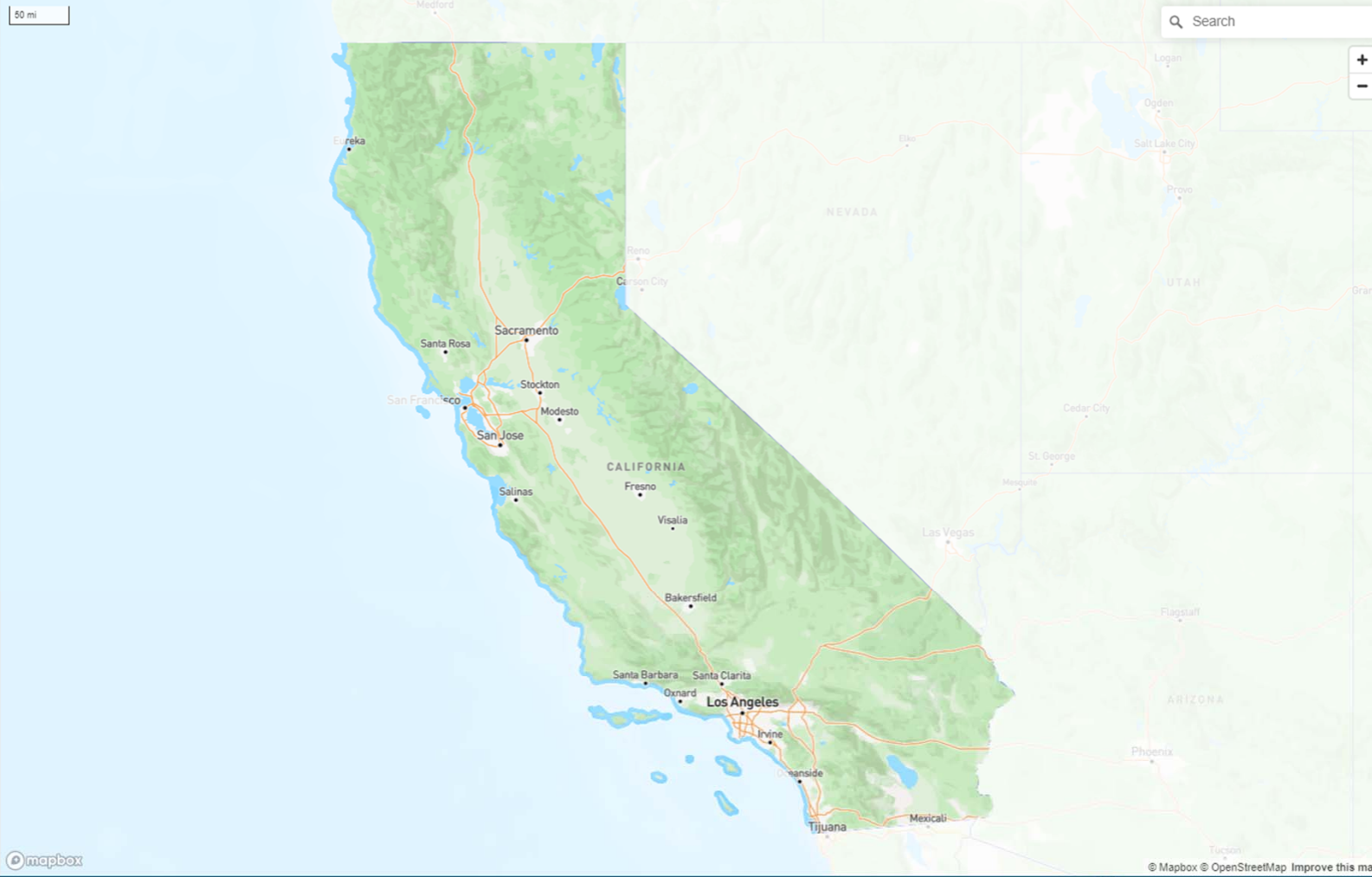
Search

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- Tool Layout +
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- Methods +



mapbox

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50 mi

Search

Context Layers

Add or remove extra layers from the map. Click on the to the right of each layer to see a description and adjust opacity. Click on the to download the data.

Site Check

- Parcels
- Heatmap - Concentration of Exemptions

Boundaries

- City
- County
- Metropolitan Planning Organization

Urbanized/Urban Areas

- Urbanized Area or urban cluster under Census
- Urbanized Area under PRC 21071
- Urban Area under PRC 21094.5

Planning

- Covered by a Specific Plan

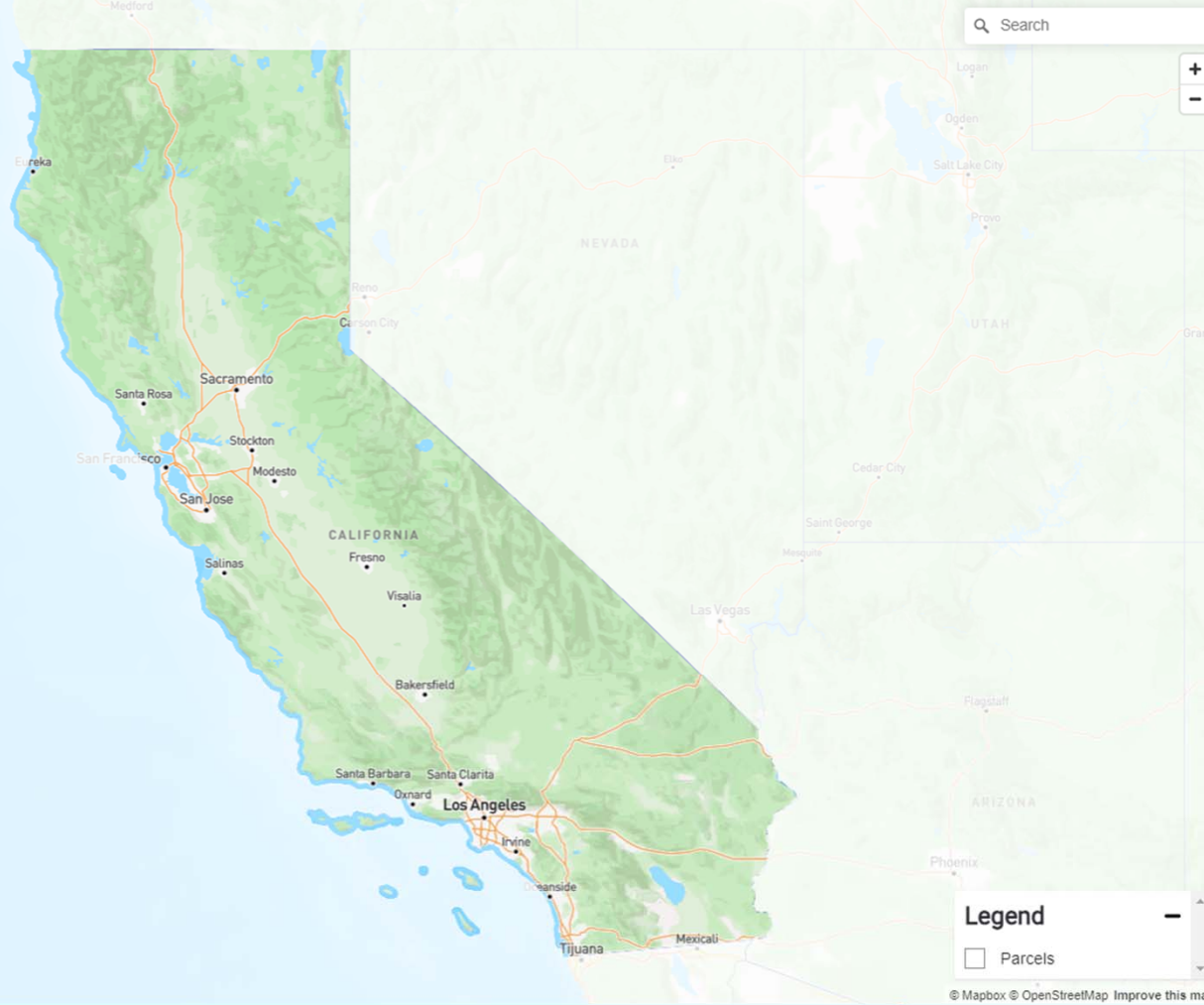
Transit

- Existing Major Transit Stops
- Existing High-Quality Transit Corridors
- Stops along existing High-Quality Transit Corridors as defined in PRC 21155

Vehicle Miles Traveled

- Per Capita VMT: 15% Below Regional Average
- Per Capita VMT: Below Regional Average

mapbox



Legend

- Parcels

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Explore - Datasets

- **Parcels**
- **Boundaries/Jurisdictions**
 - City
 - County
 - MPO
- **Urbanized/Urban Areas**
 - Urbanized Area or Urban Cluster under Census
 - Urbanized Area under PRC 21071
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- **VMT**
 - Per Capita VMT: 15% Below Regional Average
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- **Environmental Constraints**
 - Special Habitats
 - Prime farmlands or farmlands of statewide importance
 - Wetlands
 - Earthquake/Seismic Hazard zone
 - State Conservancy Boundary
 - Riparian Areas
 - Landslide Hazard
 - Flood Plain
 - Wildfire Hazard

Site Check

Parcels

Heatmap - Concentration of Exemptions

Boundaries

City



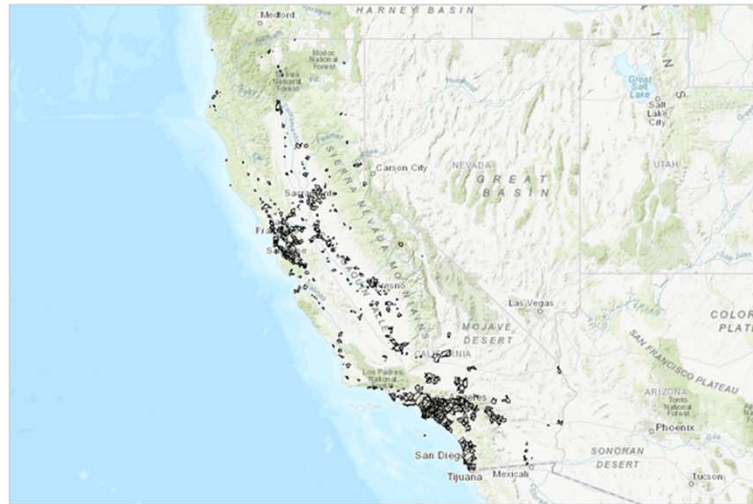
California Incorporated Cities

Uploaded by Conservation Biology Institute

Apr 8, 2022 (Last modified May 25, 2022)

Download...

Open in Map



Description:

Complete accounting of all incorporated cities, including the boundary and name of each individual city. Since 2009, this process includes digital capture of every annexation as they are sent to CAL FIRE from the state Board of Equalization.

Details Data Layers (1)

Data Provided By:

California Department of Forestry and Fire Protection

Content date: 2021

Citation:

https://gis.data.ca.gov/datasets/CALFIRE-Forestry::california-incorporated-cities-1/about

This dataset is visible to everyone

Dataset Type: Layer Package

Tags:

cal fire, cities, boundaries and ownership, california, incorporated cities, frap

Context Layers

Add or remove extra layers from the map. Click on a layer name to see a description and adjust opacity. Click on the blue icon to the right of each layer to download the data.

Site Check

- Parcels**
- Heatmap - Concentration of Exemptions**

Boundaries

City 



These city boundaries are current as of 2021 by CAL FIRE which processes and digitally captures annexations sent by the state Board of Equalization (BOE).

Organized/Urban Areas

50 mi

Search

Screen Parcels

Applying filters below narrows the parcels that show up in the map on the right. Filters are cumulative: the more filters enabled, the fewer parcels will be shown.

Parcels must be located in the following

Jurisdiction —

- Within a City i
- Unincorporated Areas i
- MPO i

Urbanized/Urban Areas —

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- Urbanized Area as defined in PRC 21071 i
- Urban Area as defined in PRC 21094.5 i

Planning —

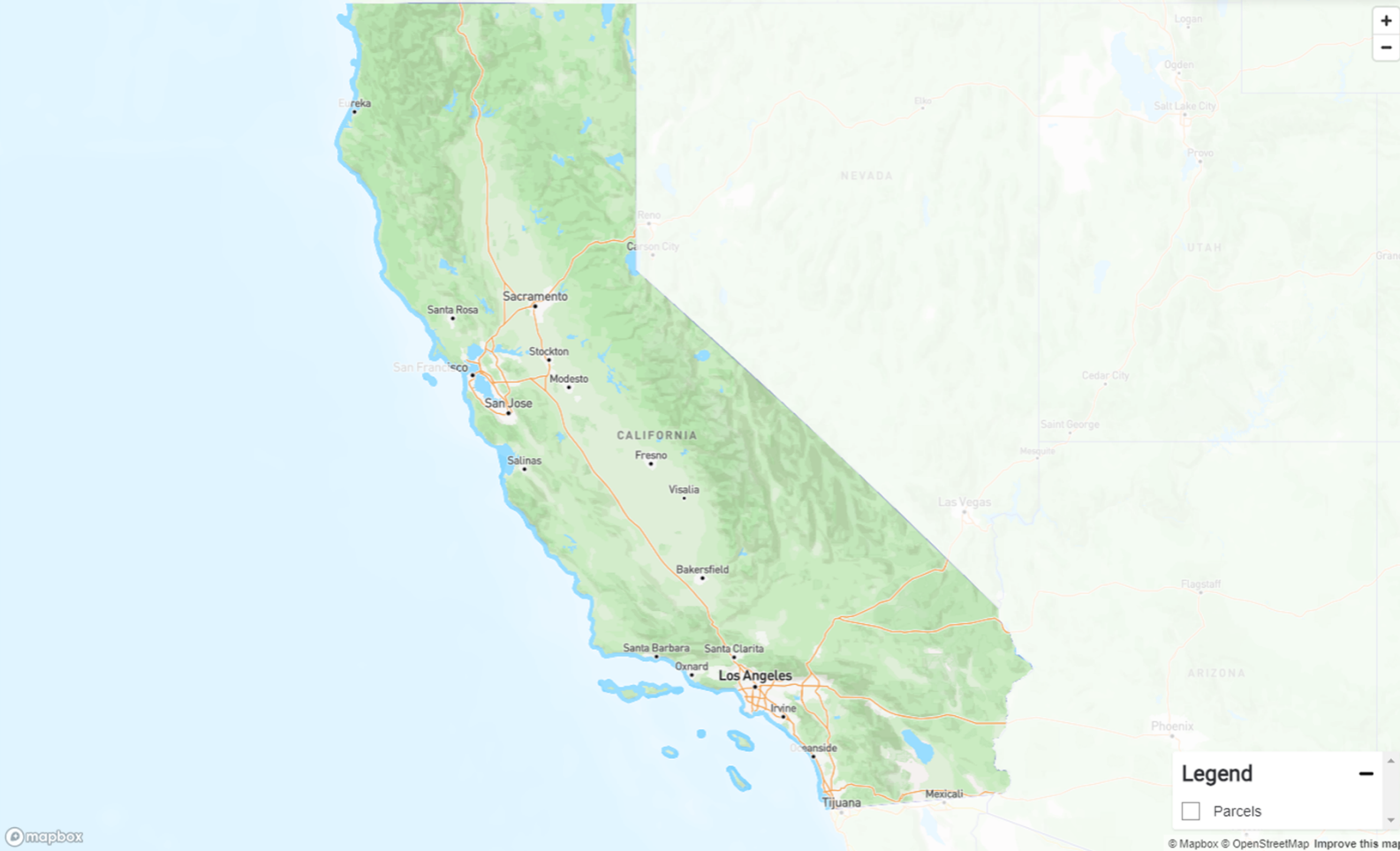
- Covered by a Specific Plan i

Transit —

- 1/2 mile of an existing Major Transit Stop i
- 1/2 mile of stops on an existing High-Quality Transit Corridor i
- 1/4 mile of an existing High-Quality Transit Corridor i
- 1/2 mile of an existing High-Quality Transit Corridor i

Vehicle Miles Traveled —

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mapbox

© Mapbox © OpenStreetMap Improve this map

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Planning

- Covered by a Specific Plan

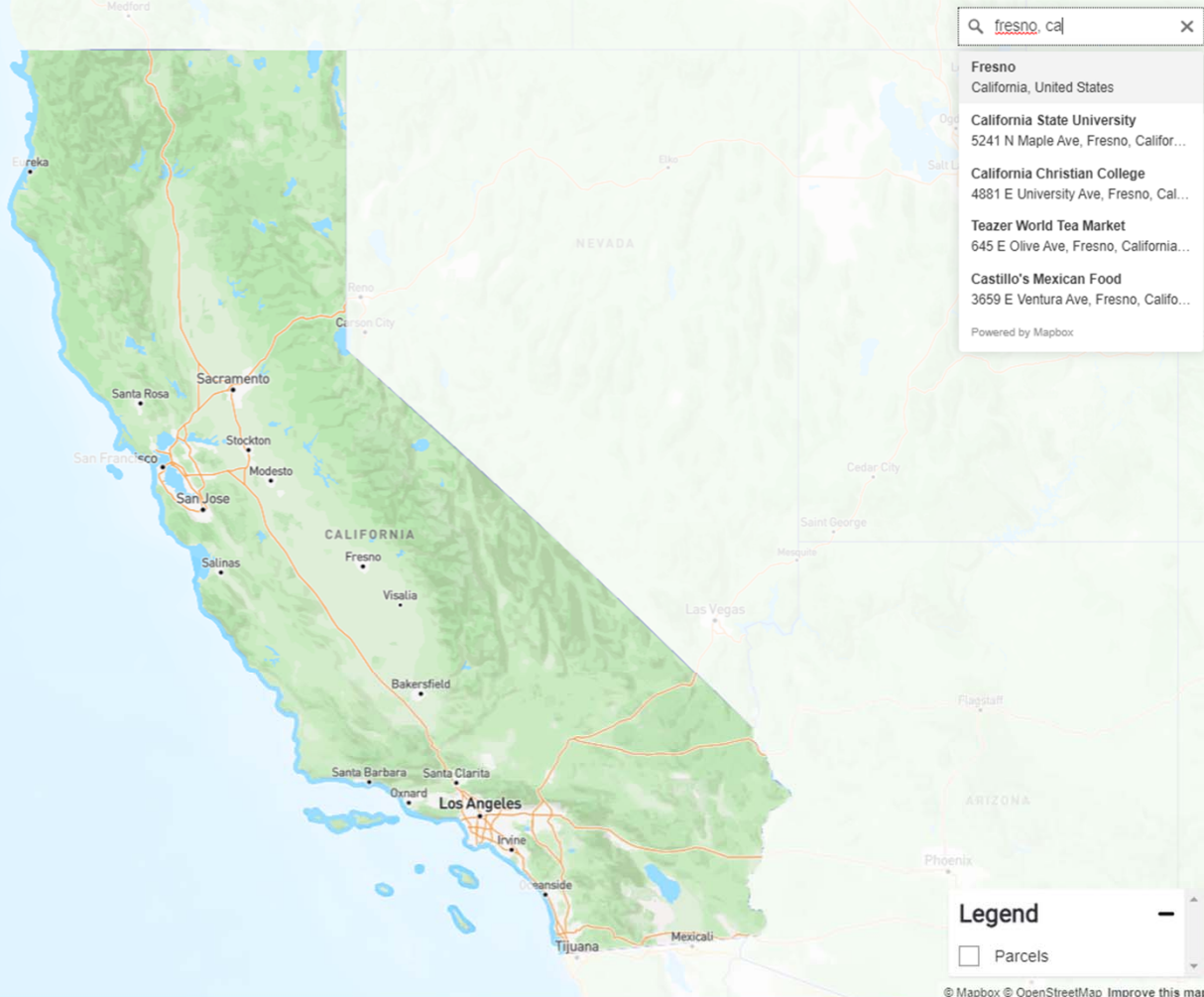
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mapbox

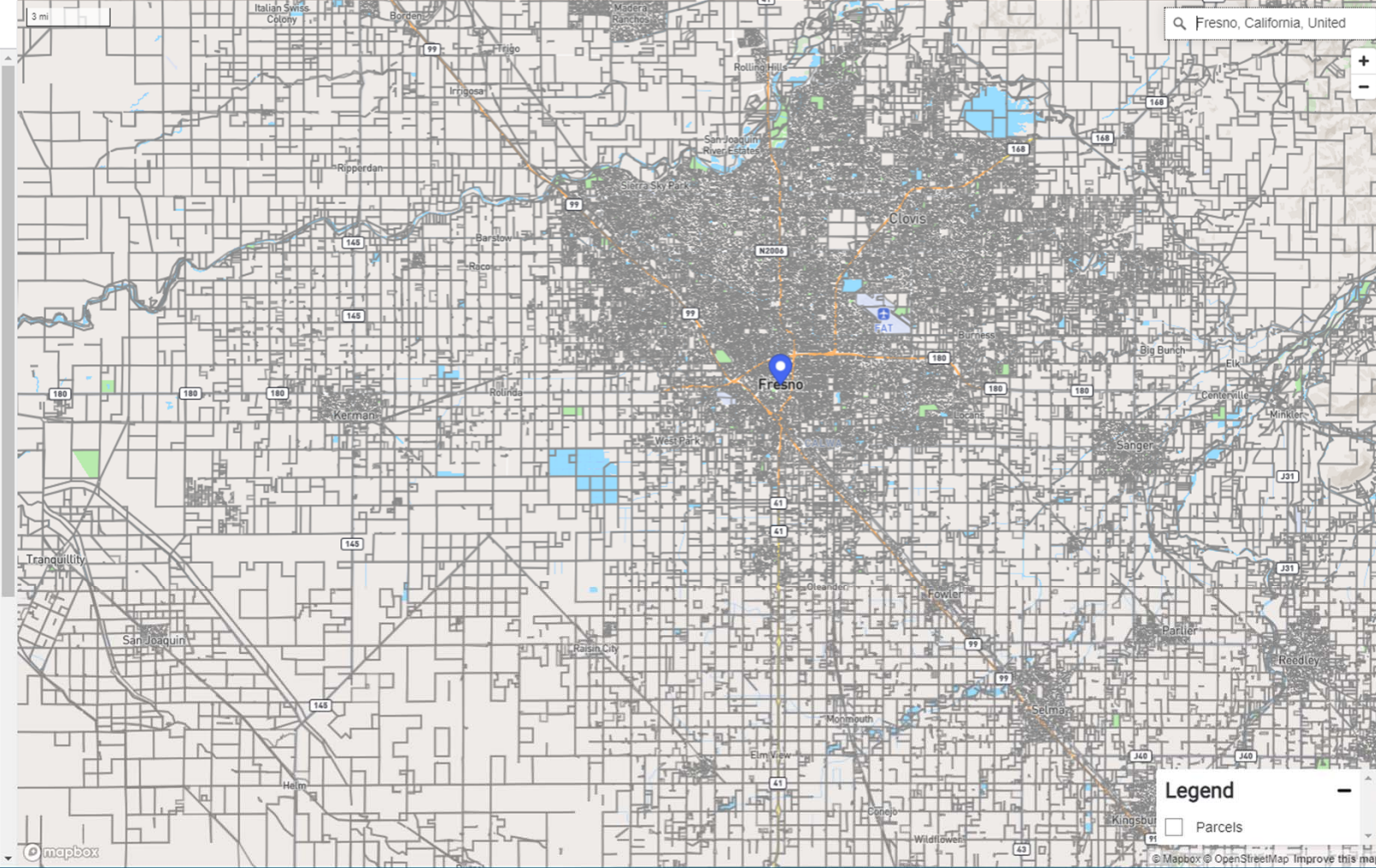
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- Vehicle Miles Traveled
 - Per Capita VMT: 15% Below Regional Average
 - Per Capita VMT: Below Regional Average



Screen Parcels

Applying filters below narrows the parcels that show up in the map on the right. Filters are cumulative: the more filters enabled, the fewer parcels will be shown.

Parcels must be located in the following

Jurisdiction

- Within a City
- Unincorporated Areas
- MPO

Urbanized/Urban Areas

- Urbanized Area or Urban Cluster under Census
- Urbanized Area as defined in PRC 21071
- Urban Area as defined in PRC 21094.5

Planning

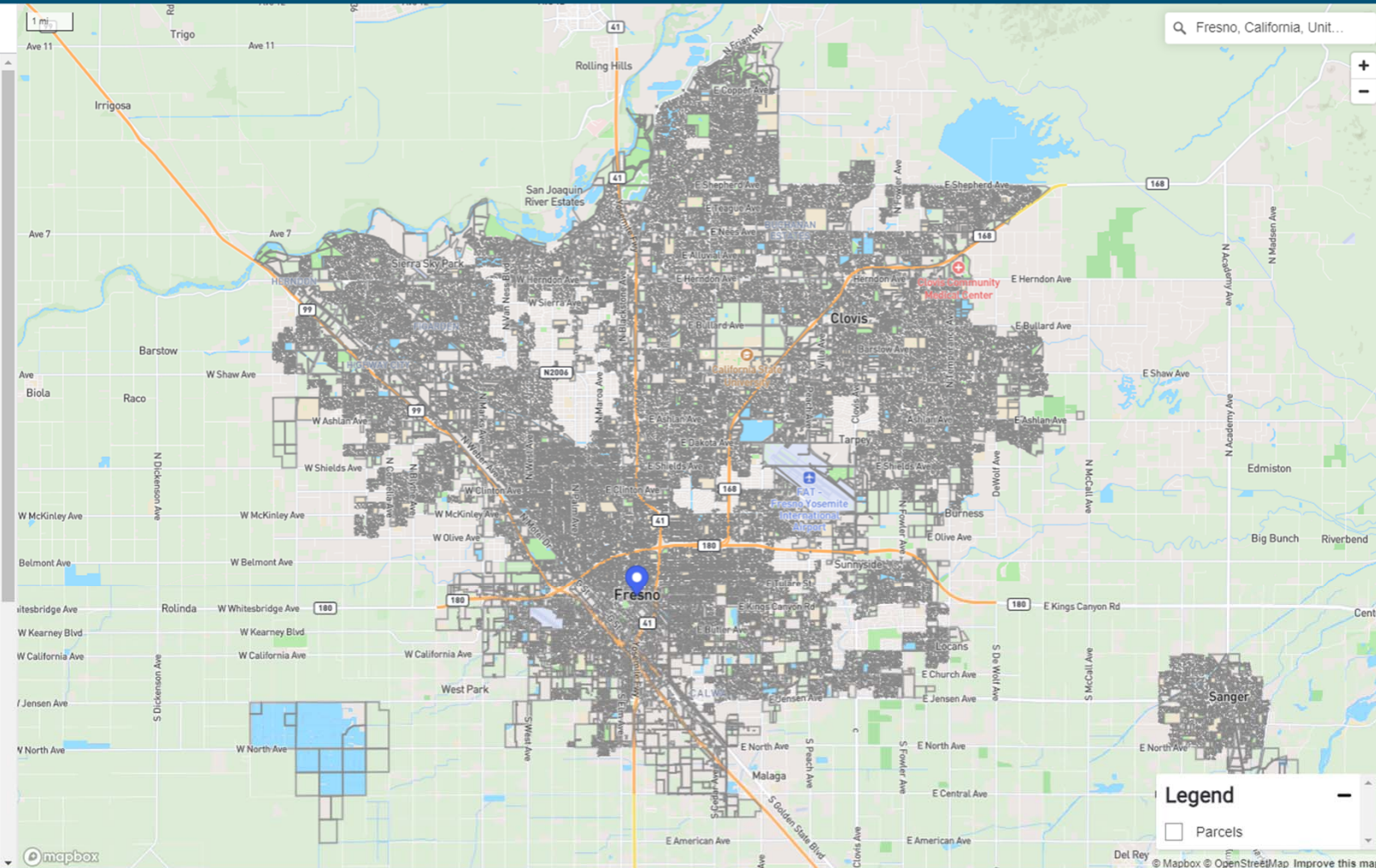
- Covered by a Specific Plan

Transit

- 1/2 mile of an existing Major Transit Stop
- 1/2 mile of stops on an existing High-Quality Transit Corridor
- 1/4 mile of an existing High-Quality Transit Corridor
- 1/2 mile of an existing High-Quality Transit Corridor

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Legend

- Parcels

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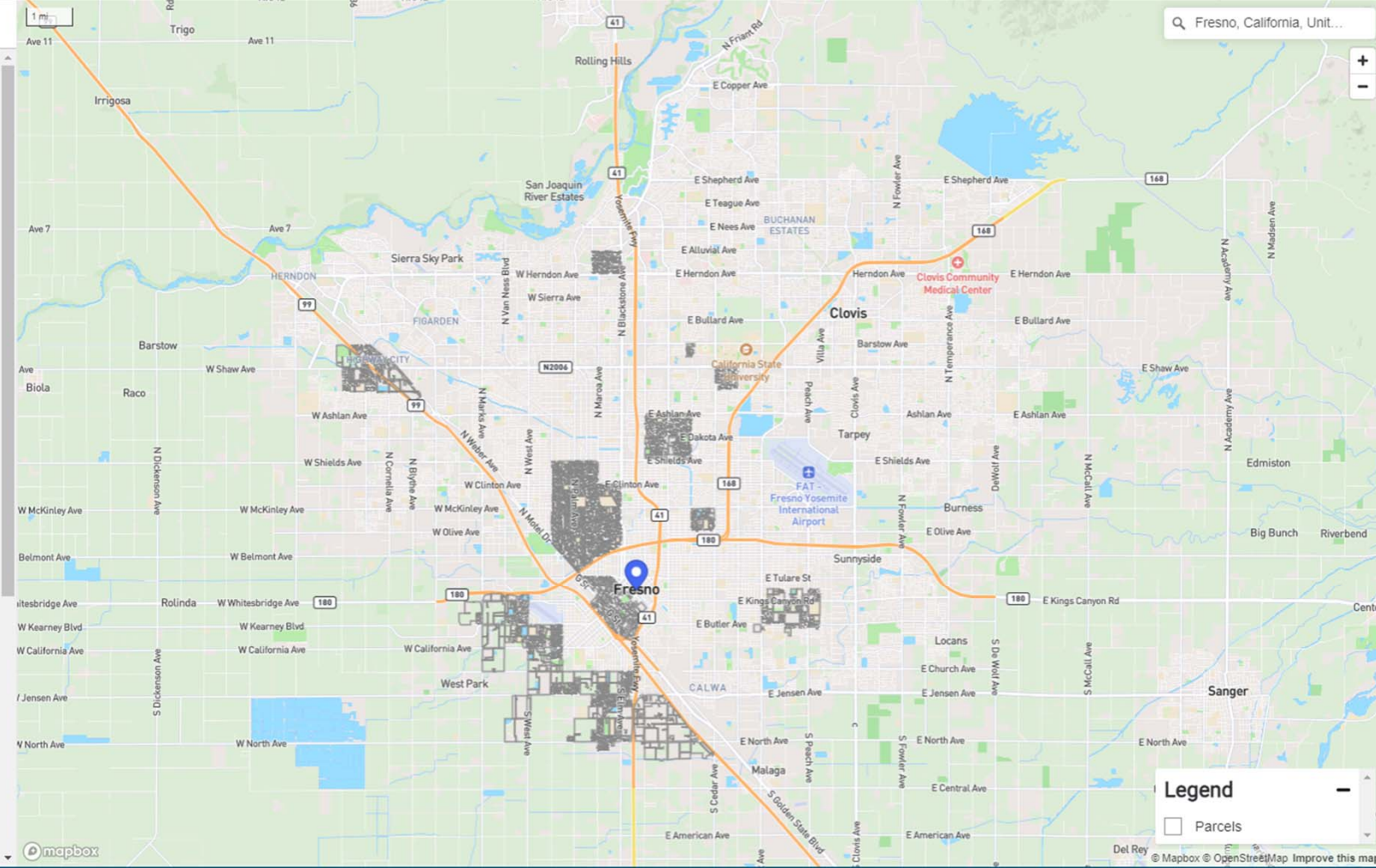
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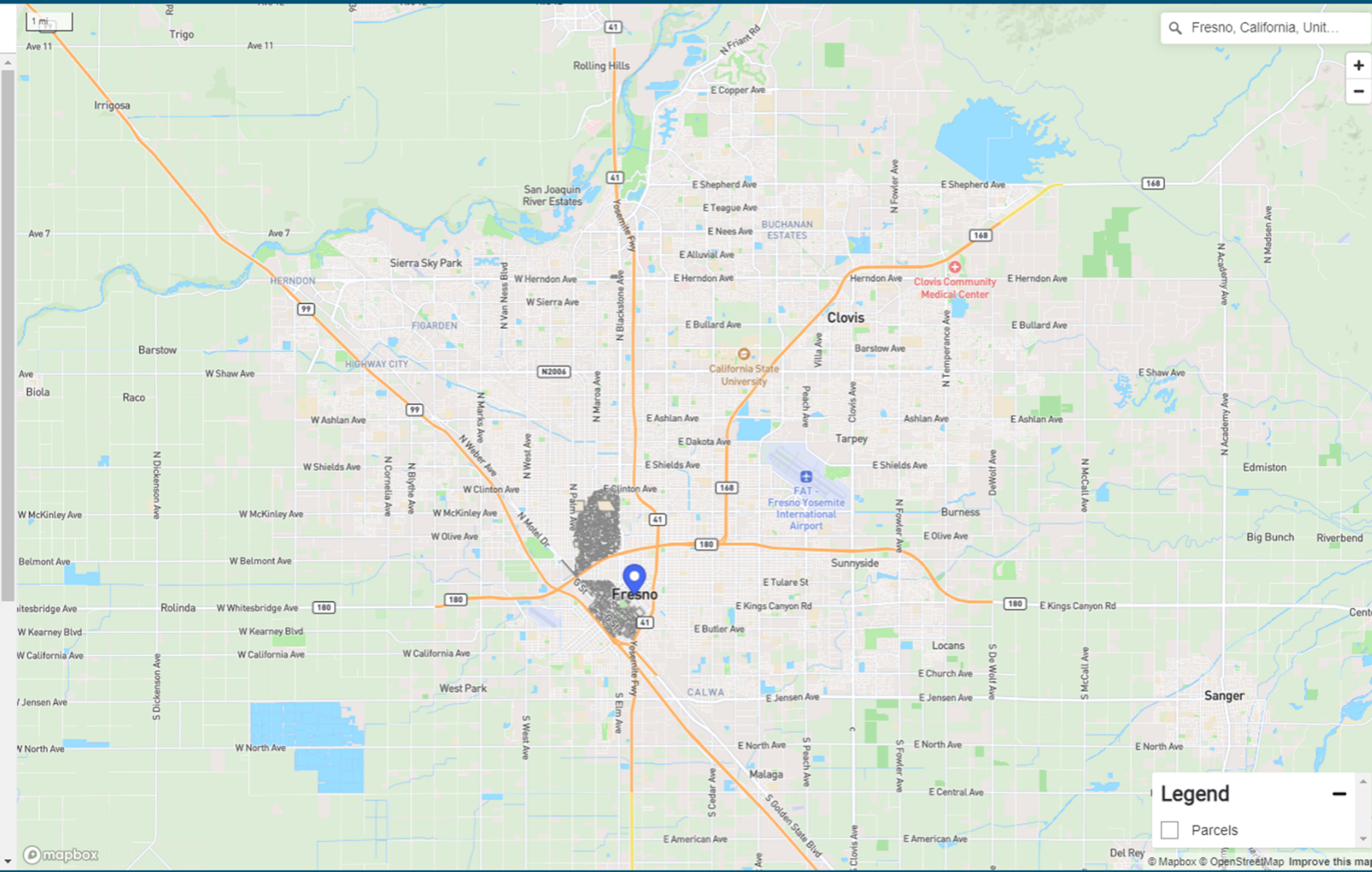
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Legend

- Parcels

Overview Explore Screen Analyze

Urban Area as defined in PRC 21094.5

Planning
 Covered by a Specific Plan

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Vehicle Miles Traveled
 Per Capita VMT: 15% Below Regional Average

Per Capita VMT: Below Regional Average

Parcels must avoid the following

Rare, Threatened and Endangered species

Special Habitats

Wetlands

Prime farmlands or farmlands of statewide importance

Earthquake/Seismic Hazard zone

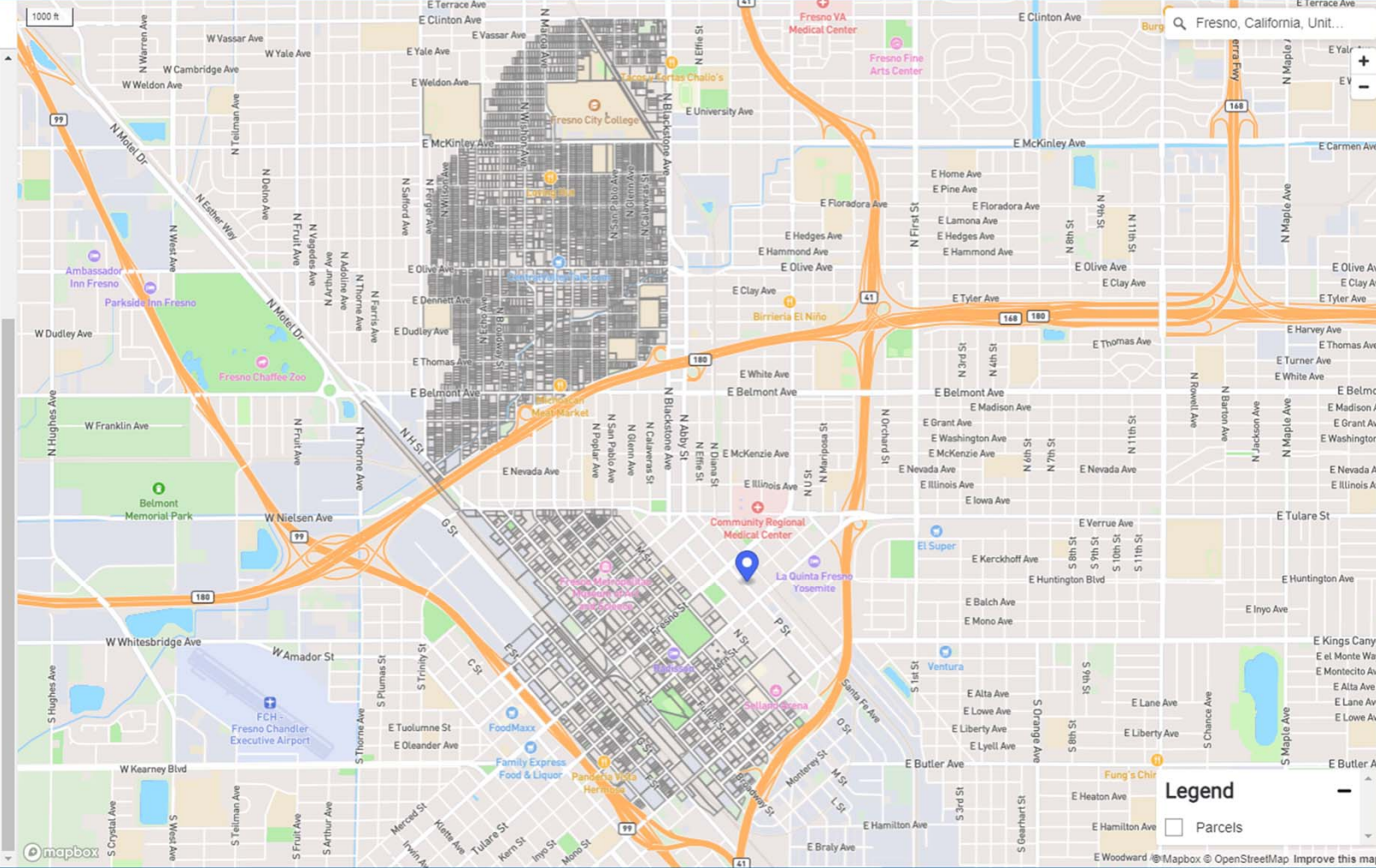
State Conservancy Boundary

Riparian Areas

Landslide Hazard

Flood Plain

Wildfire Hazard



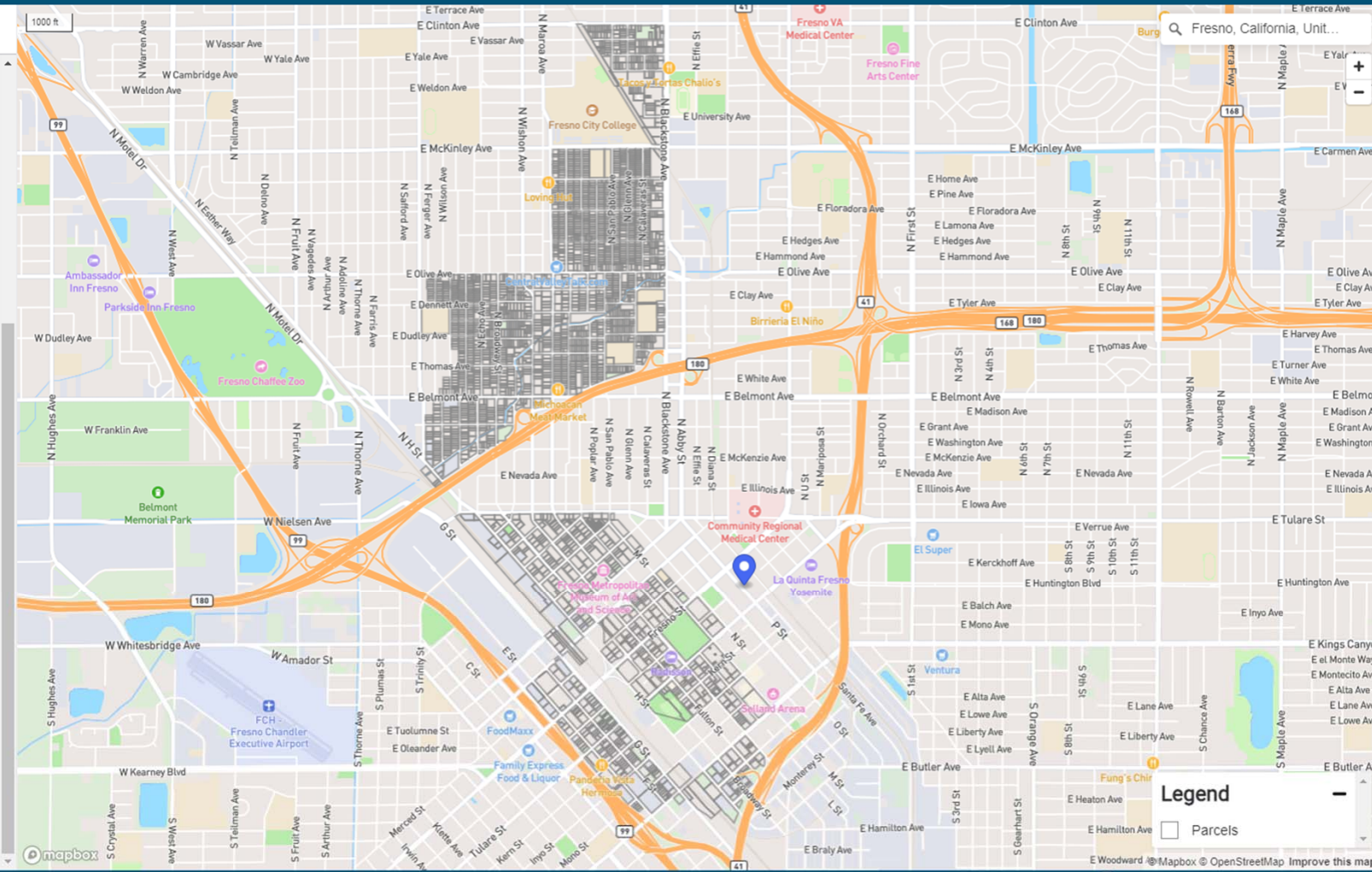
Legend
 Parcels

Overview Explore Screen Analyze

- Urban Area as defined in PRC 21094.5
- Planning**
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- ½ mile of an existing Major Transit Stop
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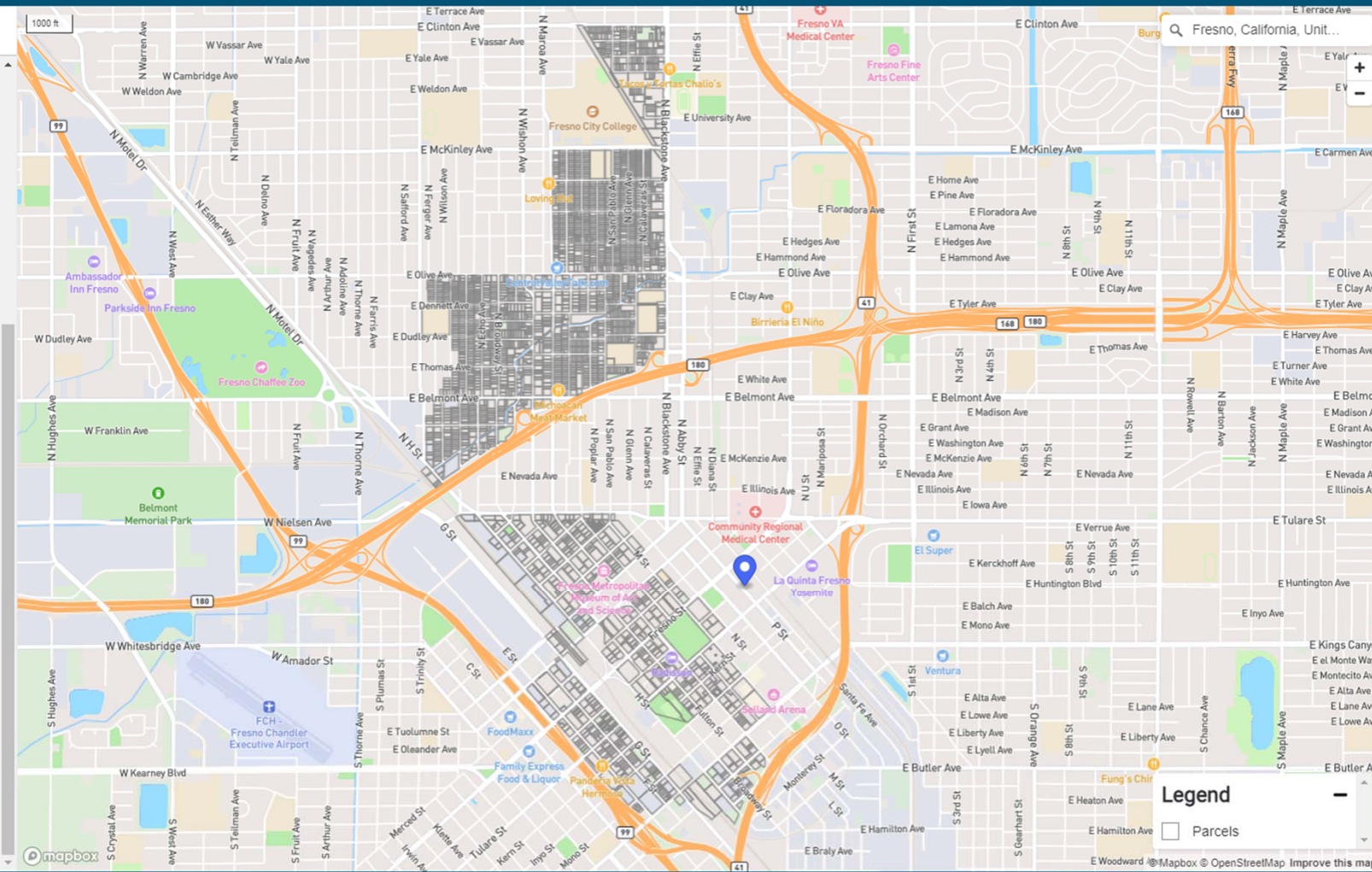
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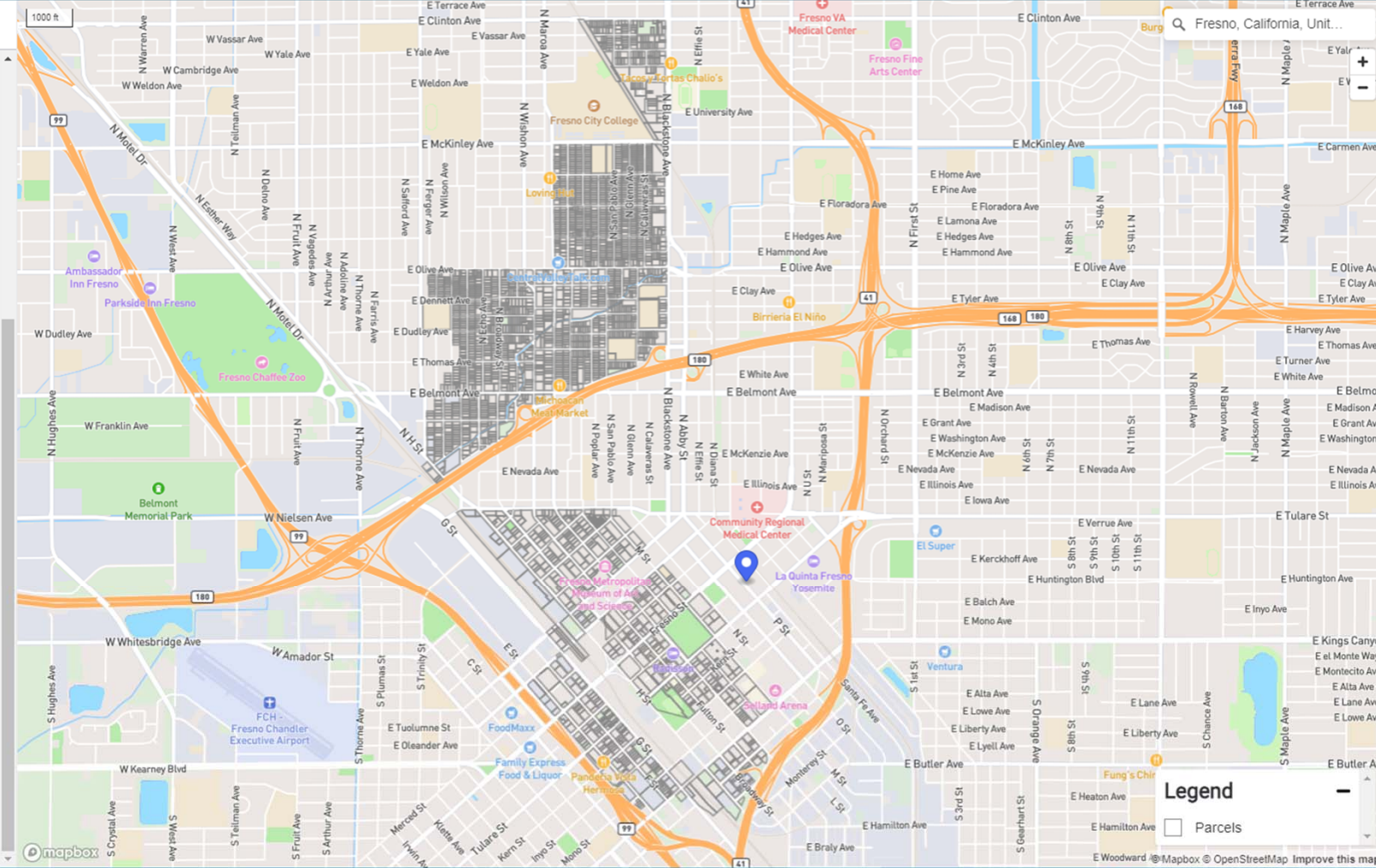
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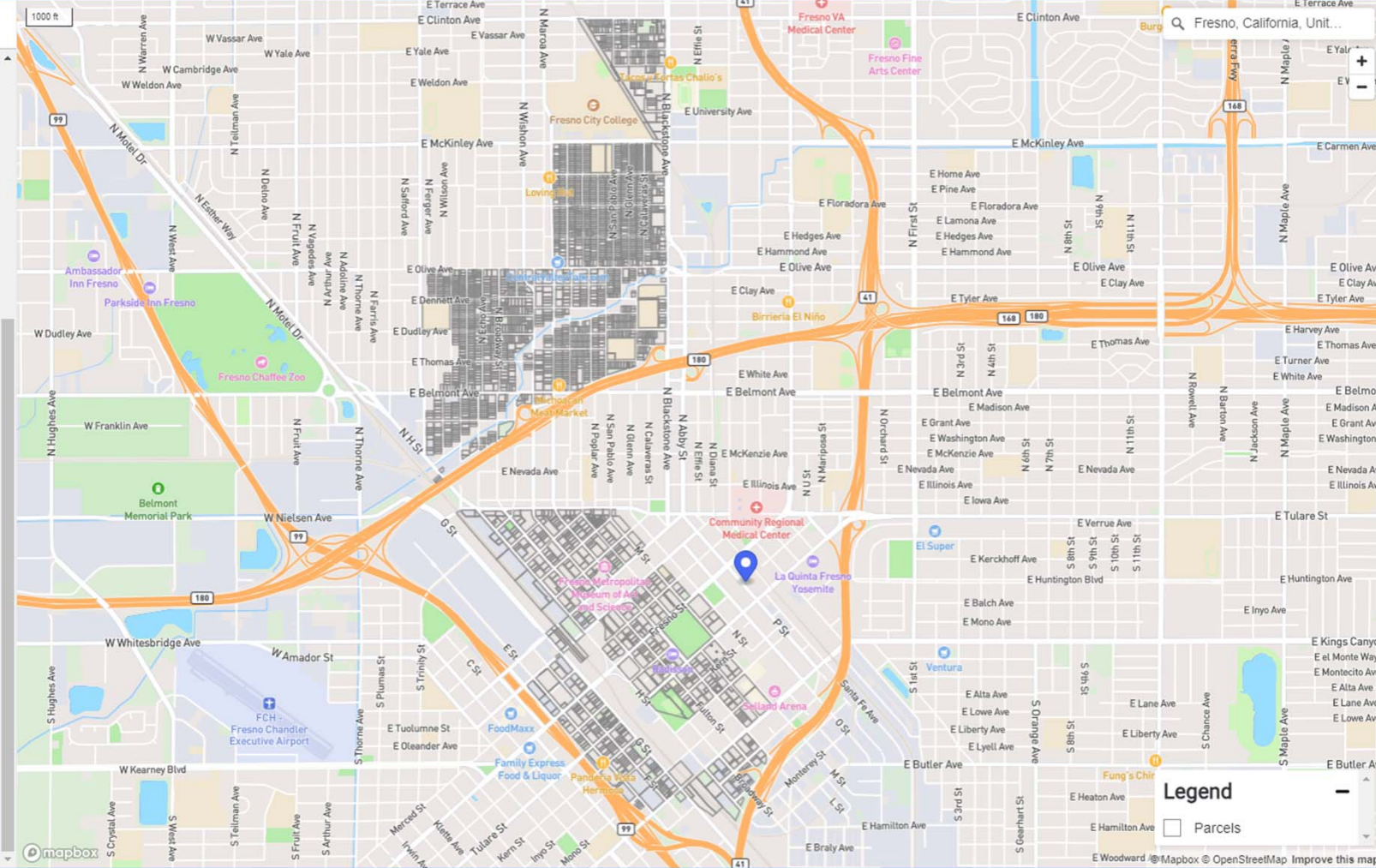
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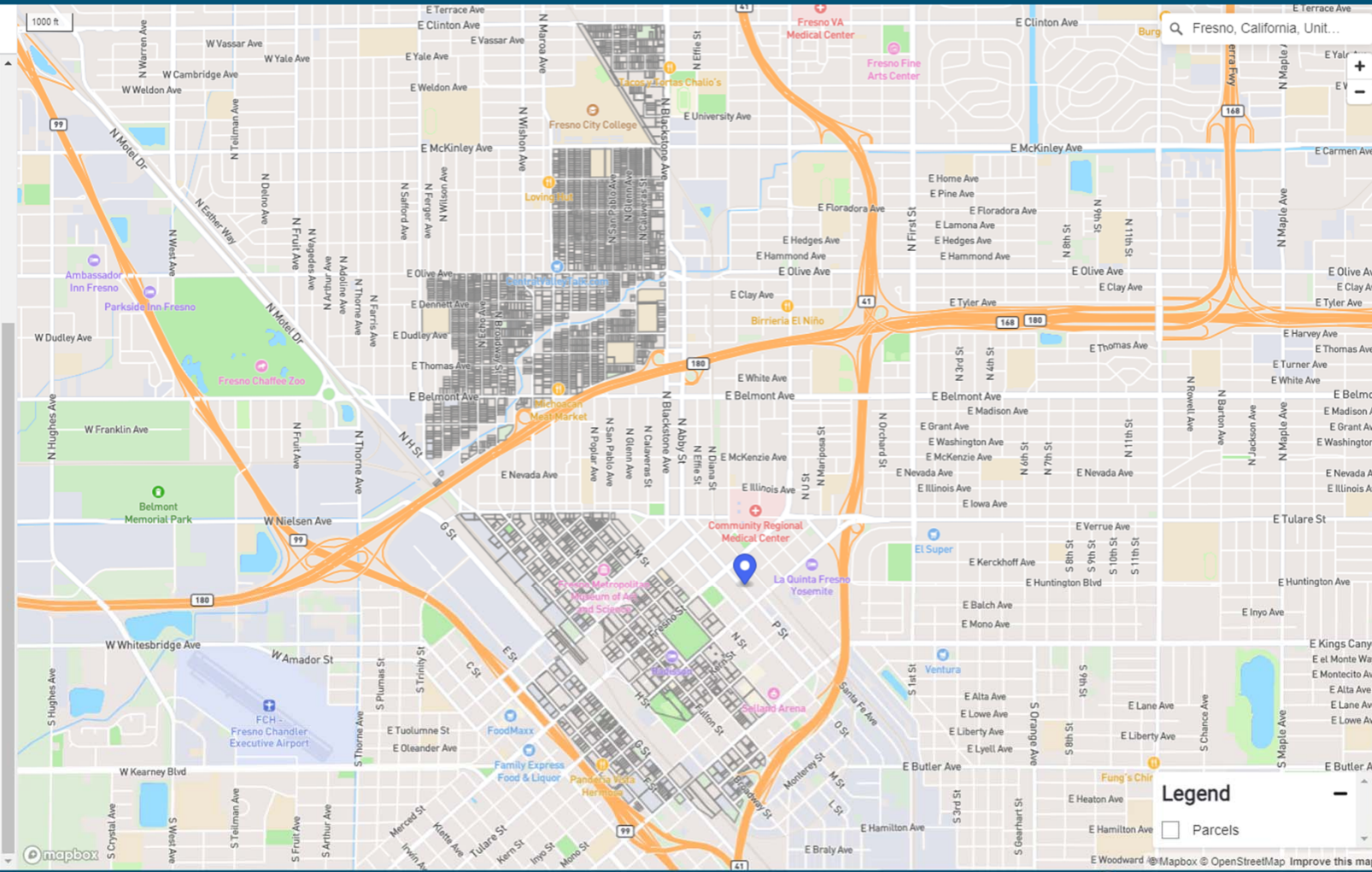


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Select Parcels

Select parcels by choosing them from the map, searching for APN number or address, or selecting all parcels within an area.

Search by APN or Address

Select from Map

Single Box Shape

Create projects

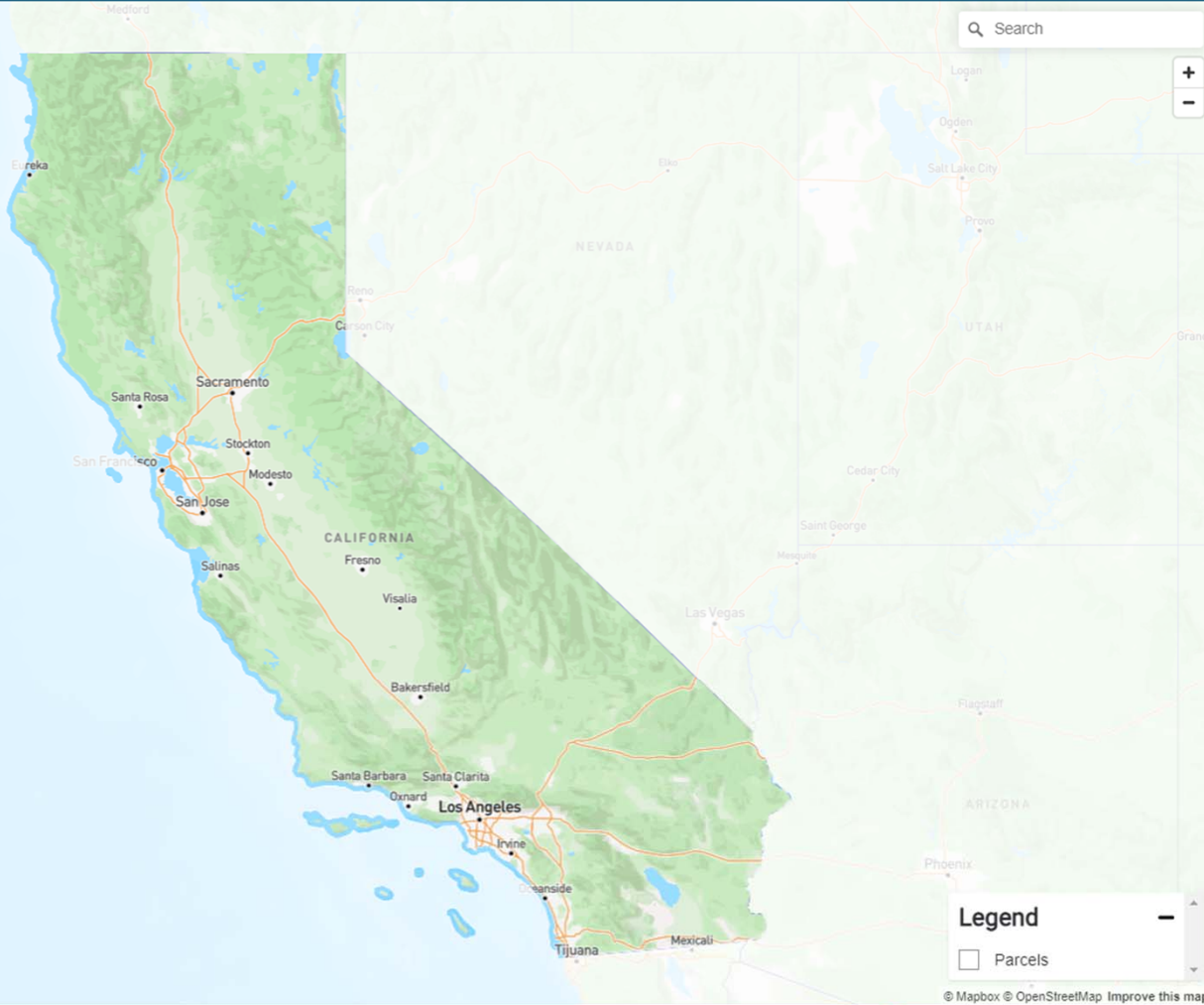
Optionally group parcels into a project by selecting two or more parcels and clicking the add project button.

No parcels selected

Create report

Click "Create Report" for a summary of which streamlining provisions your parcels and projects may qualify for.

50 mi



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Select Parcels

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Search by APN or Address

209 E PALMER AVE, GLENDALE

Select from Map

Single Box Shape

Create projects

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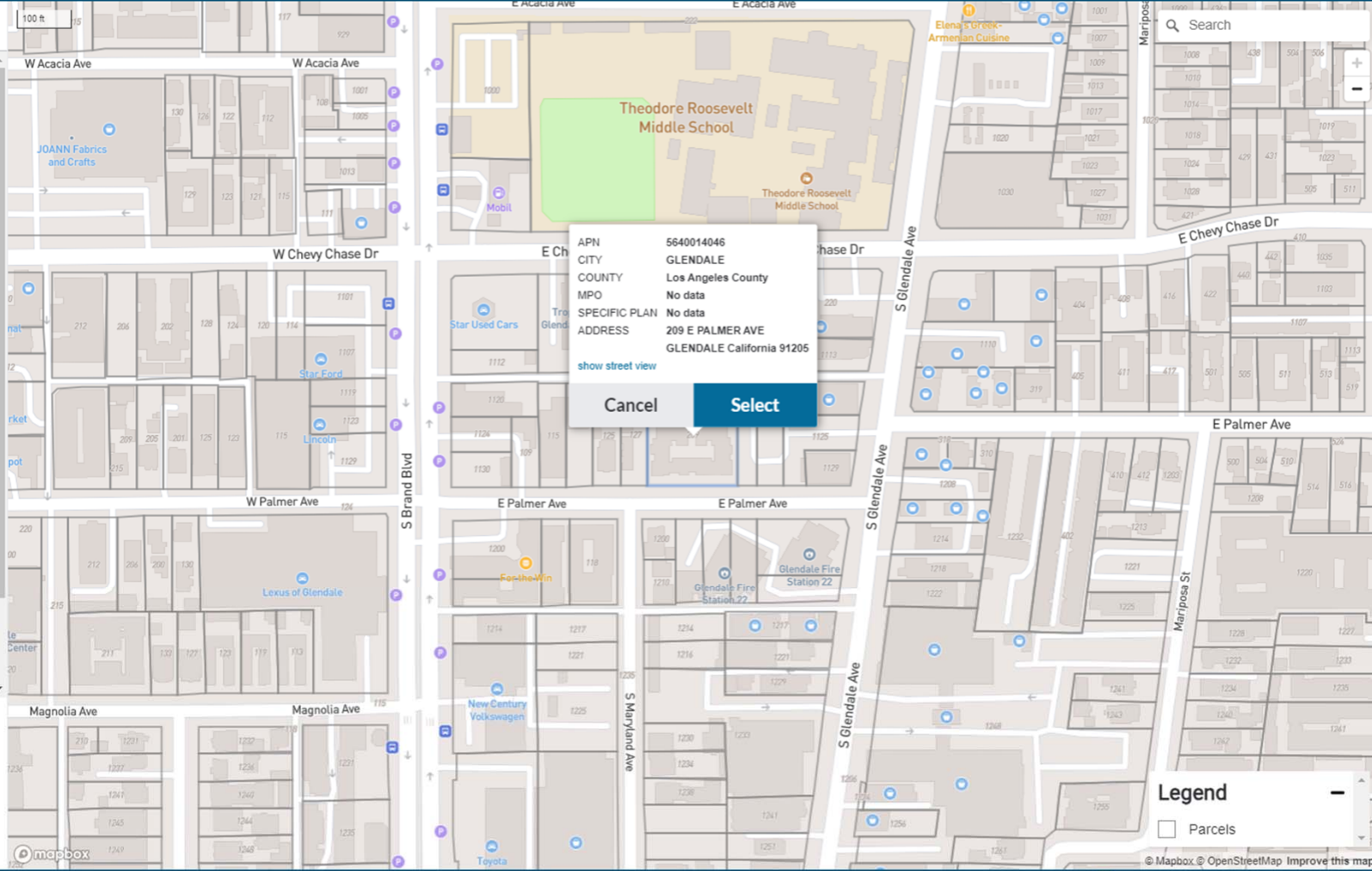
Add Project Remove Selected

No parcels selected

Create report

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Create Report



Legend
[] Parcels

Overview Explore Screen Analyze

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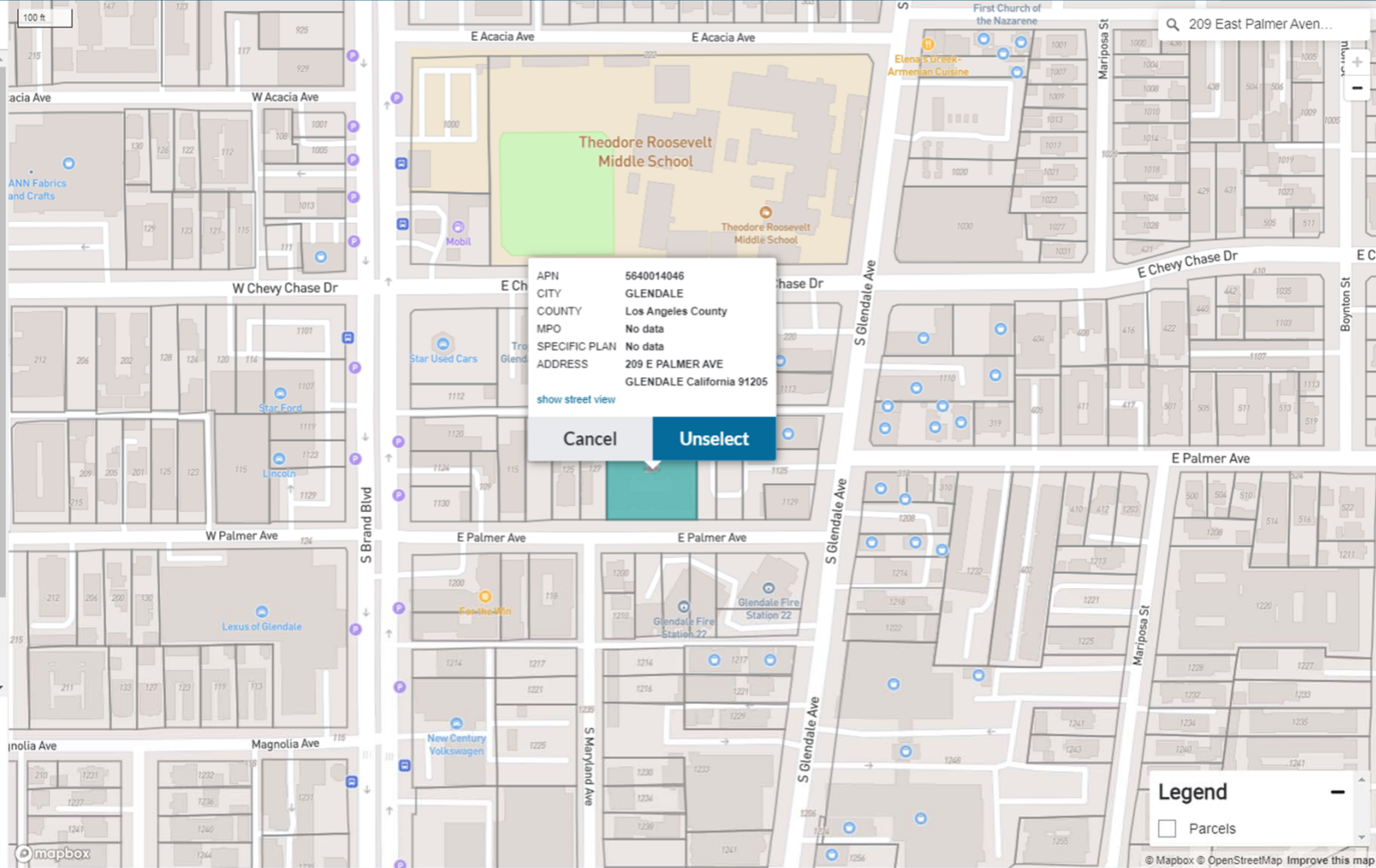
Add Project Remove Selected

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<input type="checkbox"/>	5640014046	209 E PALMER AVE, GLENDALE 91205

Create report

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Create Report



Overview Explore Screen **Analyze**

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Hold the alt/option key to unselect parcels.

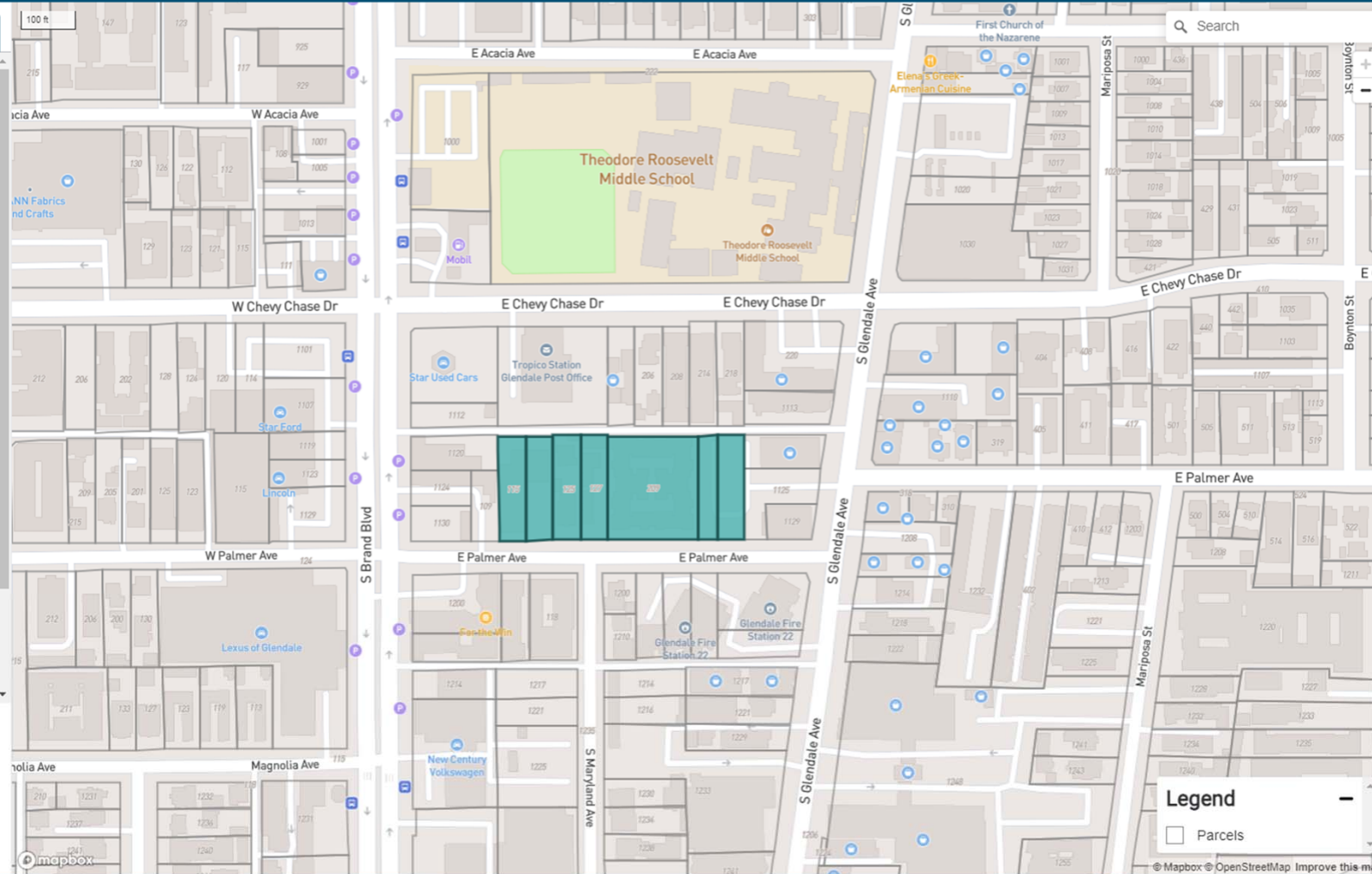
Create projects

Optionally group parcels into a project by selecting two or more parcels and clicking the add project button.

<input type="checkbox"/>	APN	Address
<input type="checkbox"/>	5640014046	209 E PALMER AVE, GLENDALE 91205
<input type="checkbox"/>	5640014039	undefined, undefined 91205
<input type="checkbox"/>	5640014042	undefined, undefined 91205
<input type="checkbox"/>	5640014070	127 E PALMER AVE APT C,

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Overview Explore Screen Analyze

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209 E PALMER AVE GLENDALE California

Select from Map

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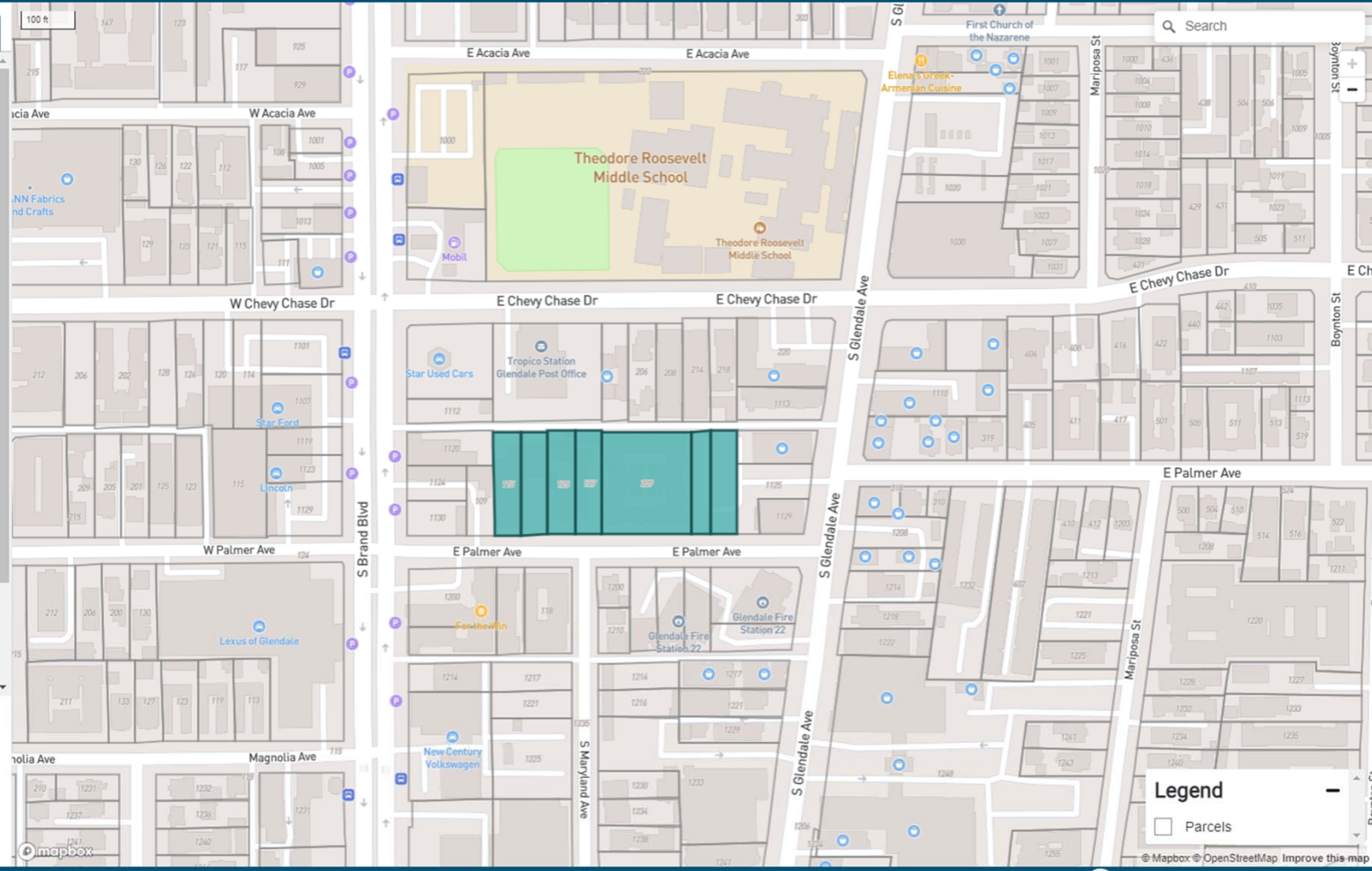
Add Project Remove Selected

APN Address Project 1 (7 parcels)

Create report

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Create Report



Legend mapbox OpenStreetMap Improve this map

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209 E PALMER AVE GLENDALE California

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Add Project Add Project

- APN Address
- Project 1 (7 parcels)

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Create Report

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Site Check Report
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Parcels & Projects

Project 1

7 parcels

✓ 5

⊕ 4

Project 1

7 parcels

✓ 5

⊕ 4

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Legend

A check mark ✓ means the tool determined the parcel met the spatial requirements for a CEQA provision.

A question mark ⊕ indicates (1) the spatial requirements may have been met but must be further verified by the user or (2) that there are no spatial requirements for that provision.

An ✗ means the tool determined that the site did not meet the CEQA spatial requirements.

Statutory Exemptions [hide](#)

Statutory exemptions are types of projects that the California Legislature has decided are not subject to CEQA. A statutory exemption applies to any given project that falls under its definition, regardless of the project's potential impacts to the environment. If a project falls under the definition, then no further action under CEQA is required (unless special noticing provisions apply, as highlighted below).

- ▶ PRC § 21155.1 (SB 375, Transit Priority Projects)
- ⊕ ▶ PRC § 21155.4 (SB 743, Specific Plan in TPAs)
- ▶ PRC § 21159.24 (SB 1925, Infill Housing)
- ▶ PRC § 21159.25 (AB 1804, Unincorporated Infill)
- ⊕ ▶ Govt. Code § 65457 (Specific Plan)

Categorical Exemptions [hide](#)

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Feedback

Find Parcel on the Map

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Created by Conservation Biology Institute

Site Check Report

• **Statutory Exemptions**

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• **Categorical Exemptions**

- CEQA Guidelines § 15303 (Class 3, Small Structures)
- CEQA Guidelines § 15332 (Class 32, Infill Development Projects)

• **Streamlining**

- PRC § 21094.5 (SB 226, Infill Streamlining)
- PRC § 21099 (SB 743, Aesthetics & Parking)
- PRC § 21155.2 (SB 375, SCEA)
- PRC § 21159.28 (SB 375, Growth Inducing & Cumulative Impacts)
- CEQA Guidelines § 15183 (Planning and Zoning Consistency)

Report Legend



Tool determined the parcel met the spatial requirements for a CEQA provision



The parcel (1) may have spatial requirements but requires further verification by user OR (2) no spatial requirements for that provision



Tool determined that the site did not meet the CEQA spatial requirements

? ▼ Govt. Code § 65457 (Specific Plan)

This exemption covers residential development projects, including a subdivision or zoning change. A lawsuit to challenge use of this exemption must be filed within 30 days of the lead agency's decision to carry out or approve the project (see GOV § 65457(b)). This exemption is also contained in CEQA Guidelines § 15182.

Site Check considered the following requirements:

? Specific Plan

Covered by a specific plan for which an environmental impact report has been certified after January 1, 1980.

Site Check's data only considers whether the parcel may be covered by a specific plan. Please confirm with the local agency that the specific plan was analyzed with an environmental impact report certified after January 1, 1980. Note, some areas may be covered by specific plans that have not been inputted into this tool, which is why this requirement may have a ? symbol.

User must determine the remaining requirements:

Type of Housing

Residential Only

Plan Consistency

Must be consistent with the specific plan

Exceptions

Cannot use if an event specified in PRC § 21166 has occurred *unless and until* a supplemental environmental impact report for the specific plan is prepared and certified.

▼ PRC § 21159.28 (SB 375, Growth Inducing & Cumulative Impacts)

Under this provision, an environmental document does not need to reference, describe, or discuss (1) growth inducing impacts; or (2) any project specific or cumulative impacts from cars and light-duty truck trips generated by the project on global warming or the regional transportation network (see PRC § 21159.28(a)). Any environmental impact report is not required to reference, describe, or discuss a reduced residential density alternative to address the effects of car and light-duty truck trips generated by the project (see PRC § 21159.28(b)).

Site Check considered the following requirements:

- Within an MPO
Must be located within the boundaries of a Metropolitan Planning Organization.

User must determine the remaining requirements:

- Type of Housing
Residential or Mixed-Use

A residential or mixed-use residential project is a project where at least 75 percent of the total building square footage of the project consists of residential use.

Or a transit priority project (see if PRC § 21155.2 applies).

- SCS Consistency
Consistent with the use designation, density, building intensity, and applicable policies specified for the project area in the applicable sustainable communities strategy.

- Prior EIR
Project incorporates the mitigation measures required by an applicable prior environmental document.

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Site Check Report
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Parcels & Projects

Project 1

7 parcels

✓ 5

⊕ 4

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Project 1

7 parcels

✓ 5 ⊕ 4

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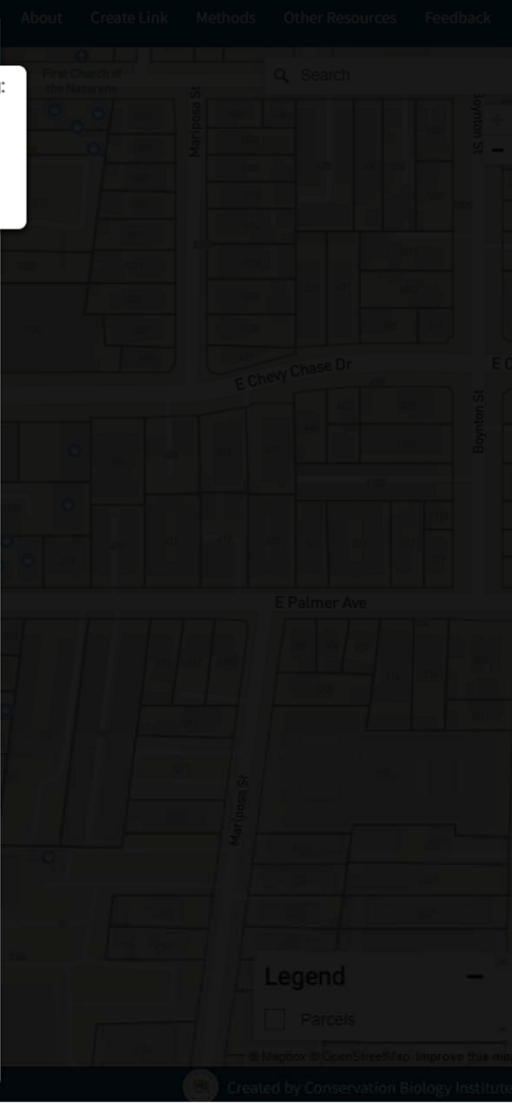
Categorical Exemptions [hide](#)

Include the following:

All Exemptions

✓ Only

✓ and ⊕ Only



Overview
Explore
Screen
Analyze

Select Parcels

Select parcels by choosing them from the map, searching for APN number or address, or selecting all parcels within an area.

Search by APN or Address

209 E PALMER AVE GLENDALE California

Select from Map

Single Box Shape

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Create projects

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Add Project

APN Address

Project 1 (7 parcels)

Create report

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Create Report


Site Check Report

created June 22, 2023

Legal Disclaimer: The following report is provided as a public service, for informational purposes only. This report should not be construed as legal advice. Users of this report should independently verify its determinations prior to taking any action under the California Environmental Quality Act (CEQA).

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Project 1 7 parcels

 5

Categorical Exemptions

Categorical exemptions are made up of classes of projects that generally are considered not to have potential impacts on the environment. Categorical exemptions are identified by the Natural Resources Agency and are defined in the CEQA Guidelines (§§ 15300-15333). All categorical exemptions are subject to the limitations contained in CEQA Guidelines § 15300.2. Only the two categorical exemptions regularly used for housing are mapped and reported; other categorical exemptions could potentially be utilized and should be reviewed and considered.

CEQA Guidelines § 15332 (Class 32, Infill Development Projects)

This categorical exemption covers all infill projects, including projects that contain residential uses.

Site Check considered the following requirements:

City Limits

Within city limits

User must determine the remaining requirements:

Type of Housing

Any

Plan Consistency

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Acreage

The project site is no more than five acres.

Infill

The project site is substantially surrounded by urban uses.

Habitat

The project site has no value as habitat for endangered, rare or threatened species.

Significant Impacts

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Utilities

The site can be adequately served by all required utilities and public services.

Exceptions

None of the exceptions contained in CEQA Guidelines § 15300.2 apply:

Cumulative Impact

All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Significant Effect

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Scenic Highways

A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State Scenic Highway. This

does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Hazardous Waste Sites

A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to GOV § 65962.5.

Historical Resources

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Streamlining

Streamlining provisions under CEQA range from a complete exemption to an obligation to prepare a narrowed environmental document with fewer topics.

PRC § 21094.5 (SB 226, Infill Streamlining)

This provision provides a streamlined review process for infill projects that satisfy specified performance standards by limiting the topics subject to review at the project level where the effects of infill development have been addressed in a planning level decision or by uniformly applicable development policies. Streamlining under this section will range from a complete exemption to an obligation to prepare a narrowed, project-specific environmental document (see CEQA Guidelines § 15183.3(c), (d)). A notice of determination must be filed if this code section is used to obtain a full exemption from CEQA (see CEQA Guidelines § 15183.3(d)(2)(A)). For more information on this provision, see CEQA Guidelines Appendix M (performance standards prepared pursuant to PRC § 21094.5.5) and Appendix N (infill environmental checklist form).

Site Check considered the following requirements:

Urban Area

Within an Urban Area

"Urban area" includes either an incorporated city or an unincorporated area that is completely surrounded by one or more incorporated cities that meets both of the following criteria:

- A. The population of the unincorporated area and the population of the surrounding incorporated cities equal a population of 100,000 or more.
- B. The population density of the unincorporated area is equal to, or greater than, the population density of the surrounding cities.

Transit Proximity

Any of the following:

Note, even if a project does not meet any of the transit proximity requirements listed below, it may still qualify for this streamlining provision if it is a residential or mixed-use project

consisting of 300 or fewer residential units, all of which are affordable to low income households. (See CEQA Guidelines, Appendix M, Section IV.A.)

Existing Major Transit Stop

Within ½ mile of an existing Major Transit Stop.

"Major Transit Stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon peak commute periods.

Planned Major Transit Stop

Within ½ mile of a planned Major Transit Stop.

A planned and funded stop that is included in an adopted regional transportation improvement program.

Existing High-Quality Transit Corridor

Within ½ mile of a stop along an existing High-Quality Transit Corridor.

"High-quality transit corridor" means an existing corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Planned High-Quality Transit Corridor

Within ½ mile of a stop along a planned High-Quality Transit Corridor.

A planned and funded stop that is included in an adopted regional transportation improvement program.

Low Vehicle Travel Area

Within a Low Vehicle Travel Area.

"Low vehicle travel area" means a traffic analysis zone that exhibits a below average existing level of travel as determined using a regional travel demand model. For residential projects, travel refers to either home-based or household vehicle miles traveled per capita. For commercial and retail projects, travel refers to non-work attraction trip length; however, where such data are not available, commercial projects reference either home-based or household vehicle miles traveled per capita.

User must determine the remaining requirements:

Type of Housing

Residential or Mixed-Use (undefined)

Infill

Site either has been previously developed or a vacant site that adjoins existing qualified urban uses on at least seventy-five percent of the site's perimeter.

"Adjoins" includes uses that are separated only by an improved public right-of-way.

SCS Consistency

Since this is within the boundaries of an MPO, the project must be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the applicable Sustainable Communities Strategy.

Soil and Water Remediation

If the project site is included on any list compiled pursuant to GOV § 65962.5, the project shall document how it has remediated the site, if remediation is completed. Alternatively, the project shall implement the recommendations provided in a preliminary endangerment assessment or comparable document that identifies remediation appropriate for the site.

Residential Units Near High-Volume Roadways and Stationary Sources

If a project includes residential units located within 500 feet, or other distance determined to be appropriate by the local agency or air district based on local conditions, of a high volume roadway or other significant sources of air pollution, the project shall comply with any policies and standards identified in the local general plan, specific plan, zoning code or community risk reduction plan for the protection of public health from such sources of air pollution. If the local government has not adopted such plans or policies, the project shall include measures, such as enhanced air filtration and project design, that the lead agency finds, based on substantial evidence, will promote the protection of public health from sources of air pollution. Those measure may include, among others, the recommendations of the California Air Resources Board, air districts, and the California Air Pollution Control Officers Association.

PRC § 21099 (SB 743, Aesthetics & Parking)

This provision removes the requirement to analyze aesthetic and parking impacts. It does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies. For the purposes of this streamlining provision, aesthetic impacts do not include impacts on historical or cultural resources.

Site Check considered the following requirements:

Transit Proximity

The project is proposed within a transit priority area, as defined in subdivision (a) of PRC § 21099:

"Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program or applicable regional transportation plan.

User must determine the remaining requirements:

Type of Housing

Residential or mixed-use residential (not defined)

Infill

Must be located on an infill site as defined in PRC § 21099:

"Infill site" means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

PRC § 21155.2 (SB 375, SCEA)

This provision applies to transit priority projects, which are defined in PRC § 21155. If this criterion is met, then the project might qualify for a Sustainable Communities Environmental Assessment (SCEA), which is essentially a negative declaration that is subject to a substantial evidence standard of review (see PRC § 21155.2(b)). If the project does not qualify for an SCEA, it may qualify for a streamlined environmental impact report (see PRC § 21155.2(c)).

Site Check considered the following requirements:

Transit Proximity

Any of the following:

Note, a project is considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor. (See PRC § 21155.)

Existing Major Transit Stop

Within ½ mile of an existing Major Transit Stop as defined in PRC § 21064.3:

"Major transit stop" means a site containing any of the following:

- a. An existing rail or bus rapid transit station.
- b. A ferry terminal served by either a bus or rail transit service.
- c. The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Other Resources

For practitioner's tips from Ascent Environmental:

- [Statutory Exemptions for Housing Projects](#)
- [Categorical Exemptions for Housing Projects](#)

For more information on how to use a CEQA exemption or streamlining provision, please see AEP's [CEQA Portal Topic Paper](#).

Not all CEQA provisions that may apply to a housing project have been included in this tool. Site Check is focused on the CEQA provisions that cover a variety of housing types. Based on the specifics of the project, users should also consider the following provisions:

- **Affordable Housing** - [PRC § 21159.23](#) - CEQA statutory exemption for construction, conversion, or use of residential housing consisting of 100 or fewer units that is affordable to low-income households.
- **Agricultural Employee Housing** - [PRC § 21159.22](#) - CEQA statutory exemption for the construction, conversion, or use of residential housing for agricultural employees.
- **Motel to Supportive Housing Conversions** - [PRC § 21080.50](#) - CEQA statutory exemption for the conversion of a hotel, motel, apartment hotel, transient occupancy residential structure, or hostel for transitional and supportive housing. This exemption expires on January 1, 2025.
- **Existing Facility Reuse - Class 1**. [CEQA Guidelines § 15301](#) - CEQA categorical exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. As a categorical exemption, this provision is subject to the limitations contained in CEQA Guidelines § 15300.2.

Ministerial/By Right Considerations

CEQA applies when a governmental agency can exercise judgment in deciding whether and how to carry out or approve a project. This makes the project "discretionary." (CEQA Guidelines, § 15357.) Where the law requires a governmental agency to act on a project using fixed standards and the agency does not have authority to use its own judgment, the project is called "ministerial," and CEQA does not apply. (CEQA Guidelines, §§ 15268(a), 15369.)

State and local laws and guidelines should be consulted when determining whether a project may be ministerial or "by right."

State Legislation:

- **SB 35** - [GOV § 65913.4](#) - Creates a streamlined approval process for developments in localities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed-use zoning. Participating developments must provide at least 10 percent of units for lower-income families. All projects over 10 units must be prevailing

wage and larger projects must use skilled and trained labor. See the SB 35 section of <https://www.hcd.ca.gov/policy-research/lhp.shtml>.

- **AB 2162** - [GOV § 65650-65656](#) - Allows for by-right development for supportive housing anywhere zoned for multifamily and mixed-use housing.
- **AB 430** - [GOV § 65913.15](#) - Establishes a ministerial approval process for housing development in the cities of Biggs, Corning, Gridley, Live Oak, Orland, Oroville, Willows and Yuba City. These provisions expire on January 1, 2026.

Local Legislation:

Housing projects may also be by right under local the zoning code on certain parcels. Check with the appropriate local jurisdiction for more information. Note, where local discretion is limited to design review, the project may not be subject to CEQA. (See *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2019) 31 Cal.App.5th 80.)

Overview Explore Screen Analyze

Site Check is a free and public mapping tool that helps users quickly find parcels where housing projects may qualify for streamlining and exemptions under the California Environmental Quality Act (CEQA). Developers and public agencies considering how CEQA may apply to a housing project can turn to Site Check as a "first step" in their evaluations.

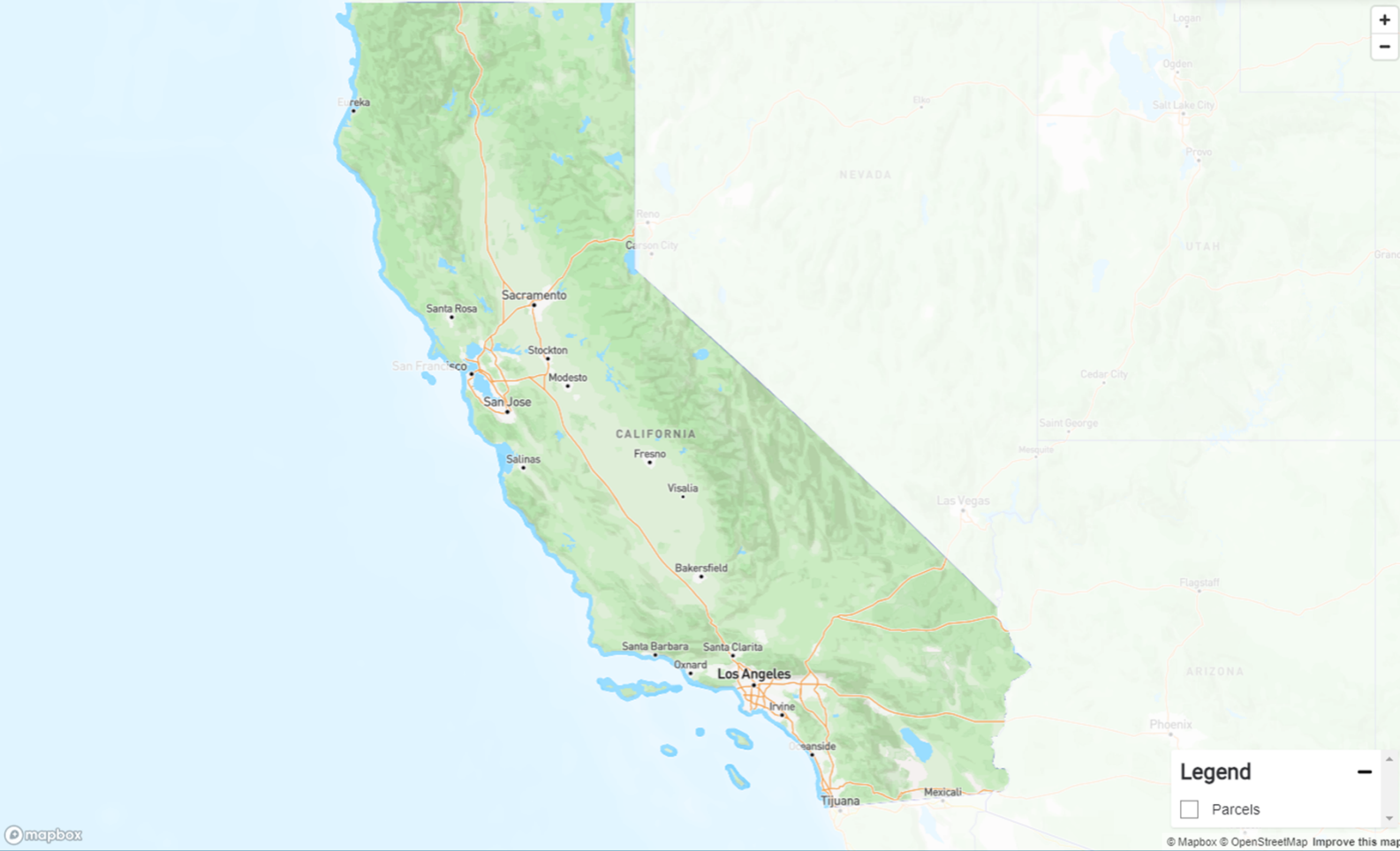
Users should not construe as legal advice any contents of, or outputs from, Site Check, and should independently verify all determinations.

This online tool can be used on your desktop, tablet, or mobile phone.

- Tool Layout +
- Explore +
- Screen +
- Analyze +
- Create Link +
- Methods +

50 mi

Search



mapbox

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Overview Explore Screen Analyze

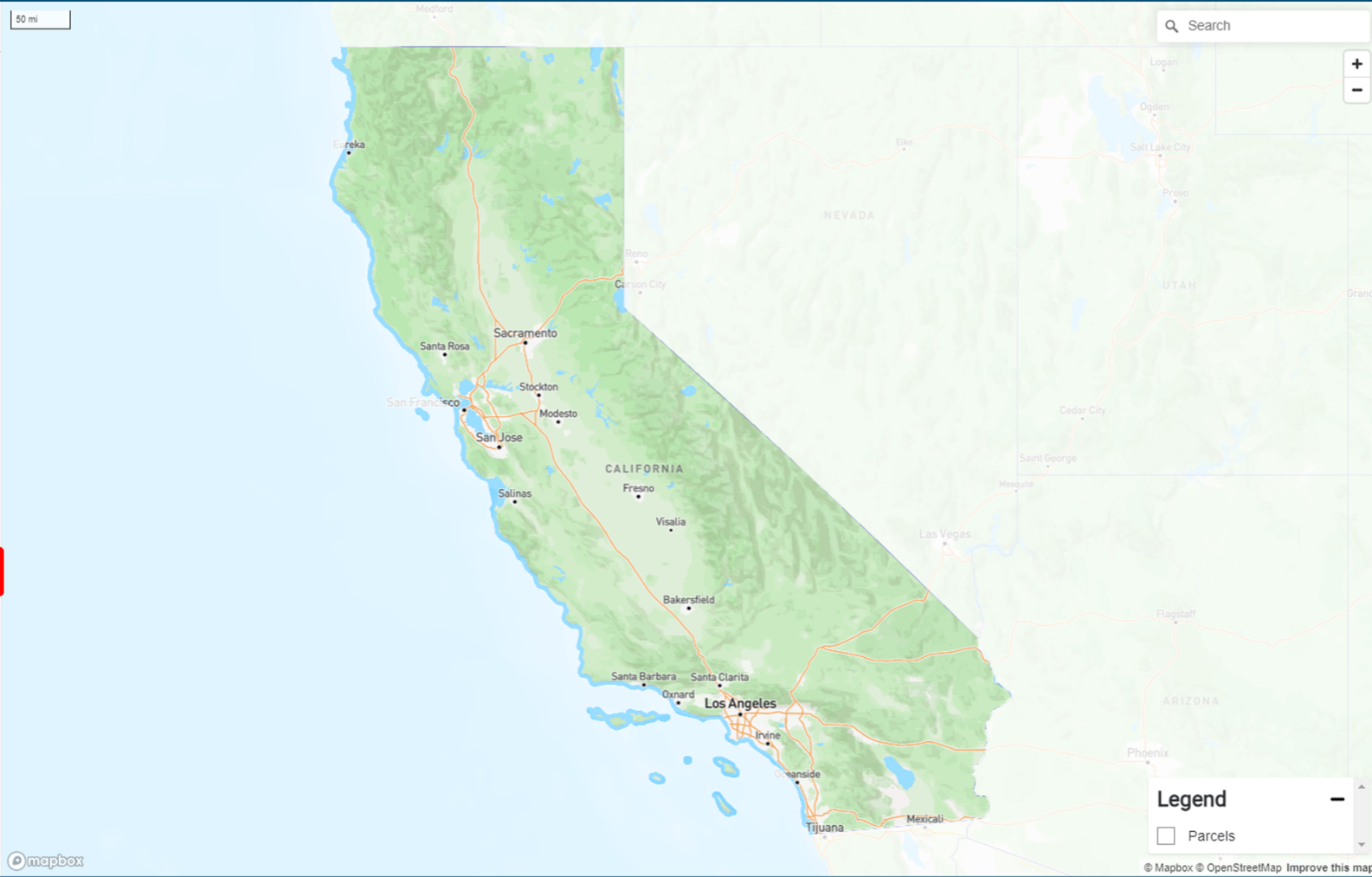
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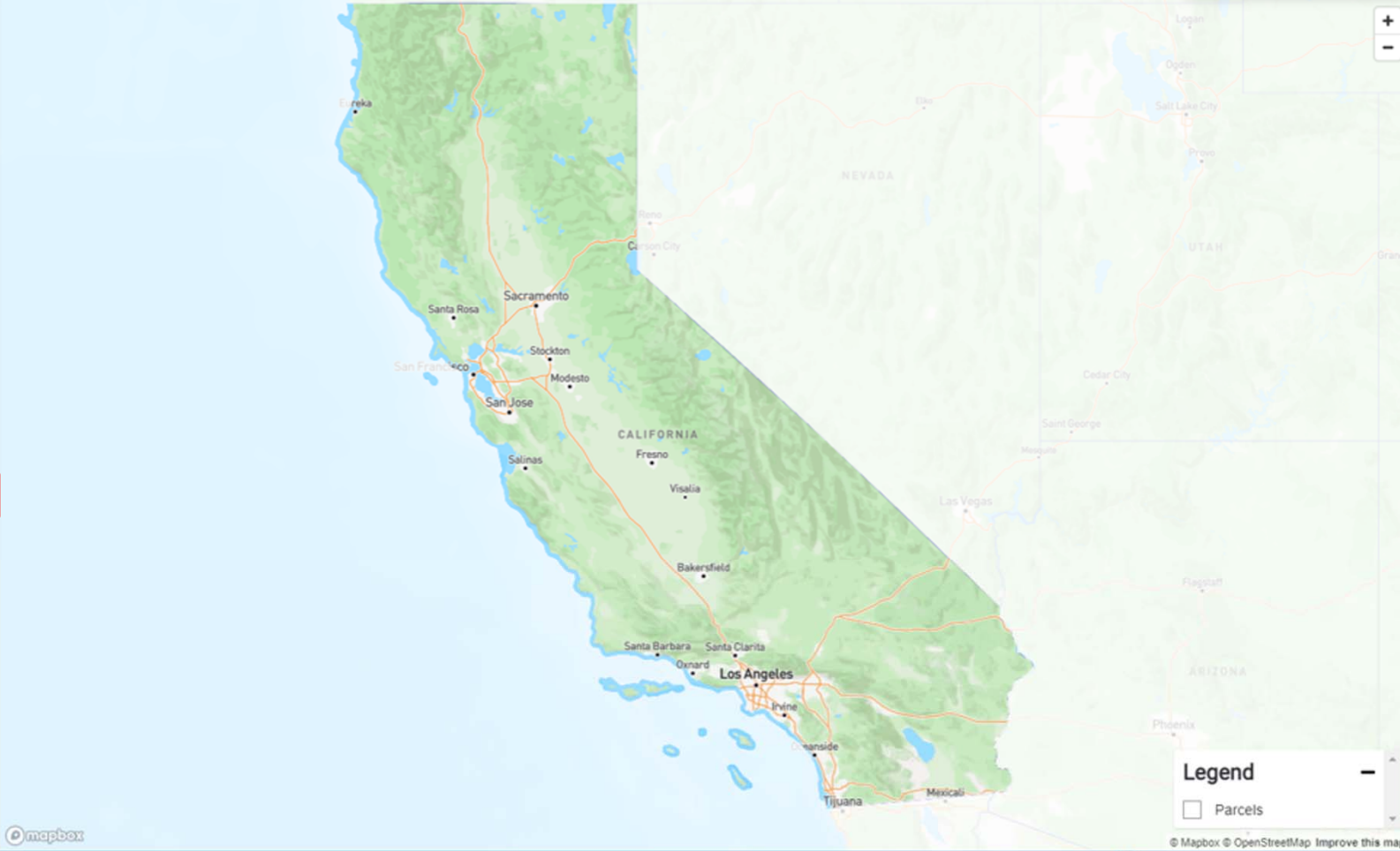
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Search



mapbox

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Select Parcels

Select parcels by choosing them from the map, searching for APN number or address, or selecting all parcels within an area.

Search by APN or Address

Select from Map

Single Box Shape

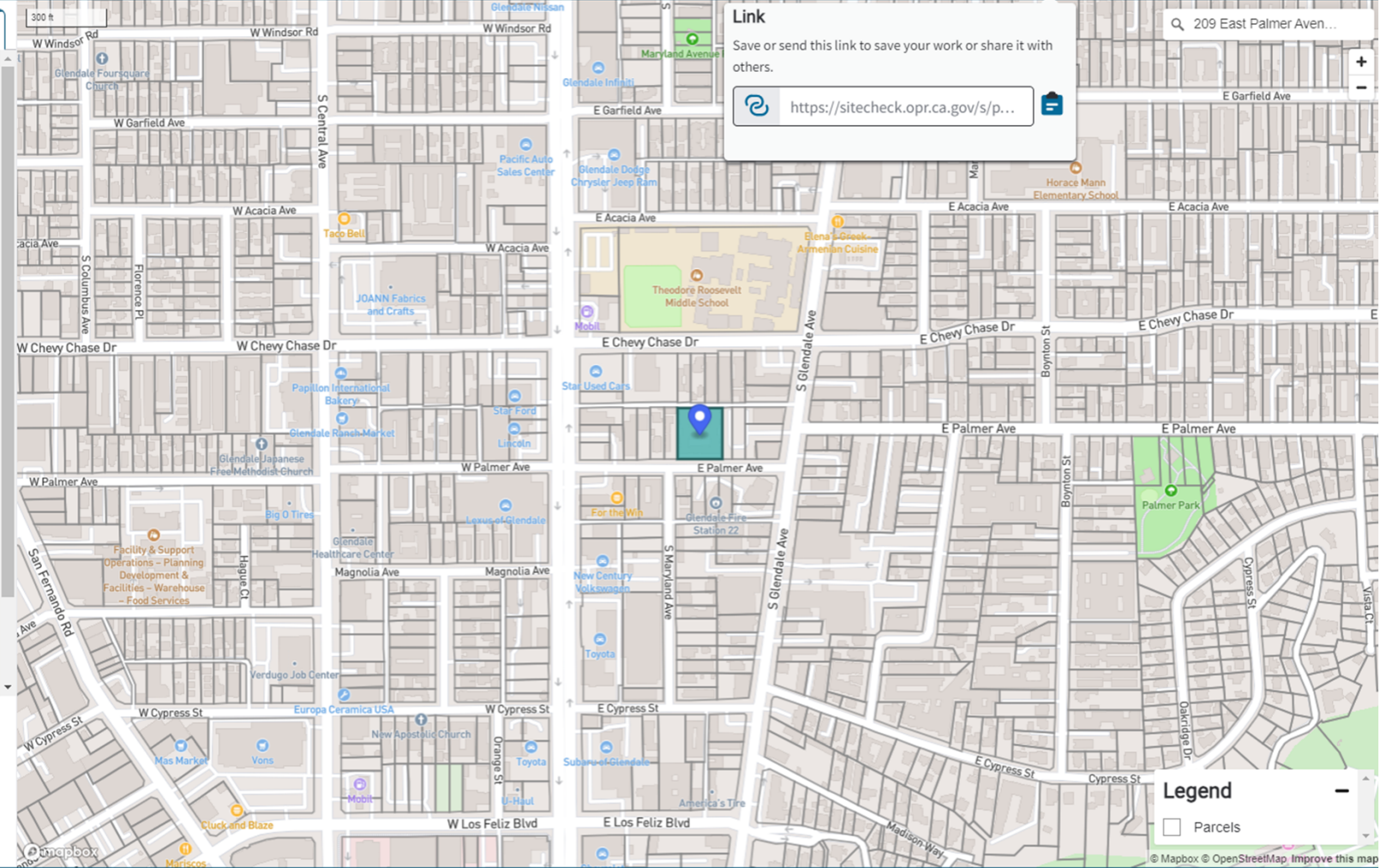
Create projects

Optionally group parcels into a project by selecting two or more parcels and clicking the add project button.

<input type="checkbox"/>	APN	Address
<input type="checkbox"/>	5640014046	209 E PALMER AVE, GLENDALE 91205

Create report

Click "Create Report" for a summary of which streamlining provisions your parcels and projects may qualify for.



Link
Save or send this link to save your work or share it with others.
<https://sitecheck.opr.ca.gov/s/p...>

Legend
 Parcels



LIVE WALKTHROUGH

Location: Bell Gardens

Please follow along online!

Link: <https://sitecheck.opr.ca.gov/>

Next Steps

- Updating existing layers
- Incorporate more contextual layers into the tool
- Explore opportunities to use the tool to clarify and streamline other processes related to housing



QUESTIONS?

Please put questions in the chat.



THANK YOU

Email: brianne.masukawa@opr.ca.gov



Overview of Recent CEQA & Housing Legislation

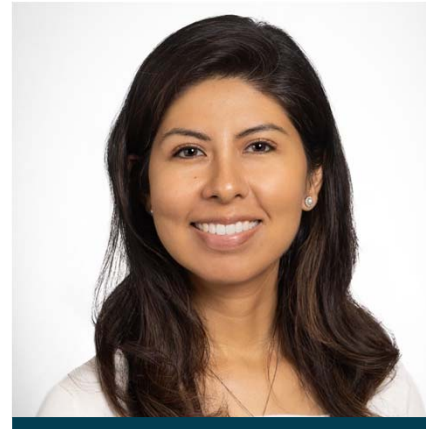
November 14, 2023

WWW.SCAG.CA.GOV

Introductions



Margaret Sohagi, Esq.



Edith Medina, MPP, PhD



Preventing CEQA Abuse Under HAA

- **AB 1633 (Ting)** - Provides that a project, located on certain sites, is “disapproved” under the Housing Accountability Act when a local agency improperly 1) fails to determine a project is exempt from CEQA or 2) fails to adopt, approve, or certify certain environmental documents for qualified housing development projects in urban areas.
- Applies to SB 35 projects w/densities > 15 du/acre in certain urbanized areas
- AB 1633 also provides that plaintiffs will not be awarded attorneys fees if the local agency acted in good faith to disapprove a housing development due to a question of law
- Amends Government Code § 65589.5
- Sunsets January 1, 2031

Procedural Changes to CEQA

- **SB 69 (Cortese)** - Requires a local agency to file a notice of determination (NOD) with the State Clearinghouse in the Office of Planning and Research (OPR), in addition to the county clerk of each county in which the project will be located. (PRC § 21152)
- **SB 149 (Caballero)** - Empowers a lead agency to deny a petitioner's request to prepare the administrative record. Lead agency waives right to cost recovery.
 - Also requires the public agency to lodge an electronic copy of the administrative record with the court and amends PRC § 21167.6(e) to specifically exclude non-substantive internal agency communications from an administrative record.

Extending Exemptions and Existing Law

SB 423 (Wiener) - Extends/Expands SB 35 as follows:

- Sunset date extended from 2026 to 2036.
- Starting January 1, 2025, extends SB 35's provisions to the Coastal Zone and provides for ministerial approval of coastal development permits that are consistent with LCP, subject to certain exceptions.
- Cities and counties now subject to SB 35 if they fail to adopt a compliant housing element.
- To be eligible for SB 35 streamlining, in jurisdictions not meeting their housing targets for above moderate-households, for-rent projects must contain at least 10% of the units affordable to very low-income households and for-sale projects must contain at least 10% of units affordable to low-income households.
- Caveat: SB 35 streamlining shall not apply in specified fire hazard zones unless sites that have adopted all applicable fire hazard mitigation measures

Extending Exemptions and Existing Law (con't)

- **AB 356 (Mathis)** - Extends, until January 1, 2029, an existing provision that waives consideration of aesthetic effects under CEQA for projects that refurbish, convert, or replace derelict buildings. (PRC §21081.3.)
- **SB 91 (Umberg)** - Eliminates a sunset date for CEQA exemptions for conversions of motels, hotels, residential hotels, or hostels to supportive or transitional housing. (PRC § 201080.5 & 21168.6.9)

Exemptions and Clarifications

- **AB 1307 (Wicks)** – Clarifies that for residential projects, the effect of noise generated by project occupants and their guests on human beings is not significant effect on the environment per CEQA. Also establishes that institutions of higher education need not consider alternative locations to residential or mixed-use housing, subject to certain requirements. (Adds PRC §21085, Effective 9/23)
- **AB 1449 (Alvarez)** – Exempts from CEQA certain 100% affordable housing subject to a recorded California Tax Credit Allocation Committee regulatory agreement that meets other specified standards related to proximity of urban uses and transit stops. (Adds PRC § 21080.40)
- **SB 406 (Cortese)** – Establishes a CEQA exemption for action taken by a local agency, HCD or HFA to provide financial assistance or insurance for low- and moderate- income residential housing.

Creating New Streamlining/Ministerial Processes

- **SB 4 (Wiener)** – “Yes in God’s Backyard” bill. Provides ministerial process for affordable housing projects on educational and religious institution owned lands.
- **SB 684 (Caballero)** - Creates ministerial subdivision process for up to 10 units on not more than 10 lots, sets minimum lot size of 600 square feet; not required to comply with minimum requirements on size, width, depth, dimensions of parcel. Prohibits removal of tenant-occupied low-income and rent-controlled housing.
- **AB 1490 (Lee)** - Provides streamlining for 100% affordable housing projects that adaptively reuses an existing residential or commercial building that allows temporary dwelling or occupancy.

Density Bonus Bills

- **AB 1287 (Alvarez)** – Amends DB law to provide more benefits to projects that provide additional very-low-, low- or moderate-income units. When maximums are met, additional bonus will be awarded. Also makes amendments to concessions/incentives.
- **SB 713 (Padilla)** – Clarifies what "development standards" means by clarifying what "regulation" means.

Accessory Dwelling Units (ADU) Bills

- **AB 976 (Ting)** – Makes permanent the existing prohibition on local government’s ability to impose “owner occupancy” on an ADU.
- **AB 1033 (Ting)** – Authorizes (but does not require) local agencies adopt local ordinances to allow ADUs to be sold separately or conveyed from the primary residence as condominiums.
- **AB 1332 (Carrillo)** – Requires local agencies to develop a program for the preapproval of ADU plans by January 1, 2025. Local agencies must maintain a website page with preapproved ADU plans and contact information of companies offering these plans.

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Take a quick 2-minute survey to help us improve future Toolbox Tuesdays!



SCAN ME