



SB 330 Housing Project Preliminary Application

This form serves as the preliminary application for a housing development project seeking vesting rights pursuant to Senate Bill (SB) 330, the Housing Accountability Act of 2019. The project must be comprised of:

- 1) Residential units;
- 2) A mix of commercial and residential uses where two-thirds of total square footage is residential; OR
- 3) Transitional or supportive housing.

PROCESS.

The Preliminary Application package will be reviewed by the City's Development Plan Review (DPR) Committee, which meets on Thursdays. The DPR Committee will review the applicant's Preliminary Application materials within 21 working days. The Planning Division will schedule and notify the applicant of a meeting with the DPR Committee, which will occur within the 21-working day review period. The applicant and his/her consultants (i.e., architect and civil engineer) are encouraged to attend. Approximately two weeks following the meeting, the DPR Committee will generate a set of written comments to the applicant regarding the proposed housing project.

The applicant shall be deemed to have submitted a Preliminary Application upon submittal of all of the information listed in this form and payment of the applicable fee to the City. After submitting this Preliminary Application form, the applicant has 180 days from when the Preliminary Application was deemed complete to submit a full development application (i.e., precise plan, conditional use permit, tentative tract map, etc), or the Preliminary Application will expire.

Please note the following regarding a development application:

- The City will have 30 days to review the applicant's development application pursuant to the Permit Streamline Act. If the development application is deemed incomplete after filing, the applicant must submit all missing and/or incomplete items to the Planning Division within 90 days of being notified in writing by the Planning Division.
- Submittal of all information requested in this Preliminary Application form and payment of the applicable fee freezes fees and development standards as of the submittal date unless exceptions are triggered per Government Code § 65889.5, subd. (o)(2).
- California Environmental Quality Act (CEQA) standards apply.
- After submittal of the required information, if the applicant revises the project to change the number of residential units or the square footage of construction (i.e. building area) by 20 percent or more, excluding any increase resulting from Density Bonus Law, then the applicant must resubmit the required information so that it reflects the revisions.
- The project must commence construction within 2.5 years following the date that the project received final approval, as defined by Government Code § 6559.5, subd. (o)(2)(E); otherwise, the project's vesting rights granted through the Preliminary Application process shall expire.

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A. How To File.

Please submit the application package with payment to the Planning Division at the Planning public counter, located at:

Corona City Hall
Planning & Development Department
400 S. Vicentia Avenue, Suite 120
Corona, CA 92882

B. Items Required For Filing.

The following items shall be included in the application package:

1. SB 330 Preliminary Application Form (attached), completed and signed.

Attached? Yes ☐ No ☐

2. Processing fees. Please consult with a Planner on what development application type(s) your housing project will require. If your project requires multiple development application types, you will need to submit one Preliminary Application for each development application type. For example, if your housing project requires the City's approval of a Precise Plan and Tentative Tract Map, you will need to submit two (2) separate Preliminary Application packages – one for the Precise Plan and one for the Tentative Tract Map.

Development Application Type:	Preliminary Application Review Fee:
Precise Plan or Conditional Use Permit <ul style="list-style-type: none">• Single Family Residential subdivisions with 5 or more lots• Multiple Family Residential projects with 4 or more units	<ul style="list-style-type: none">• \$5,536 plus \$15/du• \$5,536 plus \$15/du
Tentative Tract Map	\$6,172 plus \$15/lot
Parcel Map	\$4,506
Specific Plan	\$14,706
Specific Plan Amendment (Major Amendment)	\$6,937
Specific Plan Amendment (Minor Amendment)	\$3,230

Fee Submitted? Yes ☐ No ☐



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3. **Precise Plan or Conditional Use Permit:** All plans shall be legible, dimensioned and drawn to scale. Submit twelve (12) full size (24"x36" folded to 8.5" x 14") copies of each and placed in 12 sets with the plans described by item #3(a-h) below.

a. Site plan.

Attached? Yes ☐ No ☐

b. Floor plans.

Attached? Yes ☐ No ☐

c. Building elevations showing design, color, materials, massing, height, and square footage. All information shall be clearly depicted and called out. (Building elevations may be reduced to 11"x17" in size if the details and call-outs on the plans are clear and readable.)

Attached? Yes ☐ No ☐

d. Preliminary landscape plan.

Attached? Yes ☐ No ☐

e. Sign program, if applicable.

Attached? Yes ☐ No ☐ N/A ☐

f. Fence plan showing location, materials, and height, if applicable.

Attached? Yes ☐ No ☐ N/A ☐

g. Preliminary grading plan with perimeter cross sections.

Attached? Yes ☐ No ☐

h. Utility plan (existing and proposed wet and dry utilities).

Attached? Yes ☐ No ☐

i. Legal Description (grant deed or title report).

Attached? Yes ☐ No ☐

4. **Parcel Map or Tentative Tract Map:** Submit twelve (12) full size (24"x36" folded to 8.5" x 14") copies of a Parcel Map or Tentative Tract Map exhibit, drawn to scale and placed in 12 sets.

Attached? Yes ☐ No ☐

5. **Specific Plan (New):** Submit twelve (12) draft Specific Plan documents, with each document hole punched and placed in a three-ring binder.

Attached? Yes ☐ No ☐



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6. **Specific Plan Amendment (Minor or Major Amendment):** Submit twelve (12) page(s) from the specific plan document showing the code section(s) with the text and/or figure amendments. New text shall be shown in red and underlined. Text to be deleted shall be shown in a strikethrough format.

Attached? Yes ☐ No ☐

7. **All Projects.** Submit one (1) USB flash drive containing all of the application submittals in PDF format.

Attached? Yes ☐ No ☐

FOR STAFF USE ONLY	
Case Number:	
Original Submittal Date Received Stamp:	Staff Initial:
Resubmittal #1 Date Received Stamp:	Staff Initial:
Resubmittal #2 Date Received Stamp:	Staff Initial:

Revised: 1/2025



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SB330 HOUSING PROJECT PRELIMINARY APPLICATION FORM

1. APPLICANT INFORMATION

Firm/Company Name: _____

Contact Name: _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____ Email: _____

Applicant's interest in property: ☐ Own ☐ Rent ☐ Other: _____

2. OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Contact Name: _____

Address: _____

City/State/Zip Code: _____

Phone Number: _____ Email: _____

3. ARCHITECT INFORMATION

Architectural Firm Name: _____

Contact Name: _____

Address: _____

City/State/Zip Code: _____

Phone Number: _____ Email: _____

4. ENGINEER INFORMATION

Engineering Firm: _____

Contact Name: _____

Address: _____

City/State/Zip Code: _____

Phone Number: _____ Email: _____



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5. PROJECT DESCRIPTION

Project Location (General): _____

Project Address: _____

General Description of Proposed Project: _____

Existing Uses – The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located: _____

6. PROPERTY INFORMATION

Assessor's Parcel #: _____

Total Acreage: _____

Assessor's Parcel #: _____

Total Acreage: _____

Assessor's Parcel #: _____

Total Acreage: _____

Assessor's Parcel #: _____

Total Acreage: _____

Assessor's Parcel #: _____

Total Acreage: _____

General Plan Designation: _____ Zoning: _____

Specific Plan Designation, if applicable: _____

Master Planned Planning/Development Agreement (if applicable): _____

WQMP Required? ☐ Yes ☐ No Annex into CFD or LMD? ☐ Yes ☐ No _____

Current Land Use: _____ Proposed Land Use: _____

Grading Requirements (CYD's):

Cut: _____ Fill: _____ Overex: _____



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7. TYPE OF USE PROPOSED

- ☐ Single Family Residential ☐ Supportive Housing ☐ Mixed Use Comm/Res.
☐ Multiple Family Residential ☐ Transitional Housing

8. PROJECT SUMMARY

Dwelling Units:	Proposed	Existing	Density (DU/acre):
1 Bedroom			Maximum building height:
2 Bedroom			Minimum lot size:
3 Bedroom			Average lot size:
4 or more Bedroom			Landscape Coverage (% of Lot):
Total			Building Coverage (% of Lot):

Total Commercial Floor Area (if applicable):

Open Space Description

Total square footage of: Common Open Space Private Open Space

Number of Parking Spaces Required and Provided:

	Required by § 17.73.030 of the Corona Municipal Code (Parking Ordinance)	Provided
Open Stalls		
Carports		
Garages		
Total		

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Residential Dwelling Unit Count: Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	
Moderate Income	
Total No. of Units	
Total No. of Affordable Units	
Total No. of Density Bonus Units	

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?

☐ Yes

☐ No

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. Provide attachment, if needed.

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



9. SITE FEATURES

Indicate if any portion of the property includes any of the following environmental, historic or cultural resources.

Does the site contain any of the following:

- a. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.
☐ Yes ☐ No ☐ N/A
- b. Wetlands, as defined in the US Fish and Wildlife Service Manual, Part 660 FW 2.
☐ Yes ☐ No ☐ N/A
- c. 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 ☐ N/A
- d. 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 5.
☐ Yes ☐ No ☐ N/A
- e. 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 CA Building Standards Commission under the CA 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 (Section 8875) of Div. 1 of Title 2.
☐ Yes ☐ No ☐ N/A
- f. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (Section 1600) of Division 2 of the Fish and Game Code 7.
☐ Yes ☐ No ☐ N/A
- g. Any proposed point sources of air or water pollutants.
☐ Yes ☐ No ☐ N/A
- h. Any species of special concern known to occur on the property.
☐ Yes ☐ No ☐ N/A
- i. Any historic or cultural resources known to exist on the property.
☐ Yes ☐ No ☐ N/A



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10. Notice of Complete/Incomplete Applications

The approval of a development proposal requires the review of plans and technical documents. By signing below the applicant is acknowledging that a development application will be deemed incomplete if it does not include all required plans and technical documents, or includes plans and technical documents that are inaccurate or insufficient. By signing below the applicant also acknowledges that incomplete development applications will not be scheduled for public hearing until which time City staff has received and reviewed all required documents.

11. Authorization & Indemnification

To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.

Print Applicant name: _____

Applicant Signature: _____ Date: _____

Print Property Owner name: _____

Property Owner Signature: _____ Date: _____

Notice to all applicants: Separate written authorization from property owner shall be submitted if this form is not signed by the property owner.