



CITY OF GARDEN GROVE  
PLANNING SERVICES DIVISION  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92840  
TEL: (714) 741-5312 FAX: (714) 741-5578  
[www.ggcity.org](http://www.ggcity.org)

## HOUSING DEVELOPMENT PRE-APPLICATION

*The Housing Development Pre-Application allows applicant(s) for housing developments to vest zoning regulations, in compliance with Cal Gov. Code § 65941.1. Please provide the following information, and submit the completed application and \$100.00 payment to the Planning Services Division. The Planning Services Division will review the application, and upon determination of its completion will ensure current zoning regulations will be applicable for 180 days. A completed Housing Development Pre-Application does not ensure a project's code compliance. For a review of a proposed project's code compliance, the applicant(s) must submit a Preliminary Development Application, along with all applicable documentation, and a \$700.00 payment to the Planning Services Division.*

### PROJECT INFORMATION:

Project Address:

APN(s):

Project Title:

Zoning:

Brief Description of Project:

### APPLICANT INFORMATION:

Name:

Mailing Address:

City, State, Zip Code:

Phone No.:

E-mail:

### PROPERTY OWNER:

Name:

Mailing Address:

City, State, Zip Code:

Phone No.:

### THE PROPOSAL IS A:

New Building       Addition or Alteration       Lot Consolidation or Subdivision

Number of Proposed Units:

Number of Existing Units:

Total Square Footage:

Parking Spaces Provided:

Number of Units per Affordability Level:

### Office Use Only:

Date Submitted:

Received By:

**HOUSING DEVELOPMENT PRE-APPLICATION**

<b>PROJECT SETTINGS:</b>
Identify Existing Use of Property: _____
<b>Description of Surrounding Uses</b>
North: _____
South: _____
East: _____
West: _____

**CERTIFICATION:**

I certify and declare under penalty of perjury under the laws of the State of California that the answers furnished above, and in the attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Garden Grove to complete my review.

Print Name of Applicant:

\_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**Notice to Property Owner(s) and Applicants:**

If a development applicant revises a complete Housing Development Pre-Application project such that the number of residential units or square footage of construction changes by 20% or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the housing development project *shall not* be deemed to have submitted a complete Housing Development Pre-Application until the development applicant *resubmits* the information required so that it reflects the revisions.

Within 180 calendar days after submitting a Housing Development Pre-Application with all of the information required to the City, the development applicant *shall submit* an application for a development project that includes all of the information required to process the Land Use Permit Application. If the development applicant *does not* submit this information within the 180-day period, then the Housing Development Pre-Application *shall expire* and have no further force or effect.

If the City determines that the Land Use Permit Application for the development project is *incomplete*, the development applicant *shall submit* the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development applicant *does not* submit this information within the 90-day period, then the Housing Development Pre-Application *shall expire* and have no further force or effect.

**HOUSING DEVELOPMENT PRE-APPLICATION**

*Pursuant to Cal Gov. Code § 65941.1, an applicant for a housing development project shall be deemed to have submitted a complete Housing Development Pre-Application upon providing all of the following information as supplemental exhibits, and the \$100.00 ministerial review fee to the City:*

<b>PLEASE PROVIDE ALL OF THE FOLLOWING INFORMATION:</b>	
<input type="checkbox"/> The specific location, including parcel numbers, a legal description, and site address.	<input type="checkbox"/> The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.
<input type="checkbox"/> 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.	<input type="checkbox"/> The proposed land uses by number of units and square feet of residential, and nonresidential, development using the categories in the applicable zoning designation.
<input type="checkbox"/> The proposed number of parking spaces.	<input type="checkbox"/> Any proposed point sources of air or water pollutants.
<input type="checkbox"/> Any species of special concern known to occur on the property.	<input type="checkbox"/> Whether a portion of the property is located within any of the following: (A) A very high fire hazard severity zone (B) Wetlands (C) A hazardous waste site (D) A special flood hazard area (E) A delineated earthquake fault zone (F) A stream or other resource that may be subject to a streambed alteration agreement
<input type="checkbox"/> Any historic or cultural resources known to exist on the property.	<input type="checkbox"/> The number of proposed below market rate units and their affordability levels.
<input type="checkbox"/> The number of bonus units, and any incentives, concessions, waivers, or parking reductions requested, pursuant to Cal Gov. Code § 65915.	<input type="checkbox"/> 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.
<input type="checkbox"/> The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application. (See attached Letter of Authorization)	<input type="checkbox"/> The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.
<input type="checkbox"/> The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.	<input type="checkbox"/> 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.

**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
PLANNING SERVICES DIVISION

**LETTER OF AUTHORIZATION  
(TO BE NOTARIZED)**

**NOTE:** If the Applicant is not the sole record owner of the property, a Letter of Authorization must be signed by each owner of the property, notarized, and submitted as a part of the Housing Development Pre-Application.

To: City of Garden Grove

Housing Development Pre-Application for \_\_\_\_\_

\_\_\_\_\_

I, \_\_\_\_\_, owner of the below-described property, do hereby authorize the filing and processing of the above-described Housing Development Pre-Application, by \_\_\_\_\_ (Applicant).

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature(s) of legal property owner(s):

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_