



Community Development and Infrastructure – Planning Division

Application 241360

Proposal to construct a six-story multifamily building containing 105 residential units and six affordable units.

Requires approval of a Site Development Permit pursuant to SB 330 and Builder's Remedy (Gov Code §65589.5) and Density Bonus pursuant to Government Code Section 65915.

The project site is located at 3500 Paul Sweet Road in Live Oak.

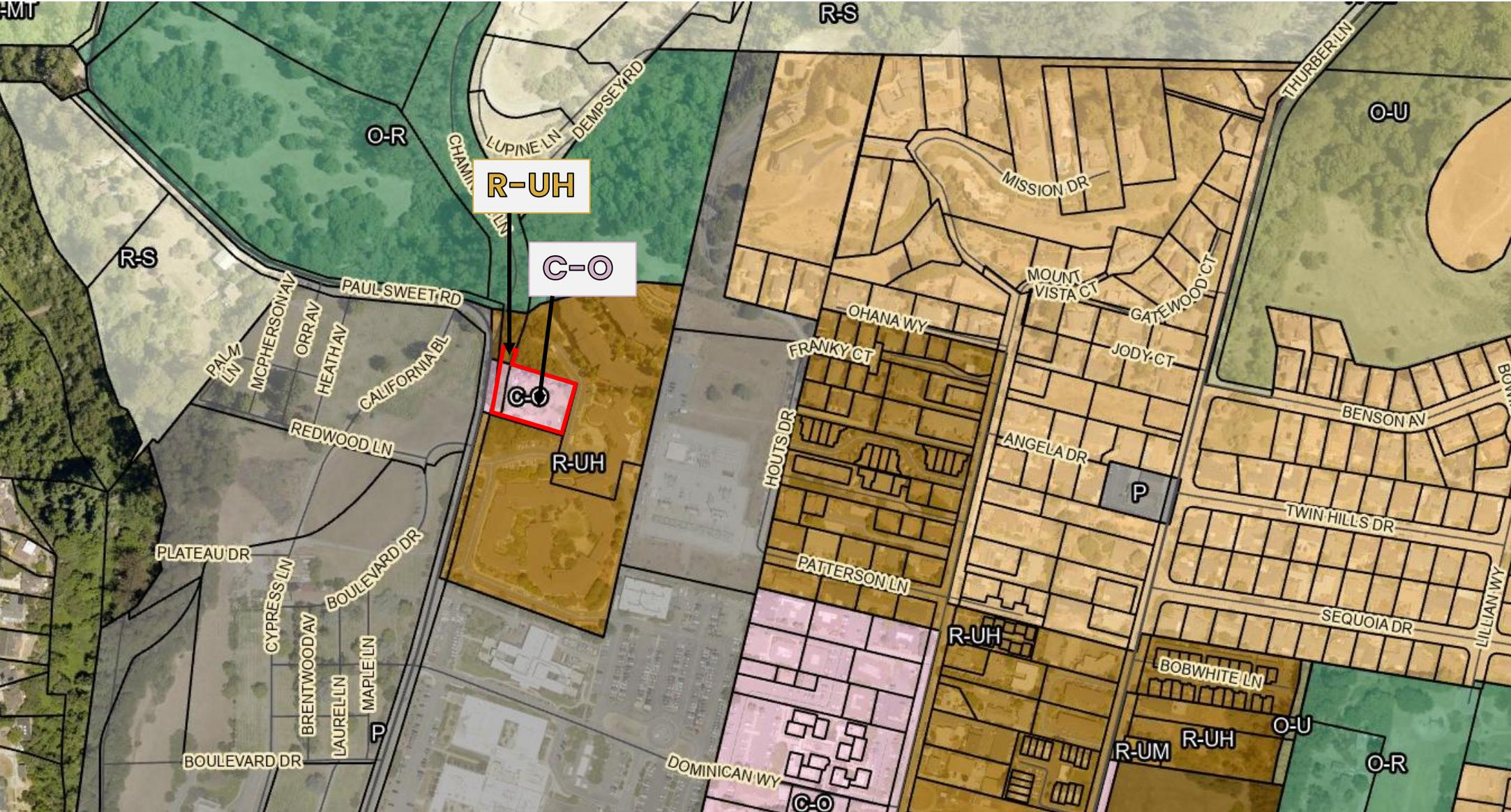
APN: 025-013-37

Project Applicant/Owner: Workbench

Project Site – Focused Overview



General Plan Land Use Map



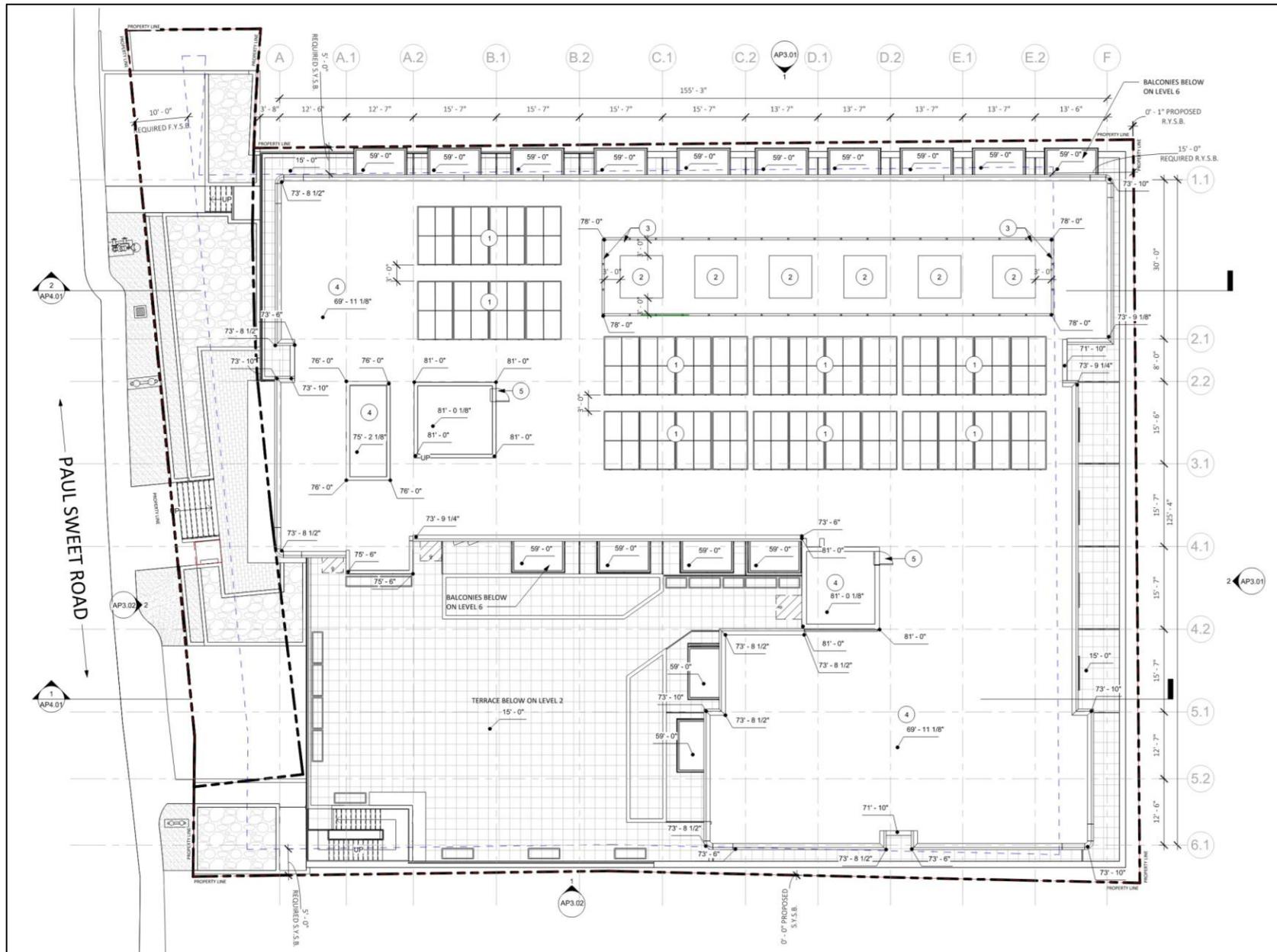
Site & Vicinity Photographs – Paul Sweet Road Frontage – Looking North



Site & Vicinity Photographs – Paul Sweet Road Frontage – Looking South



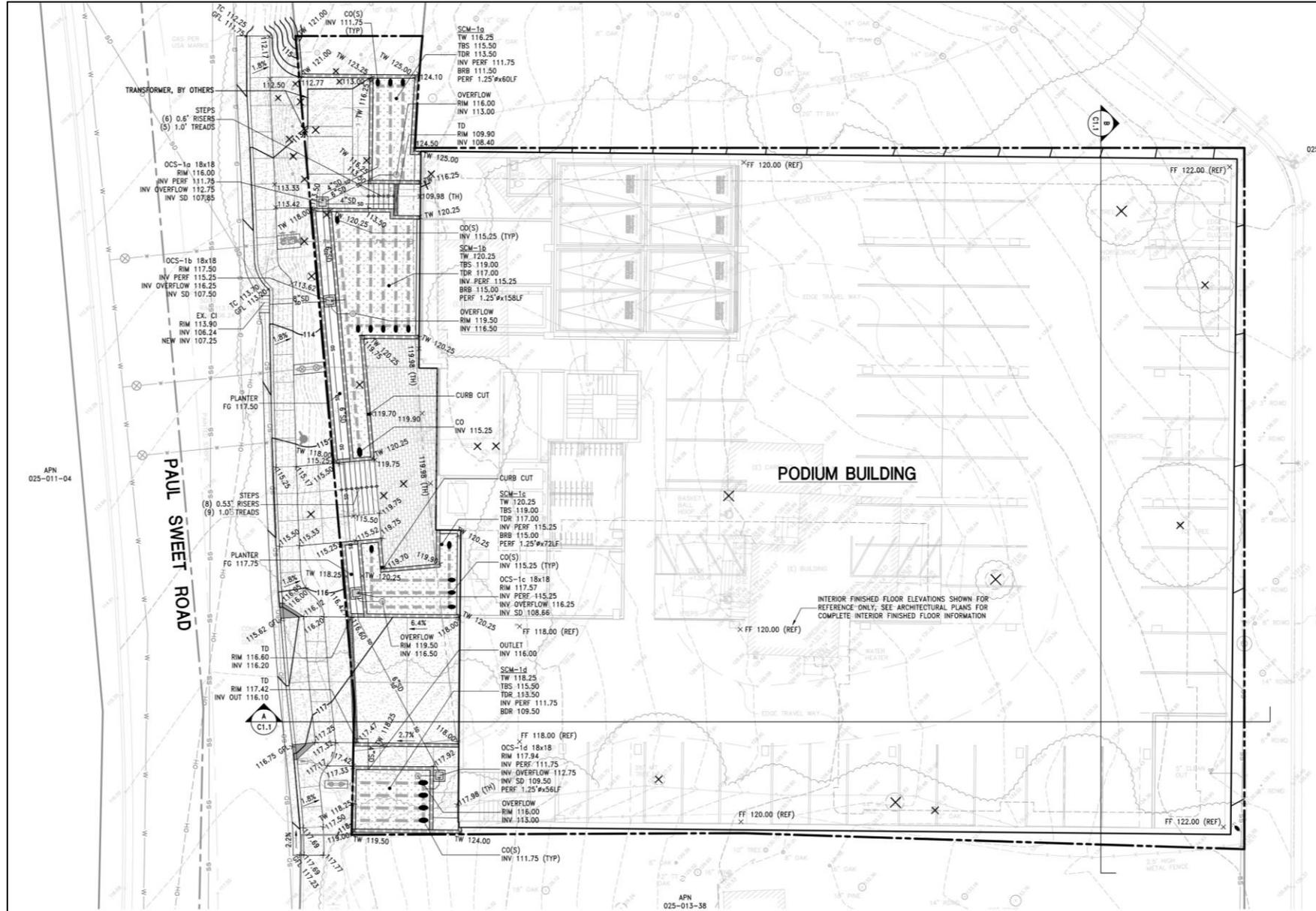
Site Plan / Roof Plan – AP1.04



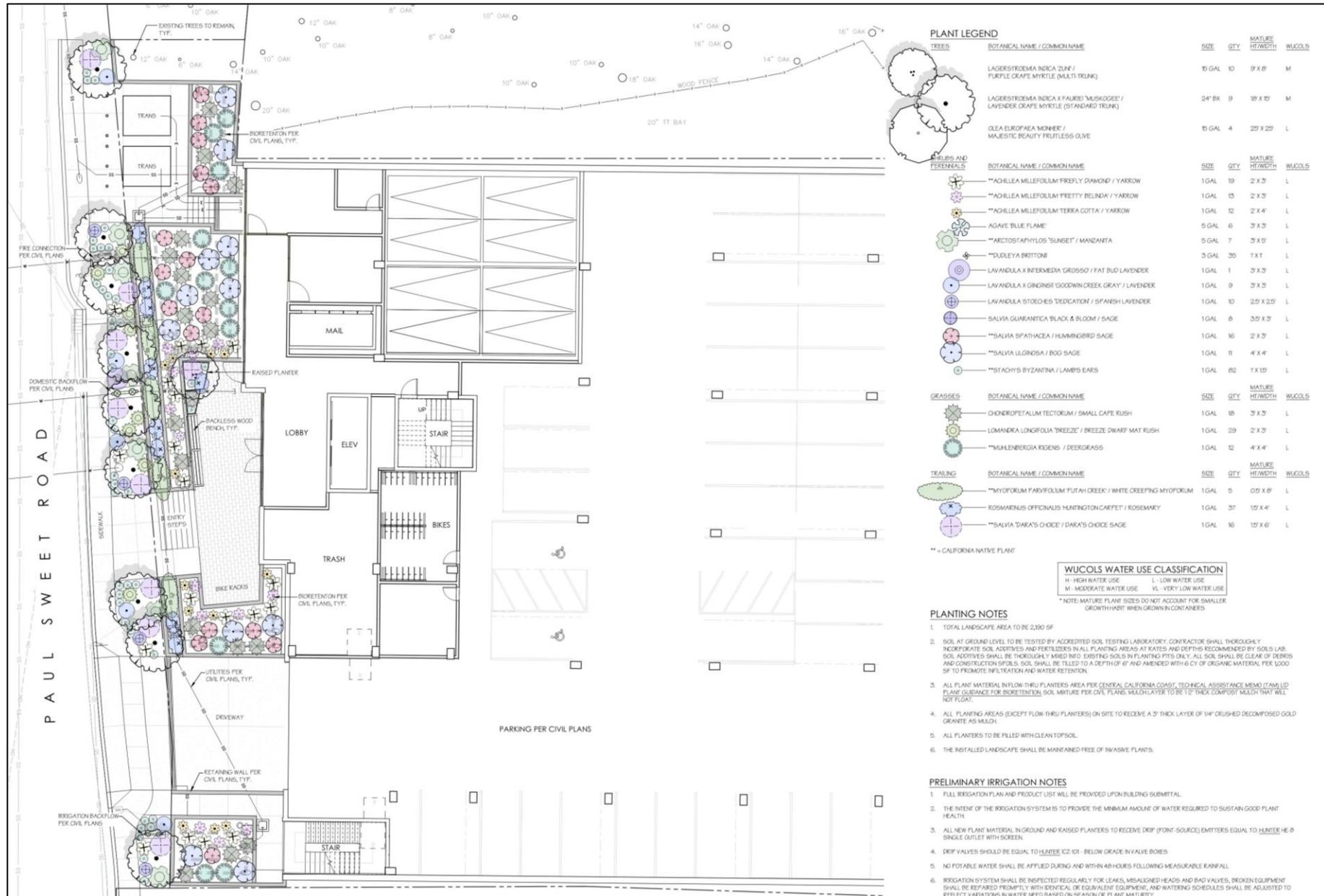
Elevations- AP3.02



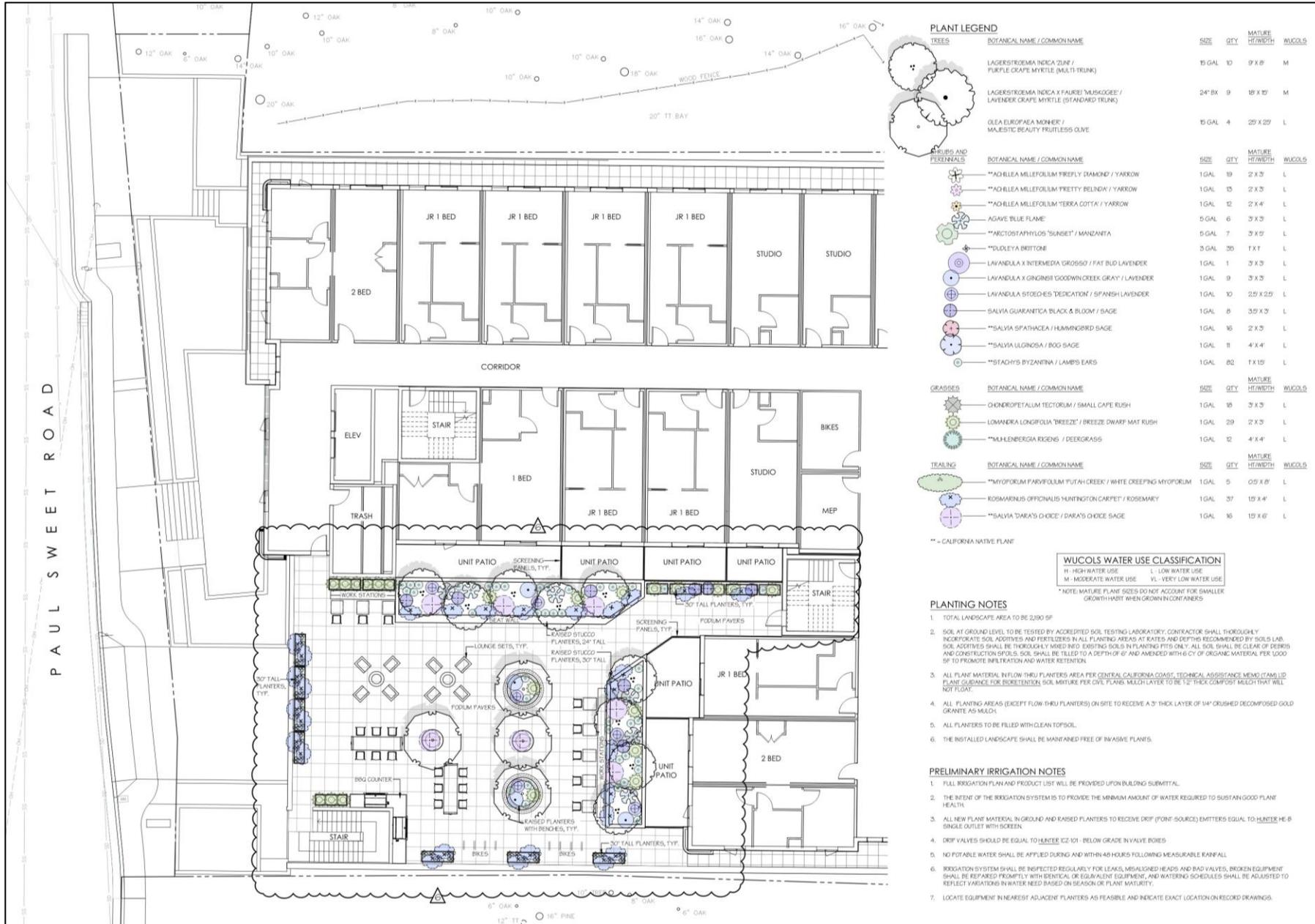
Improvement Plan - C1.0



Landscape Plan - L1.1



Landscape Plan - L1.2



Builder's Remedy 2.0

- Project vested on April 9, 2024 / April 22, 2024, via SB 330, prior to certification of County's 2023 Housing Element, allowing developers to qualify for the Builder's Remedy.
- Housing Accountability Act (Gov. Code §65589.5) - *the local jurisdiction cannot disapprove the project on the basis that it does not comply with the County's General Plan and Zoning Ordinance.*
- "Builder's Remedy 2.0" became effective on January 1st, 2025, reforming "Builder's Remedy 1.0".
- The Project elects for Builder's Remedy 2.0, meeting key provisions:
 - Density (Base Density) is within Density Maximum (3x General Plan Density)
 - Provides at least 7% units affordable to extremely low-income households
 - Meets Objective Standards and/or applies concessions and waivers

Density Bonus

- Base density: 79 base units
- 79 base units + 26 density bonus units brings total density to 105 units.
- 6 of the base units will be affordable (ELI)
- Number of units proposed = 105 units
- Project qualifies for 4 incentives or concessions
- Project qualifies for unlimited waivers

Review of Concessions and Waivers

- **The County must grant the concession/incentive or waiver** unless it makes written findings that:
 - The concession/ incentive does not result in identifiable and actual cost reductions;
 - The concession/incentive or waiver would cause a *specific, adverse impact* upon public health, safety or on any property listed in the California Register of Historic Resources; or
 - The concession/incentive or waiver would be contrary to state or federal law.
- A **“specific, adverse impact”** means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Gov. Code § 65589.5(j)(1)(A).)

Environmental Review – PRC 21080.66

- The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (via AB 130 and SB 131).
- This a statutory exemption from CEQA for all aspects of a qualifying “housing development project,” including any permits and public improvements required for the project.
- This new exemption offers broader eligibility and fewer barriers for qualifying projects than the existing infill exemptions.
- There are no “exceptions” to the exemption.
- As detailed in the Notice of Exemption (Exhibit A), pursuant to PRC Section 21080.66, no further environmental analysis is required.

Edits to Published Staff Report

- Memo of recommended revisions to staff report forwarded to the Planning Commission
 - Revised indemnification language for Condition of Approval V to comply with AB 712
 - Per the Applicant's Letter (Workbench, January 12, 2026), the Applicant revised their parking concession from zero to 68 spaces
 - Per the Applicant's Letter (Workbench, January 12, 2026), the Applicant added new concession eliminating the tree replacement requirement – strike Conditions of Approval II.F.4. and II.F.5.

Conclusion

- Deny waiver request in-part to reduce the number of parking spaces below what is required by State Density Bonus Law, as the project shall instead utilize a concession to reduce the number of required parking spaces; however, grant the waiver for all other County parking standards.
- Grant remaining concession and waiver requests.
- Determine that the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66.
- Approve Application Number 241360, based on the findings and conditions attached to the staff report.



A: VIEW FROM PAUL SWEET ROAD



B: SOUTH ELEVATION VIEW FROM DOMINICAN OAKS



C: VIEW FROM ADJACENT PROPERTY

