



# PRELIMINARY HOUSING DEVELOPMENT (SB-330) PRE-APPLICATION FORM



## GENERAL INFORMATION

### WHAT IS A PRELIMINARY APPLICATION?

To increase transparency and certainty in the development review process, Senate Bill 330 (SB-330), the Housing Crisis Act of 2019, allows a housing developer seeking vesting rights to submit a “preliminary application” for a housing development project. A housing development project includes: (1) two or more residential units; (2) a mix of commercial and residential uses with at least two-thirds of the project’s floor area used for residential; or (3) transitional or supportive housing.

### WHAT DOES IT DO?

Upon submittal of this preliminary application and payment of the permit processing fee, a housing developer is allowed to “freeze” the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. This form also serves as the Notice of Intent for applicants requesting Affordable Housing Streamlined Approval (SB-35) to initiate the mandatory Tribal Scoping Consultation process; see the [Affordable Housing Streamlined Approval](#) for more information on that separate review and approval process.

### WHAT HAPPENS AFTER I SUBMIT?

After submitting this preliminary application to the City, an applicant has 180 days to submit a complete Planning (PLN) Application, or the preliminary application will expire. If the number of residential units or the floor area of construction project is revised by 20% or more, a new preliminary application and fee must be submitted. Projects must commence construction within 2-1/2 years of Final Approval.



## SUBMITTAL INFORMATION

*Include this information as a separate PRE record prior to submitting a PLN application. All forms must be completed, signed, and submitted as a PDF attachment to your electronic submittal.*

### FEES

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*Payment of fees is required for all pre-applications.*

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#### **Fees**

Payment via check, electronic check, or credit card is required before project review or processing. Once the application is submitted, City staff will follow up electronically with an invoice for the total fee amount. Fees may be paid online, mailed, faxed, or dropped off at 630 Garden Street for processing. If paying by mail or fax, a [Fee Payment Submittal Sheet](#) is required. For more information, click on [How to Pay Invoiced Fees](#).

### PHOTOGRAPHS

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*Attach a separate aerial photograph.*

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#### **Aerial Site Photograph**

Provide aerial photographs showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

### LEGAL DESCRIPTION

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*Attach a legal description.*

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#### **Legal Description**

Include a legal description of the specific location. The best place to find a legal description is usually the most recent deed to the property.

### PLANS

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*Attach a separate site plan and elevations on a digital sheet size of minimum 8 ½ -inches by 11-inches and maximum 11-inches by 17-inches.*

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#### **Condensed Site Plan**

Provide a site plan showing the location on the property. Show the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. Indicate location of any 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.

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#### **Condensed Elevations**

Provide elevations showing design, color, and material, and the building height of each building.

# 1 PRELIMINARY APPLICATION FORM

## APPLICATION TYPE (CHOOSE ONE)

☐ Preliminary Housing Application (SB-330) ☐ Affordable Housing Streamlined Approval (SB-35)

## RECORD INFORMATION

Submittal Date: PRE RECORD # (if known):

## PROPERTY INFORMATION

Project Address:

Assessor Parcel Number (APN):

Zone:

## PROJECT DATA

## EXISTING

## PROPOSED

## DEMOLISHED

Residential Units – Number

Residential Units – Floor Area (Sq. Ft.)

Nonresidential – Land Uses

Nonresidential – Floor Area (Sq. Ft.)

Parking Spaces

## UNIT INFORMATION

If units are being demolished, indicate number

Occupied:

Not Occupied:

Are any approvals under the Subdivision Map Act requested? ☐ YES ☐ NO

New below-market rate units? ☐ YES ☐ NO If yes, affordability level:

New bonus density units? ☐ YES ☐ NO If yes, describe any incentives, concessions, waivers, or parking reductions per Government Code 65915:

## OWNER'S INFORMATION

Name:

Email:

Address:

Phone:

## APPLICANT'S INFORMATION ☐ SAME AS ABOVE

Name:

Company:

Address:

ZIP:

Email:

Phone:

## PROJECT DESCRIPTION

Describe the **existing development** on site including all existing uses, parking, and size of buildings:

Explain the **proposed project** including size of additions and any new buildings, units, or uses:

## RELATED APPLICATIONS

Indicate if there are any other approvals associated with the project.

☐ Not Applicable (N/A)

☐ Building Permits (BLD)

BLD#:

☐ Planning Applications (PLN)

PLN#:

☐ Pre-Applications (PRE/PRT)

PRE/PRT#:

☐ Public Works Applications (PBW)

PBW#:

☐ Airport Commission

Meeting Date:

☐ Harbor Commission

Meeting Date:

☐ Parks & Recreation Commission (PRC)

Meeting Date:

☐ Street Tree Advisory Committee (STAC)

Meeting Date:

☐ California Coastal Commission (CCC)

Application#:

☐ County Environmental Health Services (EHS)

Application#:

☐ Air Pollution Control District (APCD)

Application#:

☐ Regional Water Quality Control Board (RWQCB)

Application#:

☐ Other:

Application#:

## 2 SITE FEATURES

Indicate if any portion of the property includes any of the following environmental, historic or cultural resources. Look up relevant information through the City's mapping application, [MAPS](#).

### Environmental, Historic, or Cultural Resources

Does the site contain any of the following:		YES	NO	N/A
1.	A <b>very high fire hazard severity zone</b> , as determined by the Department of Forestry and Fire Protection pursuant to Section 51178	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<b>Wetlands</b> , as defined in the US Fish and Wildlife Service Manual, Part 660 FW 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	A <b>hazardous waste site</b> 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	A special <b>flood hazard area</b> subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	A delineated <b>earthquake fault zone</b> 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 CA Building Standards Commission under the CA 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 (Section 8875) of Div. 1 of Title 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	A <b>stream</b> or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (Section 1600) of Division 2 of the Fish and Game Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Any proposed point sources of <b>air or water pollutants</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Any <b>species</b> of special concern known to occur on the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Any <b>historic or cultural resources</b> known to exist on the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Coastal Zone

If located within the coastal zone, indicate if the site contains any of the following:		YES	NO	N/A
1.	<b>Wetlands</b> , as defined in subdivision (b) of Section 135777 of Title 14 of the California Code of Regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<b>Environmentally sensitive habitat areas</b> , as defined in Section 30240 of the Public Resources Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	A <b>tsunami</b> run-up zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Use of the site for <b>public access</b> to or along the coast	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3 APPLICANT'S AFFIDAVIT

**Under penalty of perjury the following declarations are made:**

- a. The undersigned is the owner or authorized agent of the owner of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. **Limit of Review.** I understand this pre-application is not a development application and is strictly for the purposes of Senate Bill 330, the Housing Crisis Act of 2019; or Senate Bill 35, the Affordable Housing Streamlined Approval Process of 2017. I understand the City of Santa Barbara has not made a determination as to the accuracy of any of the information submitted.
- d. **Public Record.** I understand that any information provided becomes part of the public record and can be made available to the public for review and posted to the City website.
- e. **Owner/Agent Authorization.** If the Applicant is not the Property Owner, both the Property Owner and Applicant must sign this affidavit. By signing this affidavit, the Property Owner authorizes the Applicant listed in this application to act as the Property Owner's agent on all matters in connection with this pre-application.

#### PROPERTY OWNER:

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Name (printed)

**APPLICANT:** ☐ SAME AS ABOVE

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Name (printed)

\_\_\_\_\_  
Title (Architect, etc.)

#### STAFF USE ONLY: SUBMITTAL DATE STAMP

*Submission of all the information listed and payment of the permit processing fee freezes development standards as of this date, unless exceptions per Government Code §65889.5(o) are triggered.*

City authorization date goes here