



City of Brisbane  
Community Development Dept.  
50 Park Place  
Brisbane, CA 94005  
(415) 505-2120

# SB 330 GUIDE: HOUSING CRISIS ACT OF 2019 EXPEDITED PERMITTING

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## What is Senate Bill 330 (SB 330)?

In October 2019, Governor Newsom signed into law the Housing Crisis Act of 2019 (SB 330). This bill establishes a statewide housing emergency and creates new state laws focused on the production and preservation of housing. SB 330 aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act that are in effect until January 1, 2025. SB 330 also addresses the statewide housing shortfall with new protections for existing housing and restrictions on certain zoning actions that reduce the availability of housing.

## Is my project eligible for SB 330 expedited permitting?

SB 330 expedited permitting is available to all housing development projects that require discretionary review or review and approval by the Planning Department, Zoning Administrator, Planning Commission, City Council, or other agency before an applicant can apply for a building permit. Housing development projects include any residential development, mixed use projects with a minimum of two-thirds of development square footage designated for residential use, and transitional or supportive housing projects.

## How does SB 330 expedite the permitting process?

SB 330 expedites permitting for all housing development projects in the following ways:

1. A maximum of five public hearings when a project is consistent with objective standards in place at the time an application is deemed complete; and
2. Project approval within 60 to 90 days after CEQA determination made; and
3. Determination of the project site's historical significance at the time an application is deemed complete.

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

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

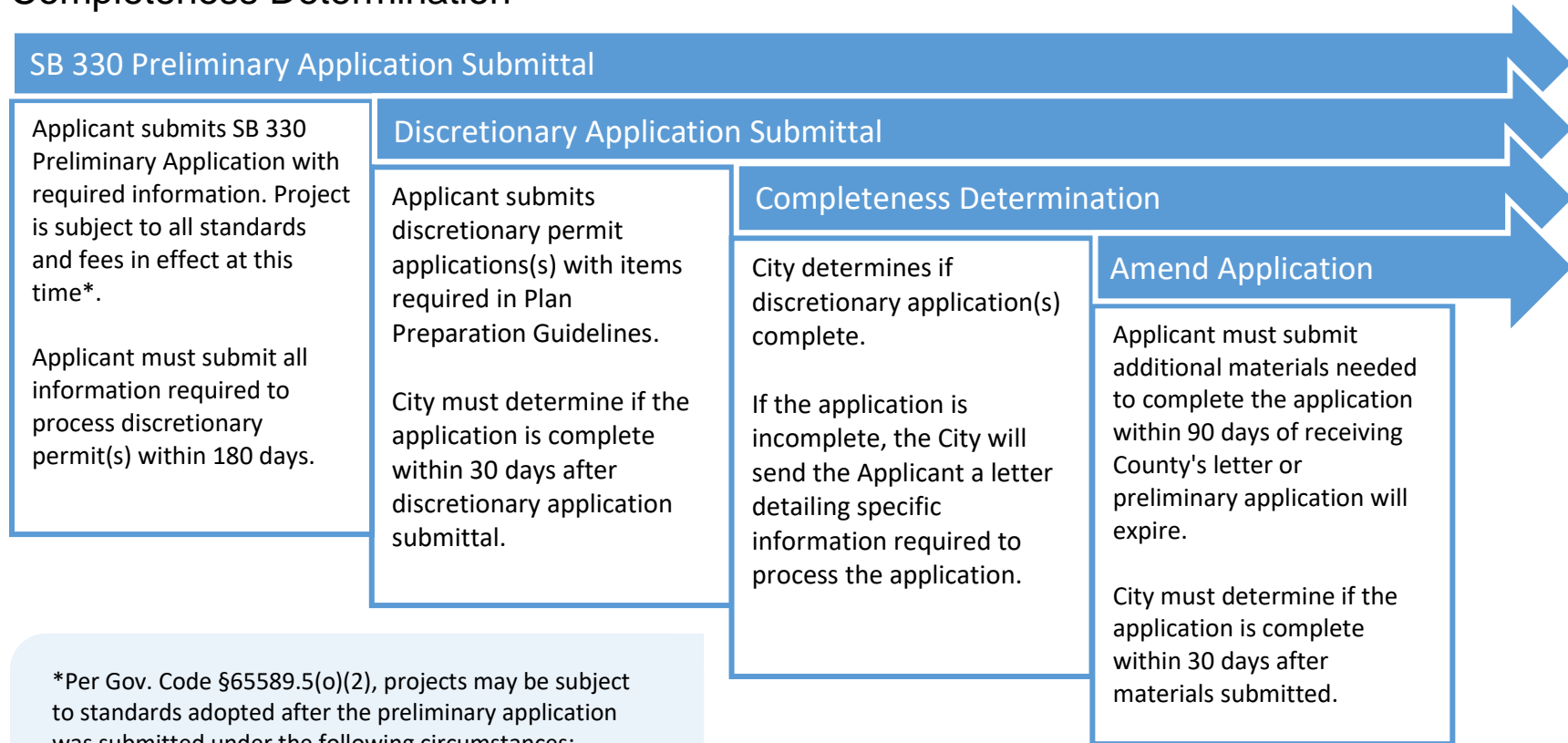
Under SB 330, housing development projects are subject only to the ordinances, policies, and standards in effect when the SB 330 Preliminary Application is submitted, including development impact fees, capacity or connection fees or charges, permit or processing fees, and any other required payments.

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

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

# SB 330 PERMITTING TIMELINES

## Completeness Determination



\*Per Gov. Code §65589.5(o)(2), projects may be subject to standards adopted after the preliminary application was submitted under the following circumstances:

- Any fee changes related to annual fee adjustments per cost index.
- Changes are necessary to mitigate or avoid specific, adverse impact upon public health or safety or under CEQA.
- Project has not started construction within 2.5 years after final approval.
- Revisions to the project result in 20% or more changes to total residential units or building area compared to preliminary application figures. The preliminary application must then be resubmitted.
- Any payments required after the building permit has received final inspection, including inspections, rent control, vacation rental bans, etc.