



City of Santa Barbara

HOUSING DEVELOPMENT PROJECT PRELIMINARY APPLICATION INFORMATION

Applicability

This Preliminary Application **must be completed** by the project applicant and submitted to the City of Santa Barbara Planning Division, along with the payment of a permit processing fee, on all Housing Development Projects per California Government Code Section 65589.5. A Housing Development Project is any project that includes the new construction (including demolition and reconstruction) of any of the following:

- Residential units only project (two or more residential units)
- A mixed-used development with at least 2/3 of the square footage designated for residential use
- Transitional or Supportive Housing (*As defined in Section 65650 of the [Government Code.](#)*)

Purpose and Timelines

The purpose of submitting this Preliminary Application is to allow a Housing Development project to be subject to only those ordinances, policies, and standards in effect when this pre-application was submitted, with some exceptions, as outlined in the Government Code. In order to benefit from the Preliminary Application, project applicants must comply with the following timelines:

- ✓ The project must commence construction within 2-1/2 years following the date of Final Approval.
- ✓ If the project is revised by 20% or more of the number of residential units or square footage of construction, a new completed Preliminary Application must be submitted to the City along with a new processing fee.
- ✓ Within 180 calendar days of submitting a completed Preliminary Application, the project applicant must submit a complete application for the development project. If a complete development project application is not submitted within 180 days, a new completed Preliminary Application must be submitted to the City along with a new processing fee.

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City of Santa Barbara

HOUSING DEVELOPMENT PROJECT PRELIMINARY APPLICATION

Date: _____
Fee: _____
PRE20 _____
Staff: _____

The City of Santa Barbara has not made a determination as to the accuracy or completeness of the information submitted as part of this Preliminary Application.

This section is to be filled out by Planning Division Staff Only

APPLICATION RECEIVED DATE: _____ APPLICATION EXPIRATION DATE*: _____

**If a complete Development Application is not submitted within 180 days*

CONCURRENT APPLICATION(S): ABR/SFDB HLC PC/SHO PRT BP/PBW

CONCURRENT RECORD# _____

APPLICATION REVIEWED BY: _____ DATE: _____

Staff Instructions: Confirm that all items are filled out on the application, plans and additional information is attached, and the document is signed by the applicant and property owner. Complete the dates and information above. Provide a copy to the applicant and send the original to the Planning File. Update the PRE-case.

APPLICANT MUST COMPLETE THE FOLLOWING INFORMATION. *Please Note:* All fields must be completed, separate sheets attached, signed by the applicant and property owner, and fees paid to be deemed a "complete" Preliminary Application.

PROJECT ADDRESS(ES) _____

A.P.N.(S) _____ ZONE _____

OWNER OF PROPERTY _____

PERSON TO CONTACT REGARDING THIS APPLICATION:

APPLICANT NAME _____ PHONE _____

E-MAIL _____

MAILING ADDRESS _____

All attachments must meet a minimum paper size of 8.5" x 11"; and maximum 11" x 17".

- A. **SITE PLAN.** Attach a separate site plan.
 - 1. A site plan showing the location on the property
 - 2. The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.
 - 3. 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.
- B. **AERIAL SITE PHOTOGRAPH.** Attach a separate aerial photograph. Provide aerial photograph(s) showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.
- C. **ELEVATIONS.** Attach separate elevation(s). Provide elevations showing design, color, and material, and the building height of each building.
- D. **LEGAL DESCRIPTION.** Attach a legal description of the specific location.

PROJECT ADDRESS(ES): _____

PRE#: _____

E. PROJECT DATA.

1. Provide the proposed land uses, the number of units, and square feet of residential and nonresidential development:

RESIDENTIAL	NUMBER OF UNITS	BLDG. (SQ. FT.)
EXISTING		
PROPOSED		
TO BE DEMOLISHED		
NON-RESIDENTIAL:	LAND USE	BLDG. (SQ. FT.)
EXISTING		
PROPOSED		
TO BE DEMOLISHED		

2. Indicate the number of proposed parking spaces: _____

3. Are existing residential units proposed to be demolished? YES NO

If yes, how many units are: Occupied: _____ Unoccupied: _____ N/A

4. Are any residential units proposed to be below market rates? YES NO

If yes, indicate the proposed affordability levels: _____

5. Are any bonus density units proposed? YES NO

If yes, describe any incentives, concessions, waivers, or parking reductions requested pursuant to Government Code 65915: _____

F. PROJECT DESCRIPTION. Describe the existing uses on the property and identification of major physical alterations to the property on which the project is to be located.

G. SUBDIVISIONS. Area any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, being requested? YES NO

H. SITE FEATURES. Environmental, Historic, Cultural Resources. Indicate if a portion of the property is located within any of the following:

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

YES NO

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

YES NO

PROJECT ADDRESS(ES): _____

PRE#: _____

- 3. 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
- 4. A **special flood hazard area** 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.
 YES NO
- 5. 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
- 6. 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
- 7. Any proposed point sources of **air or water pollutants**.
 YES NO
- 8. Any **species** of special concern known to occur on the property.
 YES NO
- 9. Any **historic or cultural resources** known to exist on the property.
 YES NO

I. **COASTAL ZONE – Is the project in the Coastal Zone?** YES NO

For a housing development project proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- 1. **Wetlands**, as defined in subdivision (b) of Section 135777 of Title 14 of the California Code of Regulations.
 YES NO
- 2. **Environmentally sensitive habitat areas**, as defined in Section 30240 of the Public Resources Code.
 YES NO
- 3. A **tsunami run-up zone**.
 YES NO
- 4. Use of the site for **public access** to or along the coast.
 YES NO

I, the undersigned, understand submittal of this pre-application does not waive any requirements, laws, or ordinances of the City of Santa Barbara. All statements contained herein, including all documents and plans submitted in connection with this pre-application, are true and accurate to the best of my knowledge.

Signature: _____
(Applicant)

Date: _____

I hereby authorize the above named contact person to act as my agent to submit this pre-application.

Signature: _____
(Property Owner)

Date: _____