



SB 330 – Housing Crisis Act General Information

What is SB 330?

Senate Bill (SB) 330, also known as the Housing Crisis Act of 2019 (HCA) was signed into law on October 9, 2019, by Gov. Gavin Newsom, in response to California's ongoing housing crisis. HCA includes a sunset clause where the law would no longer be in effect as of January 1, 2025; however, Gov. Newsom signed SB 8 on September 16, 2021, which extended the HCA to January 1, 2030. The primary goals of the HCA are to:

- Increase residential unit development;
- Protect existing housing inventory; and
- Expedite permit processing.

Eligible Projects for SB 330 Processing

Projects that meet the following criteria are eligible for benefits afforded under SB 330:

- Residential-only developments
- Mixed-use developments where residential uses comprise at least 75% of the total floor area and nonresidential uses are limited to first-floor neighborhood commercial (small-scale stores and services primarily serving local residents) in buildings of two or more stories
- Transitional or supportive housing as defined in Government Code Sections 65582(f) and 65582(j).

Benefits of SB 330 Processing

- New, non-objective development standards established after January 1, 2020, cannot be imposed or enforced; except for new, non-objective development standards that don't reduce density or otherwise violate the Housing Crisis Act limits.
- Applicable housing development projects must receive a decision in no more than five (5) public hearings including the Planning Commission or City Council, any appeals, continued hearings, and workshops.
- Prohibits any moratorium or action that limits residential development on the project site.
- Total processing time cannot exceed 3 years from vesting date to building permit issuance (extensions available for good cause).

Step-by-Step Process

The HCA establishes a requirement for the City to implement a preliminary application process for eligible housing development projects. Applicants can choose to opt in on this process to obtain the vesting and processing benefits offered under SB 330. This process is intended to expedite the review process and lock in development standards, requirements, and fees at the time a complete preliminary application is submitted. The steps to SB 330 preliminary application process are listed below.

- 1. Preliminary Application (Notice of Intent).** The applicant submits a [Preliminary Application Pursuant to Section 65941.1](#) using the SB 330 form, including: completed application, site plan, elevations, and filing fee; the site plan shall show any water features (e.g., streams, creeks) and easements or encumbrances (as applicable).
- 2. Completeness Review (60 Days).** The City determines application completeness within 60 days of submittal. If the City does not respond within this timeframe, the application is deemed



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complete (Government Code Section 65941.1(b)). If incomplete, the City will provide written notice of missing information. The applicant has 90 days from the notice of incompleteness to submit required additional materials. Upon receipt of complete application, the City establishes the vesting date, locking in all objective development standards, fees, and processing timelines in effect at that time.

- 3. Application Submittal (180 Days).** The applicant has 180 days from vesting date to submit formal entitlement applications (Site Plan Review Application, Use Permit, Subdivision Map if applicable). Total project processing cannot exceed 3 years from vesting date to building permit issuance.

Attachments

1. Preliminary Application

Disclaimer

This informational handout and application are intended as a general summary of current state housing law (including SB 330 / SB 423) and related Government Code provisions. They do not replace or supersede the statutes themselves, implementing regulations or any guidance issued by state agencies. The City may update these materials over time to reflect changes in law or policy, and applicants are responsible for verifying that their projects comply with all applicable state and local requirements in effect at the time of application.



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SB 330 – Housing Crisis Act
Preliminary Application Pursuant to Government Code Section 65941.1

This preliminary application locks in development standards, fees, and processing timelines for eligible housing projects under the Housing Crisis Act of 2019 (SB 330). A complete application vests the project to objective standards in effect at the time of completeness determination and guarantees processing within 3 years from vesting date to building permit.

Submit with:

- ☐ Completed application form
- ☐ Site plan (showing water features/easements if applicable)
- ☐ Elevations
- ☐ Filing fee

<u>APPLICANT INFORMATION</u>	
APPLICANT NAME	PHONE NUMBER
MAILING ADDRESS	
EMAIL ADDRESS	FAX NUMBER
<u>PROPERTY OWNER INFORMATION</u>	
PROPERTY OWNER NAME	PHONE NUMBER
MAILING ADDRESS	
EMAIL ADDRESS	FAX NUMBER
<u>SITE INFORMATION</u>	
SITE ADDRESS	
ASSESSORS PARCEL NUMBER(S)	PARCEL SIZE (ACRE/SQUARE FEET)
ZONING	GENERAL PLAN LAND USE DESIGNATION
EXISTING USE OF THE PROPERTY	



ADDITIONAL SITE CONDITIONS	
Provide the number of existing residential units on the property, if they are currently occupied, and if they will be demolished.	
Is any portion of the property located within any of the following?	
Very High Fire Hazard Severity Zone (PRC §51178)	☐ Yes* ☐ No
Wetlands (USFWS Manual, Part 660 FW 2, June 21, 1993)	☐ Yes* ☐ No
Hazardous Waste Site (Gov. Code §65962.5 or H&S Code §78760 et seq.)	☐ Yes ☐ No
Flood Hazard Area (100-year flood, FEMA maps)	☐ Yes ☐ No
Delineated Earthquake Fault Zone (State Geologist maps)	☐ Yes ☐ No
Streambed/Resource subject to Fish & Game Code §1600 agreement <i>*If yes, attach site map and aerial photo showing environmental features</i>	☐ Yes* ☐ No
Are there any historic or cultural resources known to exist on the property? <i>*If yes, please describe:</i>	☐ Yes* ☐ No
Are there any species of special concern known to occur on the property? <i>*If yes, please describe:</i>	☐ Yes* ☐ No
Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way? <i>*If yes, depict easements on the site plan</i>	☐ Yes* ☐ No
SURROUNDING USES	
• North: • South: • East: • West:	
PROPOSED USE OF PROPERTY	
• Proposed Number of Residential Units: • Proposed Area of Residential Units (square feet): • Proposed Area of Non-residential Uses (square feet): • Proposed Use of Non-residential Area:	



PROPOSED PARKING

- Standard:
- Accessible/ADA:
- Electric Vehicle Charging:
- Other (e.g., bicycle parking, loading zones, etc.):

LANDSCAPING

Landscaping proposed (square feet):

ADDITIONAL PROJECT INFORMATION

Please indicate the proposed number of dwelling units by affordability. Income levels are determined as a percentage of the Fresno County Area Median Income (AMI).

Proposed Affordability Level	Number of Units
Extremely Low (< 30% AMI)	
Very Low (31% - 50% AMI)	
Low (51% - 80% AMI)	
Moderate (81% - 120% AMI)	
Above Moderate (> 120% AMI)	
Total Number of Units	
Total Number of Affordable Units (Low, Very Low, and Extremely Low)	
Total Number of Density Bonus Units	

Does the project include density bonus incentives, waivers, concessions, or parking reductions pursuant to Government Code Section 65915?

☐ Yes* ☐ No

**If yes, please describe:*

Does the project involve approvals under the Subdivision Map Act, such as a tentative parcel/tract map, a condominium map, a lot line adjustment or a certificate of compliance?

☐ Yes* ☐ No

**If yes, please describe:*



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Are there any proposed point sources of air or water pollutants?

☐ Yes* ☐ No

**If yes, please describe:*

SIGNATURES

APPLICANT/AUTHORIZED
REPRESENTATIVE

PROPERTY OWNER

Name (Printed)

Name (Printed)

Applicant/Authorized Representative
Signature

Property Owner Signature

Title (if agent)

Date

Date

OFFICE USE ONLY

APPLICATION NO: _____ DATE RECEIVED: _____

FEE RECEIPT NO: _____ FEE PAID: \$ _____ RECEIVED BY: _____