



CITY OF ORINDA
Planning Application

22 Orinda Way, Orinda, CA 94563
 (925)253-4210 ▪ orindaplanning@cityoforinda.org

PROPERTY

Address:

Assessor's Parcel Number:

PROPERTY OWNER(S)

Name:

Mailing Address:

Phone:

Email:

APPLICANT(S) (If not the property owner)

Name:

Mailing Address:

Phone:

Email:

APPLICATION(S) (Check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> General Use Permit | <input type="checkbox"/> Small Cell Wireless Facility |
| <input type="checkbox"/> Commercial Use Permit | <input type="checkbox"/> Hillside Grading Permit | <input type="checkbox"/> Temporary Event Permit |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Elevated Deck Permit | <input type="checkbox"/> Lot Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Encroachment Agreement | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Wireless Facilities Permit |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Zoning Amendment |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other: |

PROJECT DESCRIPTION

PROPERTY INFORMATION

Is the property located: <i>In the Ridgeline and Environmental Preservation Overlay District?</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>On a Severely sloped site? (average slope of 20% or greater)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have any permits been issued in the last five years? If yes, describe work:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Present use of property and buildings:

ACKNOWLEDGEMENT

1. Failure to provide all pertinent data or providing poorly executed plans may delay the processing of an application.
2. City staff and either the Zoning Administrator or members of the Planning Commission may inspect the site of your proposed project. Access to your property is mandatory, but will be limited to the above mentioned planning agency personnel, as is regulated by the State’s Planning and Zoning Law. You are not required to provide access to your property to the general public. Please make any necessary arrangements with staff regarding their access to your property.
3. Final decisions concerning discretionary permits are within the discretion of the Planning Commission or the Zoning Administrator, as appropriate. Statements made by staff to applicants concerning the merits of a proposed project are intended to guide and assist applicants. Likewise, statements made by individual Planning Commission members during hearings and in other contexts such as study sessions may be intended to guide and assist applicants. However, such comments do not bind either the Planning Commission as a whole or the Zoning Administrator and they may in fact be disregarded by the decisionmaker. The decision to approve, condition, or deny a proposed project is within the sole discretion of either the Planning Commission or the Zoning Administrator, based on the evidence presented at the hearing. The same is true for Council decisions on appeals.
4. Obtaining discretionary permit approvals from the Planning Commission and the Zoning Administrator does not guarantee that a project may be built according to the approved plans if engineering plans for the proposed project are not approved. It is the applicant's choice to proceed in the discretionary review process without first obtaining engineering approvals.
5. If a request for a discretionary permit is based on soils problems, adequate proof (i.e., soils reports) must be provided to the City Engineer before the Planning Commission hearing to enable the City Engineer to assess the validity of the claim, obtain peer review if necessary, and to present a report to the Planning Commission on the subject.
6. Where soil stability is a factor, the soils engineer will be required as part of the application process to verify that the soils report meets city standards for soils reports and at the end of construction to verify that the grading and construction was accomplished as shown in the approved plans.
7. Applicant agrees to defend, indemnify, release and hold harmless the City of Orinda, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively “City”) from any claim, action or proceeding (hereafter collectively “proceeding”) brought against the City to attack, set aside, void or annul the City’s discretionary project approvals and/or any action relating to such project approvals, including actions taken to comply with the California Environmental Quality Act. This indemnification shall include, but not be limited to, any damages awarded against the City, the City’s attorneys’ fees and cost of suit, the cost of preparing the administrative record, any award of opposing counsel’s attorneys’ fees or costs of suit, and any other liabilities and expenses incurred in connection with such proceeding, whether incurred by the Applicant, the City, and/or the parties initiating or bringing such proceeding. Applicant acknowledges that the City may elect to retain its own counsel to represent it in such proceeding and agrees to reimburse the City for associated attorneys’ fees and costs of suit. Applicant further agrees to indemnify the City for all costs, attorneys’ fees, and damages, which the City incurs in enforcing this indemnification agreement. In the event any proceeding is brought, City shall promptly notify the Applicant of the proceeding, and City shall coordinate with Applicant regarding defense of the proceeding.

PROPERTY OWNER

Signature:

Date:

APPLICANT (If not the property owner)

Signature:

Date:



CITY OF ORINDA

SB 35 Checklist

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Senate Bill 35 (SB 35) creates a streamlined and ministerial approval process for certain housing projects under [Government Code §65913.4](#). Applicants who intend to invoke SB 35 streamlining must provide all submittal requirements listed below to demonstrate eligibility. If the answers to all the questions below are “yes”, then the project is eligible to SB 35 streamlining. If the answer to any questions are “no”, then the project is not eligible.

For projects of 150 or fewer units, Staff will determine if the project is eligible for streamlining within 60 days of application submittal. For projects containing more than 150 units, eligibility will be determined within 90 days.

ELIGIBILITY REQUIREMENTS		YES	NO	N/A
1	Is the project a multifamily housing development (2 or more units) or a mixed-used project where at least 2/3 of the square-footage of the project is dedicated to residential uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Has the applicant dedicated at least 50% of the units in the project to households making below 80% of the area median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Does at least 75% of the perimeter of the site adjoin parcels currently or formerly developed with “urban uses”?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Does the site’s zoning OR general plan designation allow for residential or residential mixed-used development, as applicable to the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	If a land subdivision is required:			
	A. Is the project financed with low-income housing tax credits and will prevailing wages be paid?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	B. Will the development pay prevailing wages to a trained and skilled workforce?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Does the project meet density requirements in the general plan designation applicable to the subject property/ies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Does the project meet objective zoning standards of the zoning designation applicable to the subject property/ies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Does the project meet the objective design review standards per OMC §17.30 and the applicable zoning district regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Is the project located on a property that is outside each of the following areas?			
	▪ Wetlands as defined under federal law	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Earthquake fault zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ High or very high fire severity zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Hazardous waste site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- FEMA designated flood plain or floodway
- Protected species habitat
- Lands under a conservation easement
- A site that would require demolition of housing:
 1. Subject to recorded rent restrictions
 2. Housing occupied by tenants within the past 10 years
- A site that would require demolition of a historic structure listed on a local, state, or federal register
- A site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act

10 For projects of over 10 units, will the entire development be a “public work” as defined in Section 1720 of the California Labor Code, or will construction workers be paid at least the prevailing wage?

11 For projects of 75 or more units, will a “skilled and trained” workforce, as defined in Section 2601 of the California Public Contracts Code, be used to complete the development?

SUBMITTAL REQUIREMENTS

1. *Planning Application Form*
2. *SB 35 Checklist*
3. *Supporting Documentation (for all questions)*

PROPERTY OWNER

Signature: _____ Date: _____

APPLICANT (If not the property owner)

Signature: _____ Date: _____