



What is a Preliminary Housing Development application?

California Senate Bill 330 “The Housing Crisis Act of 2019” allows for an applicant to submit a preliminary application for any housing development project, meaning a project of two or more units and that is at least two-thirds residential by floor area. The purpose of the preliminary application is to collect specified site and project information in order to determine the zoning, design, subdivision, and fee requirements that will apply to the housing development project throughout the review and entitlement process.

Early consultation with OC Development Services/Planning is strongly recommended since zoning requirements may apply that could affect the anticipated scope of a project after a Preliminary Application is submitted.

To submit a preliminary housing development application with the County of Orange, please create a customer portal account by using the following website at <https://myoceservices.ocgov.com/> or call Customer Care at 714-667-8888 for more information. Please select *Miscellaneous Planning Application* as the Application Type and *Pre-Planning Application* as Subtype. The permit will be subject to fees associated with its review. The submittal requirements for a Preliminary Application are listed below.

Project Description /Scope

- The number of proposed below market rate units and their affordability levels.
- The number of bonus units and any incentives, concessions, waivers, or parking reductions being requested.
- Whether any approvals under the Subdivision Map Act including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.
- The number of existing residential units on the project site that will be demolished and whether each existing unit is currently occupied or unoccupied.

Site Plan and Elevations

- The project location on the property, elevations showing design, color, material, and the massing, height, and approximate square footage, of each building that is to be occupied.
- The proposed number of units and square feet of residential and non-residential development.
- The proposed number of parking spaces.
- The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

Technical Studies, if applicable

- Proposed point sources of air or water pollutants.
- Any species of special concern known to occur on the project site.
- Whether a portion of the project site is located within any of the following:
 - ◇ A very high fire hazard severity zone
 - ◇ Wetlands
 - ◇ A hazardous waste site
 - ◇ A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood)
 - ◇ A delineated earthquake fault zone
 - ◇ A stream or other resource
- Any historic or cultural resources exist on the project site.
- If the project site is located within the coastal zone, or whether any portion of the property contains any of the following:
 - ◇ Wetlands
 - ◇ Environmentally sensitive habitat areas
 - ◇ A tsunami run-up zone
 - ◇ Use of the site for public access to or along the coast
- 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.