

MINISTERIAL APPROVAL OF INFILL HOUSING





BACKGROUND

- ❑ **Housing Supply & Cost**

- ❑ **State of California**

- ❑ **SB 35**

- ❑ **City of Sacramento**

- ❑ **Ministerial Approval of Infill Housing**

- ❑ **Other Efforts**

PLANNING REVIEW

□ 3 Review Options:

□ Discretionary

□ 1. City's

□ Ministerial

□ 2. California's

□ 3. City's

MINISTERIAL PERMITS

- Planning Approval
- Objective Standards
- No CEQA or Public Hearings
- Mixed-Use
- Deemed Approval

BENEFITS OF MINISTERIAL PERMITS

- ❑ Expedited planning approval process
- ❑ Certainty & clarity of planning process; reduced development risk
- ❑ Lowered cost of building housing (CEQA & carrying costs)

ELIGIBLE INFILL PROJECTS

California

Number of Housing Units

2 + Units (No Maximum)

Affordability Requirements

2-10 Units: None

11+ Units: 10%

Prevailing Wage

Required for 11+ Units

Parking

½ mile from transit

Architecture / Historic

One space per unit cap

Sacramento

2 – 200 Units

None

None

None

None

INELIGIBLE INFILL PROJECTS

California

Sacramento

Historic Districts

Yes

No

Demolition Considerations

10 Years

1 Year

Environmental Considerations

Beyond State Requirements

**1,000 feet of
landfill**

PUD



**OTHER CITY OF
SACRAMENTO
EFFORTS**

**Reduced Parking
Requirements**

Impact Fees

**Streamlined
Approval**

Density Bonus

THANK YOU



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