



October 6, 20222

Via Email

Jordan Sullivan
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**RE: [PLAN22-130, [PA22-008] SB330 Pre-Application Review
119-Unit Multifamily Building
723 & 703 3rd St., APNS: 011-278-01, -2**

Dear Jordan Sullivan:

Thank you for your application to the Community Development Department, Planning Division, requesting a SB 330 Pre-Application review (PLAN22-130, PA22-008) of a project proposing a 119-unit multifamily residential building located at 723 & 703 3rd St., APNS: 011-278-01, -2 located in the T5MS 70/90 Open Zoning District in the Downtown Precise Plan Area.

Planning staff has reviewed the application and determined that the applicant has provided the required submittal materials for a Preliminary Development Project Application (SB 330). These materials include: a completed SB 330 Preliminary Application Form, payment of application fees, and project plans. The project, therefore, has vested rights as of the date of Pre-Application submittal (August 23, 2022), except under these circumstances¹:

- The project does not commence construction within 30 months of the project's site permit being issued;
- The project increases by more than 20% in the number of units or total square footage beyond the preliminary application, except as the project may be revised using the State Density Bonus;
- The requirement is necessary to avoid an adverse impact to public health or safety as defined in state law; or
- Development impact fees, application and permit processing fees, capacity or connection fees, or other charges may be annually adjusted based on a published cost index.

¹ Refer to SB 330 provisions for additional circumstances under which the Preliminary Application may expire.

This determination does not constitute affirmation of all statements made within the pre-application submittal package nor verification of project consistency with local ordinances or state law. This level of analysis will be conducted after submittal for project entitlement—whether by SB35 or Environmental Design Review. In order for staff to verify the assumptions made in the density bonus proposal, be sure to include a set of plans that show a zoning code compliant project in addition to the plan set for the proposed density bonus project.

Should you have any questions please do not hesitate to contact me at 415-485-5048 or Monica.Ly@cityofsanrafael.org.

Sincerely,



Monica Ly | City of San Rafael

Senior Planner

Community Development Department

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