

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:

2. EXISTING USE(S)

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

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):

2. RESIDENTIAL DWELLING UNIT COUNT

Please indicate the total number of dwelling units proposed as well as a breakdown by levels of affordability¹ 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			
Total No. Units Proposed		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.	
Total No. Affordable Units Proposed			
Total No. of Bonus Units Proposed			

¹ DRP 2019 Income limits: 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:

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: -

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 CONDITIONS²

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

i. A Very High Fire Hazard Severity Zone as identified by the State Department of Forestry and Fire Protection, or the state responsibility area as defined in Section 4102 of the California Public Resources Code ? 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 (FEMA) in any official maps published by FEMA? 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

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

² DRP GIS-NET^{public} may be able to provide some environmental site conditions information: 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:

- 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:

- 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:

D. COASTAL

Is the project site located wholly or partially within the Coastal Zone and meet one or more of the following conditions? Yes No

- i. The site is not subject to a certified local coastal program or a certified land use plan.
- ii. The site is not zoned for multifamily housing
- iii. The site is vulnerable to five feet of sea level rise
- iv. The site is within a 100-foot radius of a wetland
- v. The site is located on prime agricultural land

Does the project site contain one or more of the following conditions: Yes No

- a. A Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code
- b. An Environmentally Sensitive Habitat Area (ESHAs), as defined in Section 30240 or the California Public Resources Code?
- c. A tsunami run-up zone?
- d. An area used for public access to or along the coast?

E. PUBLIC MEETING REQUIREMENT

- a. Once the department has received a developer's notice of intent, in the form of a preliminary application, staff will determine if the proposed development is located in a census tract that is designated as any of the following:
 - i. Moderate resource area,
 - ii. Low resource area, or
 - iii. An area of high segregation and poverty
- b. If located in any of the above areas, the department has 45 days from receiving the notice of intent to complete a public meeting on this item at the Regional Planning Commission.
- c. ***Note: If the department fails to hold the hearing within 45 days after receiving the notice of intent, the development proponent must hold a public meeting on the proposed development before submitting an application. This must be complete before the development proponent submits an application for the proposed development that is subject to the streamlined, ministerial approval process.***

F. 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 _____