



City of Beverly Hills
Community Development Department
Planning Division
455 N. Rexford Drive
Beverly Hills, CA 90210
Tel. (310) 285-1141
Fax. (310) 858-5966

Preliminary Application for A Housing Development Project

Preliminary Application Overview:

This preliminary application is provided pursuant to Section 65941.1 of the California Government Code for housing development projects. All requested information must be provided and applicable fees paid in order for this application to be considered submitted to the City. This preliminary application does not take the place of the entitlement application that is required for submittal to the City for consideration of a housing development project.

The entitlement application for the housing development project, including all of the information required to process the entitlement application, must be submitted to the City within 180 calendar days after the submittal of this preliminary application. If the appropriate entitlement application(s) are not submitted within 180 calendar days, the rights granted by this preliminary application shall become null and void.

If, after submittal of this preliminary application, an applicant revises a housing development such that the number of residential units or square footage of construction changes by 20% or more, the housing development project shall not be considered to have submitted a valid preliminary application until the applicant resubmits the information to reflect the project revisions. If the applicant revises this preliminary application in any other way, including to revise any previously incorrect information, the preliminary application shall be deemed "submitted" on the date the revised, accurate information is submitted to the City.

Filing Fee:

This application shall not be considered submitted unless the applicable preliminary application fee has been paid to the City. Please see current Planning Department Fee Schedule here: www.beverlyhills.org/planningapplications or call Community Development at (310)-285-1141.

Appointment & Staff Contact Information:

Please contact staff to schedule an appointment to submit a Preliminary Application for a Housing Development. If you have questions about this application, please call (310)-285-1141, and ask to be directed to Current Planning, or visit the following website for staff contact information: www.beverlyhills.org/contactplanning.

City of Beverly Hills – Preliminary Application for Housing Development

1. Project Address: _____

Assessor's parcel numbers: _____

Legal description of site: _____

2. Identify the existing uses on the project site and description of major physical alterations to the property upon which the project is proposed to be located.

3. Please provide a site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied (Attach to this form).

4. Describe the proposed land uses by number of units and square feet of residential and nonresidential development using the land use categories described in the Beverly Hills Municipal Code.

5. Describe the proposed number of parking spaces to be provided in the project.

6. Are there any point sources of air or water pollutants in the project? If so, describe.

7. Are there any species of special concern known to occur on the property?

8. Check the applicable box(es) if the proposed project site is located within:

A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.

Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

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.

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.

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.

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.

9. Do any historic or cultural resources exist on the property? If so, describe.

10. How many proposed below marking rate units are included in the proposed project? What are the levels of affordability?

11. What are the number of bonus units and any incentives, concessions, waivers or parking reductions requested pursuant to the State Density Bonus Law?

12. Are any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map being requested?

13. Are there any units on the project site that are proposed to be demolished as part of this application? How many of these units are currently occupied?

14. Please include a site map showing 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 and 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.

15. Are there any recorded public easements, such as storm drain easements, water line easements or other public rights of way on the project site? If so, please show their precise location on the site plan.

Applicant information and Consent from Property Owner:

Choice of Law. This document shall be deemed to have been made in the State of California and shall be construed, and the rights and liabilities of the parties determined, in accordance with the laws of the State of California.

I hereby certify under penalty of perjury under the laws of the State of California that I am the owner(s) of the subject property, or have been authorized to sign on behalf of the property owner, and consent to the filing of this application on the above-referenced property.

Executed on this _____ (Day) of _____ (Month) of 20____ (Year)
in _____ (City), _____ (State).

Dated: _____ BY: _____
(Signature)

(Title, Company) BY: _____
(Printed Name)

Additional Owner Signature (if applicable):

Dated: _____ BY: _____
(Signature)

(Title, Company) BY: _____
(Printed Name)

Please indicate the role of the signatory(ies) above:

Owner Applicant Agent/Representative

Applicant Information *[Individual(s) or entity benefitting from the entitlement]*

Name(s): _____

Address: _____

City: _____ State & Zip Code: _____

Phone: _____

E-Mail _____

If the owner did not sign the preceding page, is a Letter of Authorization provided*?

Yes No

****Please note that a Letter of Authorization is required when the property owner does not sign this application, but instead has another individual sign on their behalf. See Letter of Authorization Example at the end of this application for reference. Please also note that if this application will be heard by the Planning Commission or City Council, the property owner will be required to record a Covenant & Agreement to accept the conditions of approval, if applicable.***