

**SB 35/423 PRELIMINARY APPLICATION**

This form serves as the application for housing development projects under Senate Bill 35/423 (SB 35/SB 423)

PLEASE COMPLETE THE FOLLOWING INFORMATION (REQUIRED):**PROJECT ADDRESS****TYPE OF PROJECT** MULTI FAMILY MIXED USE**SQUARE FOOTAGES**

EXISTING

NEW

APPLICANT(S) NAME**MAILING ADDRESS**

CITY

STATE

ZIP

E-MAIL ADDRESS

TELEPHONE NO.

PROPERTY OWNER(S) NAME**MAILING ADDRESS**

CITY

STATE

ZIP

E-MAIL ADDRESS

TELEPHONE NO.

PROJECT DETAILS**ZONE CLASSIFICATION:****PROPOSED RESIDENTIAL SQUARE FOOTAGE:****PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE:****IS THIS PROJECT SEEKING A DENSITY BONUS OR ANY CONCESSION, WAIVER, OR REDUCTION OF PARKING STANDARDS UNDER STATE DENSITY BONUS LAW:** YES NO

Your project may be subject to the Low Impact Development (LID) and Water Efficiency Landscaping Ordinance (WELO) requirements. To view the criteria please visit the City's website at: www.ArcadiaCA.gov/WELO/LID

THE APPLICANT AND PROPERTY OWNER HEREBY DECLARE UNDER PENALTY OF PERJURY THAT ALL THE INFORMATION SUBMITTED FOR THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

DATE FILED

RECEIPT NO.

PAID

RECEIVED BY

FILING REQUIREMENTS

In order for this application to be processed without delay, the application must include all of the following materials. To ensure that your application package is complete, please check-off the boxes next to the required application materials.

- Completed application form, including all requested “Site Information”
- An Ownership Disclosure is required if the property is owned by a corporation, partnership, trust, or non-profit. The disclosure must reveal the agent for service of process or an officer of the ownership entity. The disclosure must list the names and addresses of all the owners, and you must attach a copy of the current corporate articles, partnership agreement, trust, or non-profit document, as applicable.
- Plans/Elevations: **Two (2) full sized plans at 24"x36" (ARCH D), two (2) reduced copies at 11" x 17", and a digital PDF file on a USB flash drive.** The full-sized plans (site plan, floor plans, elevations, roof plans, and landscaping plan) must be drawn to scale and dimensioned to show the following:
 - Scale, north arrow, parkway width, and street address
 - All existing and proposed structures. The building and setback areas shall be clearly dimensioned.
 - Description of types of materials, colors, treatment, etc.
 - Mechanical equipment and easements
 - Location of all landscaped areas and the type of trees and sizes (to remain or proposed to be removed).
- Photos (**prints and a USB flash drive**) of the subject property, as viewed from the street, sides, and rear yard area, and the surrounding buildings.
- Materials and colors sample board (8½" x 11") and brochures of the doors, windows, fixtures, and other architectural elements. All proposed exterior colors must be identified with actual color chips with manufacturer and code specifications.
- Certification of Mailing of Notice of Proposed Development (After you have been notified by Planning Services to send out the notice). The notification shall specify the type of development proposed, the anticipated date of the public hearing, the anticipated date that tenants shall vacate the property, and contact information for the developer’s representative.
- A radius map and mailing list:
 - A 300-foot radius map and a mailing list in an Excel format and one set of labels. The mailing list must be in an Excel format and saved on a USB drive. Each lot must be consecutively numbered to correspond to the property owners list, map, and Excel spreadsheet.
The spreadsheet must identify the following fields: 1) Assessor’s Parcel Number; 2) Property Owner’s Name; 3) Mailing Address; 4) City, State, and Zip Code. Each column heading must be in the same order as listed above.

The names and addresses of current property owners may be obtained at the Los Angeles County Assessor's office.

Alternatively, applicants may retain the services of a mapping consultant to generate the radius map, labels, and electronic address list on an Excel spreadsheet on their behalf. A list of local mapping consultants may be obtained at the Planning Services offices.

- A separate label sheet, providing 3 labels each for the property owner, applicant, architect, contractor, and anyone else with an interest in the project that is to be contacted/copied with any relevant correspondence.
- Any other documents as deemed necessary by the Planning Division.

PLEASE NOTE: SB 35/ SB 423 applications utilize objective standards for the review of all projects.

Please see the applicable objective design standards for the proposed project at

www.arcadiaca.gov/objectivedesign.

SITE INFORMATION

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) _____

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.

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

Attached? YES NO

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

Attached? YES NO

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.

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:

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			

PARKING - The proposed number of parking spaces:

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 Section 65915?

YES NO

If "YES," please describe:

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:

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

YES NO

If “YES,” please describe:

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			

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 Section 25356 of the Health and Safety Code?

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 historic and/or cultural resources?

YES NO

If “YES,” please describe:

c. Does the project site contain any species of special concern?

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:

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