

# HOUSING CRISIS ACT of 2019 – SB 330

## PRELIMINARY APPLICATION FORM

### PURPOSE

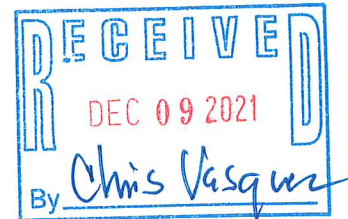
This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

### GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

### Submittal Date Stamp<sup>\*1,2</sup>:



<sup>\*1</sup>Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

<sup>\*2</sup>Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

### Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

**SITE INFORMATION**

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 800 Meadow Pass rd, Walnut CA 91789 Unit/Space Number \_\_\_\_\_

Legal Description (Lot, Block, Tract) \_\_\_\_\_ Attached? YES  NO

Being a subdivision of Lots 1 & 2 of Tract No. 45378 as shown on a map thereof filed in Book 1095, Pages 93 through 99 of maps, in the Office of the County Recorder of Los Angeles County, California.

Assessor Parcel Number(s) 8709-093-001, 002, & 003

2. **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.

Existing Land Use: There are no current active uses on the project site. Several structures related to the past operation of a private equestrian facility remain on the property. That equestrian facility was permanently closed in 2014. The remaining structures are vacant and unused. The Property is zoned R.P.D. - 28,500 sf - 1.3 DU  
Major Physical Alterations: The proposed project will grade approximately 17.1 acres of the property, with the graded area becoming the location of building sites for the project's 28 homes and the internal roads serving the project. The project will remove major structures and ancillary structures including (1) Residential building including main stables, (1) secondary stable, (1) covered arena, and additional ancillary structures will be removed. The proposed project grading will result in the removal of trees, a tree report and tree replacement plan will be provided during the TTM submittal process.

3. **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.

Attached? YES  NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES  NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

Single Family Residential  
28 residential lots with a minimum lot size of 28,500sf - totaling 20.31 acres  
  
Open Space  
7 open space lots totaling 2.08 acres  
  
Public Right of Way  
Proposed streets totaling 3.45 acres

**a. 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	28
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	
Moderate Income	
Total No. of Units	28
Total No. of Affordable Units	
Total No. of Density Bonus Units	

Other notes on units:

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
<b>Floor Area (Zoning)</b>	0.14 FAR		0.14 FAR
<b>Square Footage of Construction</b>	162,500 sf (based on average SF of each unit)		162,500 sf (based on average SF of each unit)

7. **PARKING** - The proposed number of parking spaces:

Off-Street enclosed 106 spaces, Off-Street driveway 56 spaces (min) and on street parking 90 spaces

8. **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

If "YES," please describe:

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES  NO

If "YES," please describe:

Applicant is seeking approval of a tentative map.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES  NO

If "YES," please describe:

11. **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		1	1
To Be Demolished		1	1

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

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

YES  NO

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

YES  NO

iii. 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

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES  NO

v. 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?

YES  NO

vi. 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?

YES  NO

If "YES" to any, please describe:

(a)(ii) "Wetlands" as defined by regulatory agencies with jurisdiction over wetlands, such as the Army Corps and Regional Water Quality Control Board, may be located within the Lemon Creek channel. To the extent any such wetlands will be impacted by the project, the project applicant will obtain the necessary permits for those impacts.

(a)(vi) Lemon Creek is a stream that may be subject to a Cal Fish and Game Code Section 1602 notification and/or a streambed alteration agreement to the extent the Lemon Creek channel will be impacted by the project.

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

YES  NO

If "YES," please describe:

c. Does the project site contain any species of special concern?

YES  NO

If "YES," please describe:

No species of special concern are known to occur on the property. However, habitat assessments in 2014 observed an individual male Least Bell's Vireo (LBVI) singing. An updated habitat assessment in 2017 did not observe the species. Eight focused surveys were conducted in 2018, and one individual male LBVI was heard singing during one of those surveys. The project applicant's biologist concluded the individual was just passing through and no nesting behavior was observed on-site.

- d. 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 describe:

3 storm drains and 2 sewer line that come from Meadow Pass road and 1 storm drain from Lemon Street, public right of way for San Vicente Road

- e. Does the project site contain 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? Provide 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.

YES  NO

If "YES," please describe and depict in attached site map:

Lemon Creek is a stream that may be subject to a Cal Fish and Game Code Section 1602 notification and/or a streambed alteration agreement to the extent the Lemon Creek channel will be impacted by the project.

13. **COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES  NO

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES  NO

- c. A tsunami run-up zone.

YES  NO

- d. Use of the site for public access to or along the coast.

YES  NO

14. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Spring Meadows Homes, LLC and Meadow Pass Estates, LLC

Company/Firm Spring Meadows Homes, LLC and Meadow Pass Estates, LLC

Address 18217 Gale Ave Unit/Space Number Suite A

City City of Industry State CA Zip Code 91748

Telephone 626-839-3688 Email jacksu@hus123.com

Are you in escrow to purchase the property?

YES  NO

Property Owner of Record  Same as applicant  Different from applicant

**For APN Nos. 8709-093-002 and 8709-093-003**

Name (if different from applicant) Meadow Pass Estates, LLC

Address 18217 Gale Ave Unit/Space Number Suite A

City City of Industry State CA Zip Code 91748

Agent for Service of Process Jack Su

Telephone 626-839-3688 Email jacksu@hus123.com

**For APN Nos. 8709-093-001**

Name (if different from applicant) Spring Meadow Homes, LLC

Address 18217 Gale Ave Unit/Space Number Suite A

City City of Industry State CA Zip Code 91748

Agent for Service of Process Jack Su

Telephone 626-839-3688 Email jacksu@hus123.com

**Optional: Agent/Representative Name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Optional: Other** (Specify Architect, Engineer, CEQA Consultant, etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_


Primary Contact for Project:  Owner  Applicant  Agent/Representative  Other

**PROPERTY OWNER AFFIDAVIT**

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in 800 Meadow Pass Road, Walnut CA, 91789 which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Community Development Department for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with The City Walnut within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature   
 Printed Name Jack Su  
 Date 12/9/2021

Signature \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Date \_\_\_\_\_



# PROPERTY OWNER AFFIDAVIT

## Ownership Disclosure

### 1. Meadow Pass Estates, LLC:

- Meadow Pass Estates, LLC is owned 100% by Transglobe Investment USA Corp.
- Transglobe Investment USA Corp. is owned 100% by Lian-Yin Chen.
- Articles of Organization attached
- Agent for Service of Process: Jack Su

Telephone: 626-839-3688

Email: jacksu@hus123.com

### 2. Spring Meadows Homes, LLC:

- Spring Meadows Homes, LLC is owned 50% by Chung Chieh Tai and 50% by Lian-Yin Chen.
- Articles of Organization attached
- Agent for Service of Process: Jack Su

Telephone: 626-839-3688

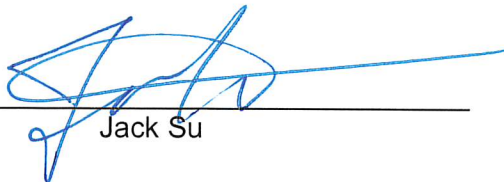
Email: jacksu@hus123.com

### 3. Letter of Authorization (LOA):

This statement serves as the Letter of Authorization referenced in the Property Owner Affidavit requirements of the Preliminary Application form, which provides that in the case of LLCs, the agent for service of process may sign the LOA.

1. I, Jack Su, hereby certify that I am the agent for service of process of the owners of record of the herein previously described property (APN Nos. 8709-093-001, 8709-093-002, and 8709-093-003) located in Walnut, California, which are involved in this Preliminary Application. As the agent for service of process of both Spring Meadows Homes, LLC and Meadow Pass Estates, LLC, I have been empowered by each of them to sign as the owner on their behalf.
2. I hereby consent to the filing of this Preliminary Application on their properties for processing by the City of Walnut for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the City of Walnut within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature \_\_\_\_\_



Jack Su

Date: December 9, 2021