



PRELIMINARY REVIEW APPLICATION SB 330 – Housing Project

PURPOSE

This form is for the submittal of a Preliminary Review Application for a housing development project seeking vesting rights pursuant to Senate Bill 330 (SB 330), The Housing Crisis Act of 2019.

GENERAL INFORMATION

Under SB 330, a “housing development project” is a use consisting of any of the following:

- Residential units only;
- Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; and transitional or supporting housing.

A Planning Application must be submitted within 180 days of the Preliminary Application. Please contact the Department of Environmental Services/Planning Division at (805) 583-6769 for any questions regarding this application, required materials or if you are unsure if your proposed development will fall under SB 330, The Housing Crisis Act of 2019.

SUBMITTAL REQUIREMENTS

- Preliminary Review Application Sheet
- Application Fee
- 20 full-sized color copies of site exhibits/documentation (6 copies of any elevations or floor plans). There are no specific types of exhibits required, however the materials submitted should be sufficient to provide a comprehensive overview of the proposed project. All exhibits must be folded to 8.5”x11”.
- 5 digital sets of all site exhibits/documentation on CDs or USB Flash Drives

SUBMITTAL CONDITIONS

1. After submittal of all of the information required by Preliminary Review Application Checklist, if the applicant revises the project such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the application materials will need to be updated to reflect the changes. For purposes of this subdivision, “square footage of construction” means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).
2. Within 180 calendar days after submitting a preliminary application with all of the information required by the Preliminary Review Application Checklist, an application shall be submitted that includes all of the information required to process the development application consistent with California Government Code Sections 65940, 65941, and 65941.5.
3. If the public agency determines that the application for the development project is not complete pursuant to California Government Code Section 65943, the applicant shall submit the requested information within 90 days of receiving the City’s written identification of the necessary information to deem the application complete. If the applicant does not submit this information within the 90-day period, then the preliminary review application will expire and have no further force or effect.

ACKNOWLEDGMENT

The undersigned is hereby informed, and acknowledges having been so informed, of the following:

- 1. All City-issued permits and approvals are issued pursuant to the authority and subject to the requirements contained in Federal, State, County, Special District, and City codes, and in accordance with written policies and procedures adopted by the City Council, and subject to specific written conditions and exactions applicable to the request;
- 2. Statements or representations by City Employees concerning the foregoing requests, codes, policies, standards, and procedures are believed to be accurate; however, such accuracy is not guaranteed. Applicants are advised to refer directly to the codes and written policies and procedures applicable to the request. It is expressly understood that the decision-making body(ies) are not bound by staff recommendations but that they may exercise their sole and full discretion concerning the request;
- 3. Conditions imposed upon development approvals do not constitute contractual consideration, but are imposed by the City for the sole purpose of ensuring compliance with all applicable standards and for the protection and promotion of the public health, safety, and welfare.

CERTIFICATION

An application may be filed only by all of the owner(s) of the property or by a person authorized by the property owner(s).

I/we _____ hereby certify, under penalty of perjury, that I/we am/are the Property Owner(s) or authorized to make this application by the Property Owner(s). I/we further certify that this application has been prepared in compliance with the requirements of the Simi Valley Municipal Code, that the materials are being submitted as a Preliminary Review application, and that the statements and information above referred to are, to the best of my/our knowledge and belief, in all respects true and correct.

Signature _____ Name _____

Mailing Address _____

Signature _____ Name _____

Mailing Address _____

(Attach additional sheets if necessary)

All applications must have all signature(s) notarized by a Commissioned Notary Public.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, Notary Public,
personally

appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place of Notary Seal Above

Signature of Notary Public

FOR STAFF USE ONLY

ES Billing No. _____ Application No. _____

Received by: _____ Date: _____

APPLICANT INFORMATION

Name of Applicant _____

Address _____

Telephone _____ E-mail _____

Name of all property owner(s) _____

(Attach additional sheets to include the names, addresses, and phone number of all property owners)

Address _____

Telephone _____ E-mail _____

Name of other person to be notified _____

(Attach additional sheets to include all consultants involved with this project)

Address _____

Telephone _____ E-mail _____

SITE INFORMATION

Please list all Addresses and Assessor's Parcel Numbers (APNs) for the project site:

Assessor's Parcel Number(s) _____ Street Address (if any) _____

Project/Shopping Center Name: _____

Neighborhood Council Number: _____

Legal description of property (Attach additional sheets if necessary)

Size of the property (Acres or Square Feet) _____

PROJECT INFORMATION

Zone Designation: Existing _____ Proposed _____

General Plan Designation: Existing _____ Proposed _____

Existing Use of Land _____

Brief statement of request (including major physical alterations proposed) _____

Respond to the following items:

Proposed number of units:	Residential	Nonresidential	
Proposed square feet of residential and nonresidential development	Residential	Nonresidential	
Proposed number of parking spaces:	Enclosed	Unenclosed/Covered	
Are there any approvals under the Subdivision Map Act, including, but not limited to a parcel map, a tentative map or a condominium map being requested?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the property located in a very high fire hazard severity zone? (Determined by Government Code Section 51178)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the property located in a wetland? (Defined by the United States Fish and Wildlife Service Manual, Part 660 FW2)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the property located in a hazardous waste site? (Defined by Government Code Section 65962.5 or 25356)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the property located in a special flood hazard area subject to inundation by the 1 percent annual change flood (100 – year flood)? (Determined by the Federal Emergency Management Agency)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the property located in a delineated earthquake fault zone? (Determined by the State Geologist)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the property located near a stream or other resource that may be subject to a stream bed alteration agreement? (Pursuant to Government Code Section 1600 commencing on Chapter 6 of Division 2 of the Fish and game Code)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Indicate the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.	# of existing res. units to be demolished		
	Occupied	Unoccupied	
Provide a site map showing 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 and 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	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Provide the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

List any proposed point sources of air or water pollutants:

List any species of special concern known to occur on the property:

List any historic or cultural resources known to exist on the property:

List any number of proposed below market rate units and their affordability levels:

Identify the number of bonus units and any incentives, concessions waiver or parking reductions pursuant to Government Code Section 65915:

Identify the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied:
