MINISTERIAL APPROVAL OF INFILL HOUSING
- Housing Supply & Cost
- State of California
  - SB 35
- City of Sacramento
  - Ministerial Approval of Infill Housing
  - Other Efforts
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)
<table>
<thead>
<tr>
<th>California</th>
<th>Sacramento</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of Housing Units</strong></td>
<td><strong>2 – 200 Units</strong></td>
</tr>
<tr>
<td>2 + Units (No Maximum)</td>
<td>None</td>
</tr>
<tr>
<td><strong>Affordability Requirements</strong></td>
<td>None</td>
</tr>
<tr>
<td>2-10 Units: None</td>
<td>None</td>
</tr>
<tr>
<td>11+ Units: 10%</td>
<td>None</td>
</tr>
<tr>
<td><strong>Prevailing Wage</strong></td>
<td>None</td>
</tr>
<tr>
<td>Required for 11+ Units</td>
<td>None</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>None</td>
</tr>
<tr>
<td>½ mile from transit</td>
<td>None</td>
</tr>
<tr>
<td><strong>Architecture / Historic</strong></td>
<td>None</td>
</tr>
<tr>
<td>One space per unit cap</td>
<td>None</td>
</tr>
</tbody>
</table>
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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