



**CITY OF AGOURA HILLS
PRELIMINARY APPLICATION FOR HOUSING DEVELOPMENT
PROJECTS PER THE HOUSING CRISIS ACT OF 2019 (SB 330)**

Planning Division | 30001 Ladyface Court, Agoura Hills, CA 93101 | (818) 597-7300

PURPOSE

This form serves as the Preliminary Application for projects seeking vested rights pursuant to SB 330, the Housing Crisis Act of 2019 (Government Code § 65589.5).

GENERAL INFORMATION

This form shall be used to satisfy the requirements of Government Code Section 65941.1. An applicant for a housing development project shall be deemed to have submitted a complete Preliminary Application upon submittal of this completed form, including the required information (as stipulated herein) and upon payment of the application processing fee.

As defined in Government Code § 65589.5(h)(2), a housing development project is one of the following

- Project with residential units only;
- Mixed-use development consisting of commercial and residential uses where at least 2/3 of the floor area is designated for the residential uses; and
- Transitional or Supportive housing projects.

Within 180 days of submitting a complete Preliminary Application, the applicant shall submit a formal entitlement application for all land use entitlements required for the project. The type of formal application varies based on the proposed development required entitlements and location in the City. Please consult Planning Division staff for further direction on the required requests and forms. If the City determines that the application(s) is/are not complete pursuant to Government Code § 65943, the applicant shall submit the information needed to complete the application within 90 days of receiving the City’s incomplete notice. If the applicant does not submit this information within the 90-day period, the Preliminary Application shall expire and have no further force or effect. Vesting rights through the SB 33- Preliminary Application process will be forfeited if the Housing Development Project is revised following the submittal of a Preliminary Request pursuant to Government Code § 65941.1(c).

<i>CITY STAFF USE ONLY</i>	
Case Number	Date Received
Proposed No. of Dwelling Units	Proposed Square Footage of Construction
Date Deemed Complete	Last Day to File Entitlement Application (180 days)
City Planning Staff Name and Title	City Planning Staff Signature

Provide all of the information requested. Missing, incomplete or inconsistent information may delay the vesting date. Additional narrative sheets may be attached, and if so, note where they can be found in your submittal.

A. SITE INFORMATION

1. PROJECT LOCATION

Street Address:	
Legal Description:	
Assessor's Information Number(s)(AIN):	

2. EXISTING USE(S)

Describe in detail the existing condition of, and uses on, the project site, including any major physical improvements/alterations:

B. PROPOSED PROJECT

1. PROPOSED USE(S)

Describe in detail the characteristics, scope and/or operation of the proposed project:

2. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the total number of dwelling units proposed and levels of affordability by each category:

Type of Unit	Number of Units
Market Rate:	
Managers Unit(s) – Market Rate:	
Extremely Low Income:	
Very Low Income:	
Low Income:	
Moderate Income:	
TOTAL NUMBER OF UNITS PROPOSED:	
TOTAL NUMBER OF AFFORDABLE UNITS PROPOSED:	
TOTAL NUMBER OF BONUS UNITS PROPOSED:	
Other Notes on Units:	

3. FLOOR AREA:

Provide the proposed floor area of residential and non-residential development:

	Total	Residential	Non-Residential
Floor Area			

4. LOT COVERAGE:

Provide the amount of coverage of buildings and covered structures on the site:

	Square Feet	% of Site
Lot Coverage		

5. PARKING:

Provide the proposed number of automobile and bicycle parking areas:

	Residential	Non-Residential
Vehicle Parking		
Bicycle Parking		

6. PROJECT PLANS:

A site plan showing the location of proposed improvements on the property and approximate square footage of each building, and elevations showing the design, color, material, massing and height of each building. Provide in color one (1) large-scale hard copy (36" x 48") set, one (1) reduced hard copy (11" x 17") set, and a digital set via a website link. All plans shall be provided to a legible scale. Project plans accompany this application:

Yes No

7. AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS:

Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to Government Code Section 65915? Yes No

If "Yes," please describe:

8. 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 tentative parcel map, condominium map, a lot line adjustment, or a certificate of compliance? Yes No

If "Yes," describe:

9. 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 Units	Unoccupied Units
Existing			
To Be Demolished			

2. ADDITIONAL SITE CONDITIONS:

- a. Is the project site located wholly or partially within:
- i. A Very High Fire Hazard Severity Zone (VHFHSZ) as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178? Yes No
 - ii. A Wetland, as defined in U.S. Fish and Wildlife Service Manual Part 660 FW 2 (June 21, 1993)?
 - 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 the FEMA? Yes No
 - iv. 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 the City Building & Safety Division under Chapter 12.2, commencing with Section 8875 of Division 1 of Title 2? Yes No
 - v. 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
 - vi. 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

If "Yes" to any above, please explain:

b. Does the project site contain a designated or potentially historic and/or cultural resource?

Yes No If "Yes," describe:

c. Does the project site contain any species of special concern, such as special status flora or fauna, special status wildlife, or oaks trees protected by the City (per AHMC Section 9657 et seq. and Appendix A of the Zoning Ordinance)? Yes No If "Yes," describe:

d. Does the project site contain any recorded easement, such as an easement 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, 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:

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a. PROJECT TEAM INFORMATION:

Applicant Name		Company/Firm	
Address No.	Street	Unit	
City	State	Zip Code	
Telephone No.		E-Mail	

Optional:

Agent/Representative Name			
Address No.	Street	Unit	
City	State	Zip Code	
Telephone No.		E-Mail	

Optional:

Other (Specify Architect, Engineer, etc.) Name			
Address No.	Street	Unit	
City	State	Zip Code	
Telephone No.		E-Mail	

Same as applicant Different than applicant

Property Owner of Record Name		Company/Firm	
Address No.		Street	Unit
City		State	Zip Code
Telephone No.		E-Mail	
<input type="checkbox"/> Provide a Grant Deed copy, corresponding with the ownership listed on the application, if the property ownership does not match local records.			
CHOOSE ONE: <input type="checkbox"/> I am the sole owner of the project site and hereby authorize the filing of this application; or <input type="checkbox"/> I own the project site jointly with one or more persons, and am empowered to authorize the filing of this application on behalf of my fellow property owners; or if the <input type="checkbox"/> I own the project site in conjunction with one or more persons who are listed with their acknowledgement and authorization for the filing of this application attached for additional property owner authorization/acknowledgements.			
<p>I hereby certify that I am the owner of record of the herein previously described property located in the City of Agoura Hills that 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. I hereby consent to the filing of this Preliminary Application on my property for processing by the Community Development Department, Planning Division, 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.</p> <p>Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Community Development Department, Planning Division within 180 days of the date that the Preliminary Application is deemed complete.</p> <p>By my signature below, I certify that the foregoing statements are true and correct.</p>			
Signature:		Signature:	
Date:		Date:	
Printed Name:		Printed Name:	

Primary Contact for Project Information (select only ONE)	
<input type="checkbox"/> Owner	<input type="checkbox"/> Applicant
<input type="checkbox"/> Agent/Representative	<input type="checkbox"/> Other

For questions about filling out this application, or the Preliminary Application process, call (818) 597-7310.

END