



# Breaking Down Senate Bill 330

Megan Quinn


Project Manager / Municipal + District Finance


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Senate Bill 330 (SB330), known as the “Housing Crisis Act of 2019,” was signed into law in October 2019 with the goal of expediting residential construction in California. It will remain in effect until January 1, 2025, unless extended.


Under the law, housing development projects are subject to only those ordinances, policies, and standards in effect when they submit their preliminary application. “Housing development” is defined to include residential projects, mixed-use projects with two-thirds of the square footage dedicated to residential units, and transitional or supportive housing projects.


## SB330 effectively has five major components affecting housing development. The law:

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Limits a jurisdiction’s ability to disapprove projects that meet current zoning and general plan requirements
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Prevents jurisdictions from increasing fees after a project application is submitted
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Limits a city or county to a maximum of five public hearings on a proposed project
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Creates a permit streamlining process that requires a detailed outline of the project approval process and expedites timelines
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Prevents cities and counties from creating building limits


On disapprovals, jurisdictions are limited in their ability to disapprove or condition to the point of infeasibility any project for very low, low, or moderate-income households or for an emergency shelter if the project complies with the city’s zoning ordinance and general plan. Jurisdictions carry the burden to prove their basis of disapproval. SB330 also requires fines for violations to be at least \$10,000 per housing unit as of the date of application.

Further, jurisdictions can no longer modify planning or zoning or impose other conditions on a project after developers submit the complete application. This limits jurisdictions’ ability to increase fees after an application is “deemed complete” but allows increases if they are called for over time in the resolution or ordinance establishing the fee.

## Deemed Complete


**1**

An application “deemed complete” means it meets all requirements specified in the relevant list compiled pursuant to **Section 65940** of the Government Code that was available at the time of submission.



**2**

Housing developments receive this designation by **paying the required processing fees and...**



**3**

**Providing specified information regarding:**

- Site characteristics
- The planned project
- Certain environmental concerns
- Facts related to any potential density bonus
- Certain coastal zone-specific concerns
- The number of units to be demolished
- The location of recorded public easements

**4**

**SB330 caps the number of possible hearings at five** for a project that complied with the general plan and zoning code objective standards when its application was deemed complete. **“Hearing” is broadly defined to include** any workshop or meeting of a board, commission, council, department, or subcommittee.

The Permit Streamlining Act requires each state and local agency to create and make easily available a detailed checklist specifying the information required to complete a development application. Agencies must also provide a thorough description of any items missing from an application. The law shortens a public agency’s timeline to approve or disapprove a project from 120 to 90 days of EIR certification, or 60 days for low-income projects seeking tax credits or other public funding.

This bill also restricts a city or county’s ability to modify zoning to a less intensive use than is outlined in the general plan or specific plan. Any modifications made after January 1, 2018 are unenforceable. Jurisdictions are not allowed to impose a moratorium or permit limit on housing development within all or a portion of the city or county unless that limit was in place before 2005. Cities and counties are not allowed to impose or enforce new design standards that are not objective after January 1, 2020.

To learn more about SB330 and what it means for your jurisdiction, contact [Megan Quinn](#).



### About the Author

Megan Quinn specializes in guiding clients through municipal funding challenges. With over 13 years in the field, she’s a leading expert at creating solutions related to public finance, real estate economics, land use planning, and financial analysis.

Megan has helped multiple public and private entities identify financing structures to fund both infrastructure and operations. The knowledge and experience she’s gained from these diverse projects inform her work on a range of economic and policy analyses for small- and large-scale projects spanning urban, suburban, and rural settings at the local, regional, and statewide levels.

## Megan Quinn

Project Manager / Municipal + District Finance

[Megan.Quinn@WeAreHarris.com](mailto:Megan.Quinn@WeAreHarris.com) / 916.306.5704