



PRELIMINARY APPLICATION FORM – HOUSING DEVELOPMENT

HOUSING CRISIS ACT of 2019 – SB 330 AND SB 8

STREAMLINED APPROVAL – SB 35

This preliminary application is for housing development projects seeking a streamlined ministerial approval process pursuant to California Senate Bill (SB) 35 (Government Code section 65913.4). Housing development projects eligible for the streamlined ministerial approval process are those that comply with the Eligibility Checklist and include (1) residential units; (2) a mix of commercial and residential uses with at least two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing.

Upon submission of this Preliminary Application form, with all tables, sections, and questions completed and necessary sheets attached, and payment of the applicable permit processing fee(s) to the Planning Division, the Preliminary Application is deemed submitted. Please note:

- This Preliminary Application serves as the Notice of Intention for submitting an application pursuant to SB 35 that the City of Riverside shall use to engage in a scoping consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed housing development. The scoping consultation process will supplement the proposed housing development's eligibility for streamlined ministerial approval pursuant to SB 35.
- After submittal of this Preliminary Application, an applicant has 180 days to submit a full application, or the Preliminary Application will expire.
- After submittal of this Preliminary Application, if the project is revised to change the number of residential units or square feet by 20 percent or more, excluding any increase resulting from Density Bonus Law, the applicant must resubmit the required information to reflect the revisions.

It is the City of Riverside's goal to expedite your proposal through the Preliminary Application by ensuring that all City Departments have thoroughly reviewed your proposal prior to the Development Review Committee meeting. The more comprehensive your submittal, the more comprehensive the comments from City Departments. The Development Review Committee schedule is available at the Planning Division counter or at the Planning Division home page at the following link:

<https://riversideca.gov/cedd/planning/forms>

Submit to: City of Riverside
Community & Economic Development Department - Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
Phone: (951) 826-5371

Click here to submit electronically through the Planning Division Public

Portal: <https://posselms.riversideca.gov/prod/pub/lms>

PROJECT INFORMATION:

Project Address or Location:

Assessor's Parcel Number(s):

Legal Description (Lot, Block, Tract):

Attached? YES NO

DEMOLITION COMPLIANCE

Is this a proposal to redevelop the site with "a residential project of one or more units; a mixed-use project with two-thirds of the floor area designated for residential use; or a transitional or supportive housing project" YES NO

IF NO – No further action is required related to demolition only.

IF YES – Please note and answer the following:

Protected Units – If existing units proposed to be demolished are defined as "protected" they must be replaced with units that have an equivalent number of bedrooms, rents affordable at the same income category as the displaced tenant(s) (**or if incomes are unknown, according to the proportion of lower income renter households in the jurisdiction -see below***), and displaced tenants must be provided relocation benefits.

Does the follow apply to any units proposed for demolition?

Units are subject to a recorded covenant ordinance, or law restricting rents to levels affordable to low- or very low-income households, currently or at any point within the last 5 years? YES NO

Units are occupied by low- or very-low-income households, currently or at any point in the last 5 years*? YES NO

Existing and Proposed Uses: The existing and proposed residential land uses and general development information. (Attach relevant information for floor area by building and totals here)

Existing	TOTAL		
Zoning			
General Plan Land Use			
Occupied Number of Units			
Unoccupied Number of Units			
Occupied Units to be Demolished			
Unoccupied Units to be Demolished			
Number of Units to be Demolished – Deed Restricted*			
Number of Units to be Demolished Occupied by Lower-Income Residents*			
Proposed	TOTAL		
Number of New Units**			
Market Rate			
Manager's Unit(s) – Market Rate			
Extremely Low Income (<30% AMI)			
Very Low Income (<50% AMI)			
Low Income (<80% AMI)			
Moderate Income (<120% AMI)			
Number of Density Bonus Units			
Parking – Number of Spaces			
Floor Area Ratio (FAR)	<i>Residential</i>	<i>Nonresidential</i>	<i>Total</i>

* Cannot be greater than number of replaced units

** Cannot be less than occupied and unoccupied units to be demolished

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 (attach additional sheets if necessary):

Existing Uses: Describe existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Proposed Uses: List the proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the zoning ordinance.

Site Plan: A fully dimensioned site plan showing the location of building(s) and other improvements on the property and approximate square footage of each building that is to be occupied.

Attached? YES NO

Elevations: Fully dimensioned elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES NO

Subdivision: Will the project 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:

Pollutants: Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

Additional Site Conditions – Attach additional sheets if necessary

Is any portion of the property 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

 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 any official maps published by the Federal Emergency Management Agency? YES NO
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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. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," please describe:

7. Does the project site contain any species of special concern?

YES NO

If "YES," please describe:

8. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, electrical facilities, or other public rights of way?

YES NO

If "YES," please describe:

9. 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? 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 and depict in attached site map:

APPLICANT INFORMATION (the individual or entity financially responsible for the project):

Name:

Company:

Address:

Phone Number(s):

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E-Mail Address:

STATUS: Property Owner Agent Authorized by Owner Other

By signing below, you are indicating that you have read and understand your obligations regarding the application process and acknowledge that this application does not in any way constitute a vested right, and, that any new ordinance or resolution adopted prior to any required discretionary action or building permit may be applicable to the proposed project. You further affirm that all statements in this preliminary application are true and correct.

Applicant Signature _____ Date _____

PROPERTY OWNER INFORMATION (the individual who owns the property according to the Riverside Land Development section of Public Works Engineering):

Name (if different from applicant):

Company:

Address:

Phone Number(s):

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E-Mail Address:

By signing below, you are certifying that you are the owner of record of the herein previously described property, which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto. You additionally consent to the filing of this Preliminary Application on your property for processing by the Community & Economic Development Department for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.

Property Owner Affidavit

Ownership Disclosure. If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

Letter of Authorization (LOA). A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

Grant Deed. Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.

Multiple Owners. If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

Property Owner Signature _____ Date _____