



**SENATE BILL NO. 35
PRELIMINARY APPLICATION FORM**

SB 35 streamlines the application process for eligible housing affordable housing projects by providing a ministerial approval process and exempting qualifying projects from environmental review under the California Environmental Quality Act (CEQA). This process is initiated by filing a Preliminary Application and processing fee. The Preliminary Application serves as the Notice of Intent (NOI) to permit the City to complete the tribal consultation process.

Following completion of the tribal consultation process, the applicant will submit a formal application with required materials and attachments. Under SB 35, an eligible housing development project must be approved or denied by the City within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for larger projects. The required information and materials for SB 35 submittal are listed in these instructions and checklist.

After submitting this Preliminary Application to the City of Marina, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp:

Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date.

COMPLETENESS AND EARLY CONSULTATION

The materials required in these instructions and checklist must be provided by the applicant as part of the SB 35 Preliminary Application. Missing, incomplete, or inconsistent information will delay the vesting date. The SB 35 Preliminary Application must be filed with the Community Development (CD) Department.

Early consultation with CD Department staff is strongly recommended since land use and housing requirements may apply that could affect the anticipated scope of a project and its ability to remain vested after an SB 35 Preliminary Application is submitted. For additional information regarding this application, to request an appointment for consultation, or to file an SB 35 Preliminary Application, contact Planning Division staff at **(831) 884-1220** or **planning@cityofmarina.org**.

APPLICANT ACKNOWLEDGEMENT

By submitting an SB 35 Preliminary Application and signing this acknowledgement, I am electing to have my application processed in accordance with the procedures and requirements contained in SB 35.

PRINT NAME

SIGNATURE

DATE

FOR OFFICE USE ONLY

Case Number:	Site Address/APN(s):
Proposed Number of Dwelling Units:	Proposed Square Footage of Construction:
Date Deemed Complete:	Last Date to File Entitlement Application:
Invoice Number:	Receipt Number:
Planning Staff Name and Title:	Planning Staff Signature:

SITE INFORMATION

1. **PROJECT LOCATION.** Include the specific location, including parcel number, legal description, and site address.

Street address:	
Assessor's parcel numbers (APNs):	
Legal description (lot, block, tract):	

Exhibit attached? Yes No

2. **EXISTING USES.** Describe the existing uses on the project site and identify major physical alterations to the property on which the project is to be located.

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Exhibit attached? Yes No

3. **SITE PLAN.** Provide a site plan showing the location of the building(s) on the property and approximate square footage of each building to be occupied.

Exhibit attached? Yes No

4. **ELEVATIONS.** Include building elevations showing design, color, and material, and the massing, height, and approximate square footage of each building that is to be occupied.

Exhibit attached? Yes No

5. **PROPOSED USES.** Provide a detailed written description of proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

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- a. **RESIDENTIAL DWELLING UNIT BREAKDOWN.** Indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	
Managers Units – Market Rate	
Moderate Income	
Low Income	
Very Low Income	
Extremely Low Income	
TOTAL UNITS	
TOTAL AFFORDABLE UNITS	
TOTAL DENSITY BONUS UNITS	

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

	Residential	Nonresidential	Total
Floor Area (Zoning)			
Square Footage of Construction*			

*Per Government Code Section 65589.5(o)(2)(E), square footage of construction means building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations)

7. **PARKING.** Provide a written description of the proposed number of parking spaces for the project.

8. **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:

9. SUBDIVISION.

Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map? Yes No

If "Yes", please describe:

10. POLLUTANTS.

Are there any proposed point sources of air or water pollution? Yes No

If "Yes", please describe:

11. EXISTING SITE CONDITIONS. Provide the number of existing residential units on the project site 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			

12. ADDITIONAL SITE CONDITIONS.

a. Identify whether a portion of the property is located within any of the following:

A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Government Code Section 51178 Yes No

Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 Yes No

A hazardous waste site that is listed pursuant to Government Code Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section 25356 Yes No

A special flood hazard area subject to inundation by the 1 percent annual chance flood as determined by any official maps published by the Federal Emergency Management Agency Yes No

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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 (Health and Safety Code Section 18901), and by any local building department (Health and Safety Code Section 8875) Yes No

A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 of the Fish and Game Code Yes No

If "Yes" to any, please describe:

b.

Does the project site contain historic and/or cultural resources? Yes No

If "Yes", please describe:

c.

Does the project site contain any species of special concern? 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:

e.

Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 of the Fish and Game Code? 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. Yes No

If "Yes", please describe:

13. PROJECT TEAM INFORMATION. Provide the following information:

Applicant's Name _____
Company/Firm _____

Address _____ Unit/Space
Number _____

City _____ State _____ Zip
Code _____

Telephone _____
Email _____

Are you in escrow to purchase the property? Yes No

Property Owner of Record
Name _____ (if different from applicant)

Address _____ Unit/Space
Number _____

City _____ State _____ Zip
Code _____

Telephone _____
Email _____

Optional: Agent/Representative
Name _____

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Company/Firm

Address _____ Unit/Space
Number _____

City _____ State _____ Zip
Code _____

Telephone _____
Email _____

Optional: Other (specify architect, engineer, CEQA consultant, etc.)

Name _____

Company/Firm

Address _____ Unit/Space
Number _____

City _____ State _____ Zip
Code _____

Telephone _____
Email _____

Primary contact for project: Owner Applicant Agent/Representative Other

CERTIFICATION:

I certify and declare under penalty of perjury under the laws of the state of California that the answers furnished above, and in the attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Marina to complete review of this application.

Applicant Signature

Date

Property Owner Signature

Date