



**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING  
SB 35 PRELIMINARY APPLICATION**

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**PRELIMINARY APPLICATION**

This form serves as the Preliminary Application for multifamily residential projects seeking streamlined ministerial approval pursuant to Section 65913.4 of the California Government Code.

**CHECKLIST**

- Preliminary Application     Fee                       Site Plan (one copy 11" X 17")

**GENERAL INFORMATION**

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

DRP Staff Use Only	
RPPL No.	APN(s):
Proposed No. of Dwelling Units:	Proposed Square Footage of Construction:
Date Deemed Complete:	Last Day to File Entitlement Application (180 days from date deemed complete):
DRP Staff Name & Title:	DRP Staff Signature:

**A. SITE INFORMATION**

**1. PROJECT LOCATION**

Street Address: \_\_\_\_\_

Legal Description (Lot, Block, Tract) \_\_\_\_\_

Assessor Parcel Number(s): \_\_\_\_\_

Lot Area (sf) : \_\_\_\_\_

Are there any recorded Covenants, affidavits or easements on this property?      Yes      No

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

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\_\_\_\_\_

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## 2. EXISTING USE(S)

Describe in detail the existing uses on the project site, including any major physical alterations:

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## B. PROPOSED PROJECT

### 1. PROPOSED USE(S)

Describe in detail the characteristics, scope and/or operation of the proposed project (attach additional pages if needed):

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## 2. RESIDENTIAL DWELLING UNIT COUNT

Please indicate the total number of dwelling units proposed as well as a breakdown by levels of affordability<sup>1</sup> set by each category (HCD or HUD).

	Number of Units	HCD (State)	HUD (TCAC)
Market Rate		N/A	N/A
Managers Unit(s) - Market Rate		N/A	N/A
Extremely Low Income			
Very Low Income			
Lower Income			
Moderate Income			
<b>Total No. Units Proposed</b>		<b>HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.</b>	
<b>Total No. Affordable Units Proposed</b>			
<b>Total No. of Bonus Units Proposed</b>			

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<sup>1</sup> DRP 2019 Income limits: [http://planning.lacounty.gov/assets/upl/project/housing\\_2019-income-limits-costs.pdf](http://planning.lacounty.gov/assets/upl/project/housing_2019-income-limits-costs.pdf)

**3. FLOOR AREA**

Provide the proposed floor area and square footage of residential and nonresidential development

	Total SF	Residential SF	Commercial SF
Floor Area			
Square Footage of Construction			

**4. PARKING**

Provide the proposed number of vehicle and bicycle parking spaces

Total Vehicle Parking	Residential	Nonresidential

Total Bicycle Parking	Residential Short Term	Residential Long Term	Commercial Short Term	Commercial Long Term

**5. 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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**6. SUBDIVISION**

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a vesting or tentative tract map, a vesting or tentative parcel map, a lot line adjustment, or a certificate of compliance?  Yes  No

**7. ADDITIONAL INFORMATION**

Does the project propose any point sources of air or water pollutants?  Yes  No  
 If "YES", please describe: -

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**C. EXISTING SITE CONDITIONS**

**1. HOUSING**

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

	Total Residential Units	Occupied Residential Units	Unoccupied Residential Units
Existing			
To Be Demolished			

**2. ADDITIONAL SITE CONDITIONS<sup>2</sup>**

a. Is the project site located wholly or partially within:

- i. A Very High Fire Hazard Severity Zone (VHFHSZ)?  Yes  No
- ii. A Wetlands, as defined in United States Fish and Wildlife Service Manual, Part 660 FW (June 21, 1993)?  Yes  No
- iii. 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
- iv. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist?  Yes  No
- v. A hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the CA Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?  Yes  No

b. Does the project site contain a designated or potentially historic and/or cultural resource? If "YES," please describe:  Yes  No

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c. Does the project site contain any species of special concern such as special status flora or fauna, protected trees, or wildlife?  Yes  No

<sup>2</sup> DRP GIS-NET<sup>public</sup> may be able to provide some environmental site conditions information: [http://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET\\_Public.GIS-NET\\_Public](http://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public)

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

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- d. Does the project site contain any recorded easement, such as easements for storm drains, water lines, and other public rights of way?  Yes  No

If "YES", please describe and/or depict on the site plan:

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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 California Fish and Game Code, including creeks and wetlands? If "YES", please describe and/or depict on the site plan:  Yes  No

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**D. COASTAL**

1. Is the project site located wholly or partially within the Coastal Zone?  Yes  No

2. Does the project site contain:

a. A Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations?  Yes  No

b. An Environmentally Sensitive Habitat Area (ESHAs), as defined in Section 30240 or the California Public Resources Code?  Yes  No

c. A tsunami run-up zone?  Yes  No

d. An area used for public access to or along the coast?  Yes  No

**E. PROJECT TEAM INFORMATION (Complete all applicable fields)**

Applicant Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Are you in escrow to purchase the subject property?  Yes  No

**Property Owner(s) of Record**  Same As Applicant  Different from applicant

Name \_\_\_\_\_

Address \_\_\_\_\_ Unit \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Optional: Agent/Representative**

Name \_\_\_\_\_  
Company/Firm \_\_\_\_\_  
Address \_\_\_\_\_ Unit \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Optional: Other**

Name \_\_\_\_\_  
Company/Firm \_\_\_\_\_  
Address \_\_\_\_\_ Unit \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Primary Contact for Project Information (select only one)**

- Owner
- Agent/Representative
- Applicant
- Other \_\_\_\_\_

**Proof of Ownership: If the project is owned by LLC, corporation, partnership, or trust, an ownership disclosure is required. The disclosure must list the name and addresses of the principal owners (25% or greater) and attach a copy of the current corporate articles partnership agreement, or trust document as applicable.**

**If the applicant signs on behalf of the owner(s) please submit a notarized letter of authorization from the owner(s) with original ink signature(s)**

Signature \_\_\_\_\_  
Print name \_\_\_\_\_  
Date \_\_\_\_\_