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Streamlined Housing Development (SB 35) Application Form

Applicant Information

Applicant Name: _____

Company/Organization (if applicable): _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Property Information

Project Name (if any): _____

Project Address: _____

Assessor's Parcel Number(s): _____

Total Site Area (acres/sq. ft.): _____

Project Description

Total Number of Units: _____

Number of Affordable Units: _____

Type (Rental / Ownership): _____

Residential Square Footage: _____ sq. ft.

Nonresidential Square Footage (if applicable): _____ sq. ft.

Number of Stories / Building Height: _____

Parking Provided: _____ spaces

Attach detailed site plan, floor plans, elevations, and landscape plan.

SB 35 Eligibility Certification

- The project is a multifamily housing development with at least two units.
- At least two-thirds of the square footage is designated for residential use.
- The project complies with objective zoning, land use, and design standards under the Indio General Plan 2040, UDC, and applicable Specific Plans.
- The site is a legal parcel within Indio city limits and located in an urbanized area or cluster.
- The project qualifies as urban infill ($\geq 75\%$ of perimeter adjoins urban uses).
- The project meets the affordability requirements under Government Code §65913.4(a)(3).
- The project site is not excluded under SB 35 (coastal zone, farmland, wetlands, conservation land, historic structures, mobilehome parks, etc.).
- The project complies with all labor standards (prevailing wage, skilled and trained workforce if applicable).

Attach the completed Eligibility Checklist for verification.

Required Attachments

- Completed SB 35 Eligibility Checklist
- Preliminary Application (Notice of Intent, per Gov. Code §65941.1)
- Site Plan, Floor Plans, Elevations, Landscape Plan
- Project Narrative (consistency with objective standards)
- Affordability documentation (unit mix, deed restrictions draft, etc.)
- Labor compliance certification (if applicable)
- Environmental / site reports (if applicable)

Signatures

I declare under penalty of perjury that the foregoing is true and correct, and that this project complies with the requirements of Government Code §65913.4.

Applicant Signature: _____ Date: _____

Print Name: _____

Property Owner Signature (if different): _____ Date: _____

Print Name: _____



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SB 35 Eligibility Checklist

Eligibility Requirements

Explain how the proposed project meets each section.

Number and Type of Units: Project must be a multifamily housing development with at least two residential units.

Legal Parcel: Site must be a legal parcel located within Indio city limits and in an urbanized area or urban cluster.

Urban Infill: At least 75% of the site perimeter must adjoin parcels developed with urban uses (residential, commercial, institutional, transit, or retail).

Residential Use: At least two-thirds of total square footage designated for residential use (excluding basements/underground parking).

Zoning and General Plan: Site must be zoned or designated for residential or residential mixed-use consistent with the Indio General Plan 2040 and Unified Development Code.

Affordability: If more than 10 units proposed, project must dedicate the required share of units as affordable consistent with Government Code §65913.4(a)(3).

Covenant: If more than 10 units, applicant must record a covenant ensuring affordability for 55 years (rental) or 45 years (ownership).

Table 2: Sites Excluded

Not located in the Coastal Zone (unless allowed by state law).

Not located on prime farmland or farmland of statewide importance.

Not located on wetlands.

Not within an adopted natural community conservation plan or habitat conservation plan.

Not habitat for protected species or under conservation easement.

No demolition of existing affordable or rent-controlled housing, or housing occupied in past 10 years.

No demolition of historic structures listed on local, state, or federal registers.

Not within a mobile-home park governed by state law.

Table 3: Sites Excluded Unless Standards Met

Very High Fire Hazard Severity Zone: Allowed only if fire hazard mitigation measures adopted per state/local standards.

Hazardous Waste Site: Allowed only if cleared by DTSC or other authority for residential use.

Earthquake Fault Zone: Allowed only if compliant with seismic building code standards.

Special Flood Hazard Area (100-year flood): Allowed only with FEMA Letter of Map Revision or NFIP compliance.

Regulatory Floodway: Allowed only with FEMA no-rise certification.

Table 4: Labor Standards

Prevailing Wage: For projects with 10+ units, certify compliance with prevailing wage requirements per Government Code §65913.4(a)(8)(A).



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Labor Standards for 50+ Units: Meet additional standards under Government Code §65913.4(a)(8)(E).

Skilled and Trained Workforce: For projects over 85 feet in height, comply with workforce requirements per Government Code §65913.4(a)(8)(F).

Consistency with Objective Standards

Provide documentation showing consistency with all objective General Plan, Specific Plan, UDC, subdivision, design review, and inclusionary housing standards applicable to the site.