City of Santa Clarita
Community Development
Planning Division
23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355

Official Use Only

# HOUSING CRISIS ACT of 2019 – SB 330

# PRELIMINARY APPLICATION FORM

## GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units; (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, is deemed to have submitted a preliminary application upon provision of the information listed in this Preliminary Application form and payment of the permit processing fee to the City.

After submitting this Preliminary Application to the City, an applicant has 180 days to submit a full application or the Preliminary Application will expire. If the City determines that the full application is incomplete, the applicant has 90 days after receiving written notice to provide the missing information to preserve the Preliminary Application.

**Submittal Date Stamp**[*1,2]**:**

[*1]Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65589.5(o) are triggered.

[*2]Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

## INTENT

Is this a notice of intent for streamlined ministerial approval under SB 35?

YES* ☐ NO ☐

**If yes, the City must initiate the tribal notice and consultation process required by law.*

**If a public meeting is required for the project, the City must hold the public meeting before the SB 35 application is submitted.*

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.

2. After submittal of all of the information required, if the development proponent revises the project such that the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the development proponent must resubmit the required information so that it reflects the revisions.

## SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

   Street Address _____Unit/Space Number _____

   Legal Description (Lot, Block, Tract) Attached? YES ☐ NO ☐

   | |
   |---|
   | |

   Assessor Parcel Number(s) _____

2. **EXISTING USES -** The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

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3. **SITE PLAN -** A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

   Attached? YES ☐ NO ☐

4. **ELEVATIONS -** Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

   Attached? YES ☐ NO ☐

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

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   |---|
   | |

a. **RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

| | Number of Units |
|---|---|
| Market Rate | |
| Managers Unit(s) – Market Rate | |
| Extremely Low Income | |
| Very Low Income | |
| Low Income | |
| Moderate Income | |
| Total No. of Units | |
| Total No. of Affordable Units | |
| Total No. of Density Bonus Units | |

Other notes on units:

| |
|---|
| |

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

| | **Residential** | **Nonresidential** | **Total** |
|---|---|---|---|
| **Floor Area (Zoning)** | | | |
| **Square Footage of Construction** | | | |

7. **PARKING -** The proposed number of parking spaces:

| |
|---|
| |

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code § 65915?[1]

YES ☐ NO ☐

If "YES," please describe:

| |
|---|
| |

[1] Unless otherwise indicated, citations will be to the California Government Code.

9. **SUBDIVISION –** Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES ☐ NO ☐

If "YES," please describe:

| |
|---|
| |

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES ☐ NO ☐

If "YES," please describe:

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| |

11. **EXISTING SITE CONDITIONS –** Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

| | Occupied Residential Units | Unoccupied Residential Units | Total Residential Units |
|---|---|---|---|
| **Existing** | | | |
| **To Be Demolished** | | | |

12. **ADDITIONAL SITE CONDITIONS –**

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES ☐ NO ☐

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES ☐ NO ☐

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code § 78760 et seq.?

YES ☐ NO ☐

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES ☐ NO ☐

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES ☐ NO ☐

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES ☐ NO ☐

If "YES" to any, please describe:

b. Does the project site contain any known historic and/or cultural resources?

YES ☐ NO ☐

If "YES," please describe:

c. Does the project site contain any species of special concern known to occur on the property?

YES ☐ NO ☐

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES ☐ NO ☐

If "YES," please describe:

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES ☐ NO ☐

If "YES," please describe and depict in attached site map:

13. **COASTAL ZONE -** For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES ☐ NO ☐

b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES ☐ NO ☐

c. A tsunami run-up zone. YES ☐ NO ☐

d. Use of the site for public access to or along the coast. YES ☐ NO ☐

14. **PROJECT TEAM INFORMATION -** The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

**Applicant's Name** _____

Company/Firm _____

Address _____Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

**Property Owner of Record** ☐ Same as applicant ☐ Different from applicant

Name (if different from applicant) _____

Address _____Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

**Optional: Agent/Representative Name** _____

Company/Firm _____

Address _____Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

**Optional: Other** (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: ☐ Owner ☐ Applicant ☐ Agent/Representative ☐ Other

## PROPERTY OWNER AFFIDAVIT

If the applicant does not own the property, the property owner or an authorized representative must provide written consent to submit the Preliminary Application. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, an authorized representative may provide consent on behalf of the property owner.

- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners, unless an authorized representative provides consent on their behalf.

1. I hereby certify that I am the owner of record of the herein previously described property located in _____ which is involved in this Preliminary Application, or am authorized to sign on behalf of the property owner.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the City of Santa Clarita for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed submitted, subject to applicable exceptions under California law.
3. Further, I understand that if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the required preliminary application information must be resubmitted to reflect the revisions. I also understand that this Preliminary Application will expire if an application requesting approval of an entitlement is not filed with the City of Santa Clarita within 180 days of the date the Preliminary Application is submitted, subject to the applicable deadlines for providing missing information.
4. By my signature below, I certify that the foregoing statements are true and correct.

| | | | |
|---|---|---|---|
| Signature | _____ | Signature | _____ |
| Printed Name | _____ | Printed Name | _____ |
| Date | _____ | Date | _____ |