



City of Glendora Community Development Department

SB 330 Preliminary Application
For Eligible Housing Developments

Purpose and Overview

This form serves as the City of Glendora's preliminary application for eligible housing development project applicants seeking optional, limited vesting rights pursuant to State Bill 330 (SB 330), the Housing Crisis Act of 2019. Effective January 1, 2020, through its expiration January 1, 2025, SB 330 expands or amends existing State legislation, including the Permit Streamlining Act and Housing Accountability Act, to facilitate increased production of residential units, protect existing residential units, and provide an expedited review and approval process for housing development projects. The following housing project types are eligible for early vesting and a streamlined review:

1. Any project consisting of only residential units (two or more).
2. A mixed-use project proposing a combination of residential and commercial uses and where at least 2/3 of the of project square footage would be designated for the residential uses.
3. A project proposing transitional and supportive housing.

Benefit to Applicants | Pursuant to Government Code Section 65941.1 (SB 330), once deemed complete by the City and all applicable fees paid, this application conveys the following limited vesting rights to eligible housing proposals:

1. **Vesting |** Locks the development requirements, standards, and fees in-place at the time the application is deemed submitted.
2. **Streamlining |** Limits the number of hearings to five when reviewing a project that complies with the general plan and zoning code objective standards when the application is deemed complete.
3. **Streamlining |** Reduces the City's timeframes for housing development approval. The City now has 90 days, instead of 120 days, following certification of the environmental impact report, to approve the project. The time frame is 60 days for low-income projects seeking tax credits or public funding.

Requirements | A Preliminary Application shall be deemed complete by the City upon provision of all the information listed in the SB 330 Preliminary Application form and payment of all applicable permit processing fees. After submitting this form to the City, applicants have 180 days to submit a full application or this Preliminary Application will expire. Construction of the project must commence within two and one-half years following the date that the formal discretionary project receives final approval. The City has 30 days from a submittal to provide a checklist of missing and/or incomplete information, and applicants have 90 days to respond with the required information or the application expires.

Limitations | California Environmental Quality Act (CEQA) standards apply and after submittal of all the information required, if the applicant revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the applicant must resubmit the required information so that it reflects the revisions. This process does not apply to projects located within California Department of Forestry and Fire Protection's (CALFIRE) Very-High Fire Severity zones. The SB 330 Preliminary Application does not represent an in-depth, complete analysis of a project and does not take the place of required applications and approvals. The proposed project is still subject to all required processing procedures, hearings and timelines governed by state law, unless otherwise exempted as described above.



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APPLICANT or AUTHORIZED OWNER'S REPRESENTATIVE

Name Phone Number Email

Address City State and Zip Code

Signature

PROPERTY OWNER (Must complete Ownership and Consent Affidavit)

Name Phone Number Email

Address City State and Zip Code

Name of Ownership Company, Trust, or LLC

Signature

ARCHITECT OF RECORD

Name Phone Number Email

Address City State and Zip Code

Signature

Primary Contact for Project: Owner Representative/ Applicant Architect



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The Community Development Department encourages applicants to submit this application concurrently with a Conceptual Review application.

This form shall be completed by the applicant and reviewed and signed by City of Glendora Planning Division staff prior to being deemed complete. Any modification to the content(s) of this form after its authorization by Planning Division staff is prohibited. Further, any change to the proposed number of dwelling units or the proposed square footage of construction must be verified by Planning Division staff.

Staff Use Only			
<i>File No.</i>	<i>Proposed No. Of Dwelling Units</i>	<i>Proposed Square Footage of Construction</i>	
<i>Date Received</i>	<i>Date Deemed Complete</i>	<i>Entitlement Application Deadline</i>	<i>Received By</i>
<i>Related Files</i>	<i>Filing Fee</i>	<i>Receipt No.</i>	<i>Supervisor Authorization</i>
Filing Requirements Checklist			
The applicant must complete and submit all of the following:			
<input type="checkbox"/> Completed Application			
<input type="checkbox"/> Site Plan in Compliance with Appendix A, Requirements for Site Plan			
<input type="checkbox"/> Any applicable application Filing Fee			

1. Project (Street) Address

2. Current Use of Property

3. Assessor Parcel No(s).

4. Legal Description (May Attach)

5. **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

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

Attached? YES NO



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7. **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.

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.

Income Level	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:



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

	Residential	Nonresidential	Total
Floor Area of Construction			
Lot Area in Square Feet*			

* If mixed use project on single lot, just enter total lot area in total.

9. **PARKING** | Provide the proposed number of automobile and bicycle parking spaces:

Total Automobile Parking	Residential	Nonresidential

Total Bicycle Parking	Residential Long Term	Residential Short Term	Nonresidential Long Term	Nonresidential Short Term

10. **ACCESS** | Is the property served by a public street?

YES NO

If "NO," please explain how you plan to provide access to the new lot and/or unit(s):



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11. **UTILITIES** | Describe the utilities and other infrastructure (i.e. water, sewer, electricity, etc.) currently in place or needed to support the project:

12. **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:



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13. **SUBDIVISION** | Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a certificate of compliance, lot line adjustment, lot merger, tentative parcel map, tentative tract map, final map, condominium map, or a certificate of compliance?

YES NO

If "YES," please describe:

14. **POLLUTANTS** | Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

15. **EXISTING SITE CONDITIONS** | Provide the number of existing residential units on the projectsite 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			



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16. ADDITIONAL SITE CONDITIONS

a. Whether any 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

If "YES" to any, please describe and depict on the site plan:



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

YES NO

i. If structures are proposed to be removed as part of the proposed development, what is the approximate age of structure(s) on site (Attach additional information if necessary)?

Structure Type/Description	Approximate Year Built

c. Does the project site contain any species of special concern such as special status flora or fauna, protected trees, or wildlife?¹

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 and depict on the site plan or a plot of easements:

¹ In accordance with CEQA, an Arborist Report or a Biological Survey and Impact Assessment may be required following the filing of an application requesting approval of a discretionary action if the project site is on or adjacent to open space or previously undisturbed land in order to demonstrate whether the site provides habitat for any special status flora or fauna.



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- 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?

YES NO

If "YES," please describe, depict in site map, and 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.

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of the following (Optional – Not Required):

Two (2) Copies of the Title Report for the properties in question, prepared within three months of application filing date.