

PLANNING & COMMUNITY PRESERVATION DEPARTMENT

SENATE BILL 330 (SB 330) PRELIMINARY APPLICATION

WWW.VISALIA.GOV 559-713-4359 315 E ACEQUIA AVE, VISALIA, CA 93291

What is SB 330?

[Senate Bill \(SB\) 330](#), also known as the Housing Crisis Act of 2019 (HCA), signed into law in 2019 and effective January 1, 2020, established a statewide housing emergency and added new regulations focused on the production and preservation of housing. Changes included a new section of California Government Code called the "Housing Crisis Act" (CA Gov. Code Section 65941.1), as well as updates to the existing Housing Accountability Act (CA Gov. Code Section 65589.5) and Permit Streamlining Act (CA Gov. Code Section 65950 and related code sections). In 2021, [Senate Bill \(SB\) 8](#) came into law, which made several further changes to these code sections and extended the HCA to January 1, 2030. In October 2023, [Assembly Bill \(AB\) 1218](#) came into law, which expands replacement requirements of protected units to nonresidential developments.

This legislation includes broad goals of facilitating increased production of new residential units, protecting existing units, and providing for an expedited review and approval process for housing development projects. To increase transparency and certainty in the development application process, SB 330 allows a housing developer to submit a Preliminary Application to a local agency for a housing development project.

A housing development project includes:

- Residential projects of one or more units;
- A mix of commercial and residential uses where 2/3 of the total square footage is residential; or
- Transitional or supportive housing.

Preliminary Application

A Preliminary Application allows a developer to provide a subset of information on the proposed housing development ahead of providing the full amount of information required by the local government for a housing development application. Upon submitting a Preliminary Application and payment of the Permit Processing Fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. After submitting a complete Preliminary Application, the applicant has 180 days to submit a full project application, or the Preliminary Application will expire.

Prior to filing a Preliminary Application, the applicant must file an application for Site Plan Review and receive a Revise and Proceed status. A Preliminary Application must be filed within one year of the date of receiving a Revise and Proceed status.

To apply for a Preliminary Application, the applicant must submit the SB 330 Preliminary Application and the required documents and the Permit Processing Fee to be "deemed submitted" and "vested."

After you submit this application, if you revise your project so that the number of residential units or square footage of construction changes by 20 percent or more (exclusive of any increase pursuant to Government Code Section 65915), you will need to submit a new Preliminary Application.

Your Preliminary Application will be deemed abandoned if you do not submit an entitlement application within 180 days of submitting this Preliminary Application, or, if your entitlement permit application is found to be

incomplete, you do not provide any additional information required within 90 days of notice that the application is incomplete.

Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions triggered, per Government Code Section 65889.5(o).

Application Checklist

Please verify that you have submitted the required documents with your application.

Application and documents may be submitted via PDF emailed to Planning@visalia.gov or in-person on a flash drive.

- **Site Plan** – A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.
- **Elevations** – Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Section 1: Project Main Contact – Applicant / Agent Information

[Copy from Planning Permit Application & Checklist]

Section 2: Property Owner Information

[Copy from Planning Permit Application & Checklist]

Section 3: Project Information

Title or Name of Project: _____

Project Location/Address: _____

Assessor's Parcel Number(s) (APN(s)): _____

Site Area (acres or square feet): _____

Site Plan Review (SPR) Number: _____

Date of SPR Review and Proceed: _____

a. 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. (You may also attach a site plan that clearly depicts all existing uses and proposed physical alterations.)

b. Residential Dwelling Unit Count – Please indicate the number of dwelling units proposed as well as a breakdown of levels by affordability set by each category (HCD or HUD).

	Total	HCD (State)	HUD (TCAC)
Market Rate		N/A	N/A
Managers Unit(s) – Market Rate		N/A	N/A
Extremely Low Income (30% or less of AMI)			
Very Low Income (31 to 50% of AMI)			
Low Income (51 to 80% of AMI)			
Moderate Income (81 to 120% of AMI)			
Total Number of Units			
Total Number of Affordable Units			
Total Number of Density Bonus Units			

c. Floor Area – Provide the proposed floor area and square footage of residential and non-residential development. When identifying specific land uses, please refer to the Zoning Use Matrix at Section 17.25.030 of the Municipal Code. If the project will contain multiple buildings, please provide a breakdown of square footage for each use by building.

Category of Use	Specific Use, if known	Square Footage
Residential		
Commercial		
Other		

d. Parking – The proposed number of automobile parking spaces.

Spaces for Residential Uses	Spaces for Nonresidential Uses	Total Spaces

Please describe any other parking that will be provided, including number of motorcycle spaces, short and long-term bicycle parking space, loading zones, EV charging stations, etc.

e. 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? If “Yes,” please describe.

f. Subdivision – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a subdivision map, a condominium map, or a lot line adjustment? If “Yes,” please describe.

g. Pollutants – Are there any proposed point sources of air or water pollutants? If “Yes,” please describe.

h. 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.

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

i. Additional Site Conditions –

Is a portion of the property located within 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 •

Is a portion of the property located within 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 •

Does the project site contain historic and/or cultural resources?

Yes • No • If “Yes”, please describe.

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 provide a site plan showing the location of any such easements.

j. Additional Site Conditions – Is there anything else about the proposed project that you would like to explain? Please also feel free to use this space to elaborate on any of your responses that you believe requires clarification or further explanation. Please attach additional sheets if necessary. You are not required to provide any information here.

APPLICANT’S SIGNATURE AND ACKNOWLEDGEMENT

By signing this application, I indicate that the information I have provided is true and correct to the best of my knowledge and belief. I further understand that all fees and deposits submitted with this application will be refunded only as provided for by the ordinances and regulations in effect at the time of the application submittal.

Signature

Date