



**Planning & Building Department**  
3675 Mt. Diablo Blvd, Suite 210  
Lafayette, CA 94549  
[www.lovelafayette.org](http://www.lovelafayette.org)

## **SB 35: STREAMLINED HOUSING DEVELOPMENT FAQs and Process**

### **What is Senate Bill 35?**

Senate Bill 35 (SB 35) became effective on January 1, 2018. It enacted [Government Code section 65913.4](#) to require cities and counties to use a streamlined ministerial review process for qualifying multifamily housing developments that provide specified levels of affordable housing, comply with the jurisdiction's objective planning standards, and meet other specific requirements.

### **What is a streamlined review process?**

Under SB 35, the City is required to review qualifying projects using a ministerial review process, which means that no discretionary approvals can be required, and the City is required to process applications within the timeframes specified in Government Code section 65913.4(c). An SB 35 project is not subject to environmental review under the California Environmental Quality Act (CEQA).

### **Does my project qualify to apply for streamlining?**

The California Department of Housing and Community Development (HCD) determined that Lafayette is subject to SB 35. To be eligible for a streamlined review process, an application must meet ALL of the criteria outlined in the [SB 35 Pre-Application Eligibility Checklist](#).

### **If my project qualifies for SB 35, what planning standards are applicable to my project?**

Qualifying projects must be consistent with all of the City's objective planning and design standards, including the City's General Plan, the Lafayette Municipal Code, the Downtown Mixed Use Master Plan, Benicia Objective Design Standards, Arsenal Historic Conservation Plan, Downtown Historic Conservation Plan and any applicable master plans and specific plans. Modifications to otherwise-applicable standards under density bonus law do not affect a project's ability to qualify for SB 35.

- General Plan
- Lafayette Municipal Code
- All applicable Master Plans
- Objective Standards for New Multi-family Mixed Use Development in the Downtown

### **What are the parking requirements?**

If your project is eligible, no more than one parking space per residential unit is required. For projects that meet the requirements specified in Government Code section 65913.4(d)(1), no residential parking is required. Mixed-use projects must provide parking for the commercial component of the development as required by the City's Zoning Code, [Chapter 6-6 – Off-Street Parking](#).

## What is the application process?

To apply for a project that qualifies under SB 35, an applicant must follow the process summarized below:

1. Complete the SB 35 Pre-application Eligibility Checklist to ensure that your project is eligible. If eligible, complete HCD's [Preliminary Application Form](#) and Lafayette's [Standard Application Form](#) and submit them with the Eligibility Checklist to the Planning and Building Department via email at [planner@lovelafayette.org](mailto:planner@lovelafayette.org).
2. Staff will review the submitted documents to ensure they are complete and the project is eligible for SB 35 processing. If any information or documents are missing, staff will inform the applicant within 30 days of submittal.
3. Within 30 days of receipt of receiving a complete and eligible preliminary application, the City will provide tribal consultation notice to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development. Any affiliated tribe may request consultation. During consultation, any affected tribe(s) may agree that there are no impacts, or may identify impacts and agree to mitigation of said impacts; this agreement must be reached to proceed. (If the parties cannot agree as to the presence of impacts or how to mitigate, then the applicant is not eligible to use SB 35 for project approvals and must submit a development application pursuant to the City's standard entitlement process. Information is available at [lovelafayette/planning](#).)
4. Following completion of the tribal consultation process, submit an SB 35 Development Application to the Planning and Building Department. The application must be submitted along with all the materials identified in the submittal checklist to confirm that the project qualifies for SB 35.
5. The Planning and Building Department will review the SB 35 Development Application to determine whether the project is eligible for streamlining, including whether the development conflicts with any objective planning standards, within the following timeframes:
  - a. For projects with 150 or fewer units, within 60 days of SB 35 Development Application submittal
  - b. For projects with more than 150 units, within 90 days of SB 35 Development Application submittal (Gov. Code section 65913.4(b)(1)).If the City does not provide the documentation identifying conflicts with any objective planning standard within the applicable timeframe, the development is deemed to satisfy all objective planning standards (Gov. Code section 65913.4(b)(2)).
6. Thereafter, project design review and consideration of any information requested of the applicant will be completed within the following timeframes:
  - a. For projects with 150 or fewer units, within 90 days of SB 35 Development Application submittal
  - b. For projects with more than 150 units, within 180 days of SB 35 Development Application submittal (Gov. Code section 65913.4(c)).
7. If the project is approved, the applicant will then be required to obtain any additional required permits which may include grading, building, fire, and sanitary permits.



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### SB 35: STREAMLINED HOUSING DEVELOPMENT Pre-Application Eligibility Checklist

Government Code section 65913.4, also known as Senate Bill 35 (SB 35), requires the City to review qualifying multifamily housing development projects using a ministerial review process. Eligible projects must comply with objective planning standards, provide specified levels of affordable housing, and meet other specific requirements, as detailed below. Projects will go through a multi-step process:

1. Use this Eligibility Checklist to determine if your project is eligible for streamlining under SB 35.
2. If eligible, submit a Preliminary Application to the City as notice of intent to apply.
3. The City will provide the submitted Preliminary Application to all Native American tribes that are traditionally and culturally affiliated with the geographic area of the development in order to initiate a scoping consultation with all interested tribes.
4. If the scoping consultation results in the City being able to accept an SB 35 application, the applicant will then submit a complete application for multifamily development, which will be processed ministerially using the timeframes required.

The following checklist is intended as a guide to help applicants and the City staff determine if a project is eligible for streamlined processing under SB 35 (Step 1). To be eligible, a project must meet all of the following criteria:

#### ELIGIBILITY CHECKLIST

**1. PRELIMINARY APPLICATION.**

The applicant must submit:

- a. A [Preliminary Application](#), completed and signed. *(Please note that this link leads to an HCD form labeled "Housing Crisis Act of 2019 – SB 330: Preliminary Application Form," but is in fact the correct form to use for an SB 35 Pre-application.)*
- b. A [Standard Application Form](#), completed and signed.

**2. NUMER AND TYPE OF UNITS**

The project must be a multifamily housing development that contains at least two (2) residential units and must comply with the minimum and maximum residential density range permitted for the site, plus any applicable density bonus.

**3. PROJECT SITE**

The project must be located on a legal parcel or parcels within the incorporated City limits. At least 75% of the perimeter of the site must adjoin parcels that are developed with urban uses. For purposes of SB 35, "urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Parcels that are only separated by a street or highway shall be considered adjoined.

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**4. ZONED OR PLANNED RESIDENTIAL USES**

At least two-thirds (2/3) of the project's square footage must be designated for residential use. The project must also be located on a site that is one of the following:

- a. Zoned for residential or residential mixed use development
- b. Designated in the General Plan as residential or residential mixed use
- c. Within a zone where office, retail or parking is a principally permitted use and meets the requirements of the Middle Class Housing Act of 2022 (SB 6), per Govt. Code section 65852.24.

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**5. AFFORDABILITY**

At least 50% of the project's total units must be dedicated as affordable to households making below 80% of the area median income.

If the project will contain subsidized units, the applicant has recorded or is required by law to record, a land use restriction for the following minimum duration, as applicable:

- 55 years for rental units
- 45 years for homeownership units

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**6. CONSISTENT WITH OBJECTIVE STANDARDS**

Objective Standards are those that require no personal or subjective judgment and must be verifiable by reference to an external and uniform source available prior to submittal. Sources of objective standards include, without limitation:

- [General Plan](#)
- [Downtown Specific Plan](#)
- [Lafayette Municipal Code](#)
- [All applicable Master Plans](#)
- [Objective Standards for New Multi-family Mixed Use Development in the Downtown](#)

If the project is consistent with the minimum and maximum density range allowed within the applicable General Plan land use designation, not including any applicable density bonus, then it is deemed consistent with the housing density standards.

Any density bonus or any concessions, incentives, or waivers of development standards or reduction of parking standards requested under Density Bonus Law in Govt Code section 65915 are deemed consistent with objective standards.

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**7. SITE LOCATION**

Confirm that the project is located on a property that is fully **outside** each of the following areas:

- A Coastal Zone, as defined in [Division 20 of the Public Resources Code](#)
- Prime farmland or farmland of statewide importance pursuant to USDA or zoned/designated

for agricultural protection/preservation ([CA Important Farmland Finder Map](#))

- Wetlands, as defined in the US Fish & Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) ([National Wetlands Mapper](#))
- Very High Fire Hazard Severity Zone (VHFHSZ) adopted pursuant to CA Public Resource Code (PRC) §4202 ([Community View Map](#)); Exception: Sites excluded pursuant to Gov't Code §51179 or those that have adopted fire hazard or state fire mitigation measures ([Very High Fire Hazard Severity Zone](#))
- Hazardous waste site ([DTSC EnviroStor Map](#))
- A delineated earthquake fault zone (([CGS Earthquake Zones Map](#)
- A special flood hazard area ([FEMA Flood Map](#))
- A regulatory floodway ([FEMA Flood Map](#))
- Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act ([NCCP Conservation Plan List and Map](#))
- A conservation easement, scenic deed, or open-space easements.
- Parcel is not included on the State Historic Resources Inventory. (Provide [State Historical Resources Commission](#) property records research.)
- Lands with habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (CA Fish and Game Code (FGC), Div. 3, Ch. 1.5, commencing with §2050), or the Native Plant Protection Act (CA FGC, Div. 2, Ch. 10, commencing with §1900). ([Flood Risk and Endangered Species Habitat \(FRESH\) Map](#))
- A site that would require demolition of housing that:
  - Is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
  - Is subject to any form of rent or price control through a public entity's valid exercise of its police power.
  - Has been occupied by a tenant in the last ten years
- A site that previously contained housing occupied by tenants that was demolished within the past ten years
- A site that would require demolition of an historic structure that is on a local, state, or federal register.

- A site that contains housing units that are occupied by tenants, and units at the property are or were subsequently offered for sale to the general public by the subdivider or subsequent property owner.
- A parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

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**8. SUBDIVISIONS**

The project did not or does not involve an application to create separately transferable parcels under the Subdivision Map Act. However, a subdivision is permitted if either of the following apply:

- The project is financed with low-income housing tax credits (LIHTC) and is subject to the prevailing wage requirements identified below on this checklist.
- The project is subject to the prevailing wage and skilled and trained workforce requirements.

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**9. PREVAILING WAGE**

The project proponent must certify that at least one of the following is true:

- The entirety of the project is a public work as defined in Government Code section 65913.4(8)(A)(i).
- The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as further described in Government Code section 65913.4(8)(A)(ii).
- The project includes 10 or fewer units AND is not a public work AND does not require subdivision.

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**10. SKILLED AND TRAINED WORKFORCE**

If the project consists of 50 or more units that are not 100 percent subsidized affordable housing, the project proponent must certify that it will use a skilled and trained workforce, as defined in Government Code section 65913.4(8)(B)(ii).



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# SB 35 APPLICATION SUBMITTAL REQUIREMENTS

This checklist is intended to cover all development proposed as an SB 35 Application; prior to application submittal, projects must go through a Pre-Application process (see [SB 35 webpage](#) for more information). Not all items may be applicable for the scope of your development, in which case check the N/A box. Please check all items and indicate the sheet number(s) where prompted. An applicant may obtain preliminary review from a planner during Planning Counter Hours. The Planning & Building Department will ultimately determine the level of detail needed to process your application once it has been submitted and is being processed. Hyperlinks are provided for the applicable handouts referenced in this document, which are also available on the City's website, [www.lovelafayette.org](http://www.lovelafayette.org), or at the City offices.

### GENERAL SUBMITTAL REQUIREMENTS

YES N/A

#### 1. APPLICATION FORMS

- a. Standard application form
- b. Affirmations: provide statements affirming that the following are true:
  - i. The application is eligible for SB 35 Streamlining, as established by the SB 35 Pre-Application Eligibility Checklist
  - ii. A complete Pre-Application Form has been submitted and verified by Staff
  - iii. Any requested tribal scoping consultations were completed with both the applicant and the tribes agreeing that either (check one box):
    - 1. No tribal resources will be affected
    - 2. Potential cultural resources could be affected, and an enforceable agreement is documented
- c. Brief description of the scope of work
- d. Submittal Requirements (this form) completed and signed by the preparer with each box checked acknowledging submittal of the required item(s) and listing the corresponding sheet number(s)
- e. Agreement to Pay for City Services, completed and signed
- f. Processing fee(s): credit card (Visa/MasterCard) or check (payable to City of Lafayette)

#### 2. PRELIMINARY TITLE REPORT

- One (1) copy of report
- a. Listing all recorded easements and restrictions
  - b. Providing legal description of the property

YES N/A

**3. PRELIMINARY SOILS REPORT**

One (1) electronic (PDF) by email or Dropbox (sent to [planner@lovelafayette.org](mailto:planner@lovelafayette.org)), as applicable, prepared by a registered geotechnical engineer

**4. ARBORIST REPORT**

One (1) copy of report, prepared by a certified or consulting arborist<sup>1</sup>, which includes:

- a. Tree location, genus, species, diameter, dripline, and elevation at trunk base
- b. Health and condition of the tree, including existing hazards to the tree
- c. Potential impact of development on the tree or existing tree condition
- d. Evaluation of preservation potential based on the tree's existing condition and in relation to any potential development
- e. Recommendations for protection, preservation, and requirements to maintain and improve tree health and assure survival
- f. Tree inventory table listing the tree number (as numerically tagged in the field), species, trunk diameter, health of tree, potential impact of proposal, and indicate whether tree is to be saved or removed
- g. Site plan showing: numbered trees, accurate driplines, and proposed location of tree protection fencing
- h. Photos as applicable
- i. Post construction recommendations as applicable

**PLAN SET SUBMITTAL REQUIREMENTS <sup>2</sup>**

YES N/A

**5. NUMBER OF PLAN SETS**

Initial submittal for 30-day completeness review <sup>2</sup>:

One (1) electronic (PDF) by email or Dropbox (sent to [planner@lovelafayette.org](mailto:planner@lovelafayette.org))

**6. LAYOUT**

All sheets shall be the same size, oriented in the same direction, and include the following:

- a. North arrow
- b. Scale
- c. Graphic (bar) scale
- d. Date of preparation
- e. Revision date(s)
- f. Changes or modifications clearly identified
- g. Title block including:
  - i. Site address
  - ii. Assessor's parcel number (APN) or name of subdivision and lot number

<sup>1</sup> Required if the proposal entails development within the dripline of an existing protected tree  $\geq 4''$  in diameter.

<sup>2</sup> Larger size plan sets may be requested by your project planner during the completeness review.



**7. COVER SHEET**

- a. Sheet index
- b. Contact information for the following:
  - i. Owner
  - ii. Architect/Landscape Architect
  - iii. Arborist
  - iv. Engineer

  **8. MAPS**
**Sheet Number(s)** \_\_\_\_\_

- a. Vicinity map (minimum 1" = 600') showing the approximate location of the subject property within the vicinity of Lafayette
- b. Context map (minimum 1" = 50') showing the location of the subject property within the context of the neighborhood <sup>3</sup>
  - i. Show and label the following: <sup>4</sup>
    1. All parcels immediately adjacent to and around the site
    2. Distance of the addition (upper & lower story) to structures on adjacent lots
    3. Footprints of all structures
    4. Vacant parcels or open space
    5. Property ownership
    6. Property address
    7. Finished floor elevations
    8. Number of stories
    9. Approximate square footage
    10. Significant landscaping
    11. Significant topographic or man-made landforms and features

  **9. SURVEY**
**Sheet Number(s)** \_\_\_\_\_

 One survey, wet stamped and signed <sup>5</sup>, including all of the following:

- a. All property lines
- b. Building footprint of all structures with dimensions to property line
- c. Easements, fully dimensioned, as reflected on a current title report including:
  - i. All public and private roads (labeled accordingly)
  - ii. Rights-of-way
  - iii. Easements, within and to the parcel
- d. Street improvements - (curb, gutter, sidewalk, edge of paving)
- e. Topography – (2' contour intervals in area to be developed)
- f. Drainage features including:
  - i. Swales
  - ii. Creeks (with required creek setbacks shown in both plan and sectional view) <sup>6</sup>
  - iii. Wetlands
  - iv. Riparian habitat

<sup>3</sup> An aerial can be used to create the context map; however, it does not replace the context map.

<sup>4</sup> Show buildings outlined in black, background in white, and vegetation/trees in gray.

<sup>5</sup> Required if proposal encroaches within 5' of required setbacks

<sup>6</sup> See separate handout entitled "[Creek Setback Determination Guide](#)"

YES N/A

- g. Trees - show all trees  $\geq 4''$  in diameter at 4.5' above grade within 100' of proposed development, with the following labeled:
  - i. Tree species
  - ii. Diameter of trunk
  - iii. Elevation at trunk base
  - iv. Field surveyed accurate driplines (generic symbols are not accepted)
  - v. Tree identification number, provided by the arborist
  - vi. Trees proposed to be removed with a prominent "X"

**10. FLOOR PLANS**

**Sheet Number(s)** \_\_\_\_\_

- a. Scale – drawn at the largest architectural scale that can fill the sheet (1/8"=1' or larger)
- b. Gross floor area –Table calculating existing and proposed<sup>7</sup>
  - i. Include all existing and proposed structures having three walls and a roof, such as attached/detached accessory structures, garages, carports, basements, second stories, and area capable of being developed as habitable space
- c. Rooms - label all existing and proposed rooms for each floor level including:
  - i. All usable or potentially usable areas or spaces (including basements, attics, crawl spaces with significant headroom, lofts, accessory buildings, etc.)
  - ii. All decks, balconies, porches, garages/carports, etc.
  - iii. Exterior and interior building dimensions
  - iv. Existing and proposed square footage of all usable or potentially usable areas
  - v. Doors, windows, bay windows, chimneys, stairways, other architectural features.
- d. Demolitions, changes, and additions shown as dashed, highlighted, or otherwise called out
- e. Existing and proposed floor plans shown with (2) two separate plan view drawings, done at the same scale and shown on the same sheet.
  - i. For example, on one sheet, side-by-side or one-above-the-other, show existing and proposed conditions for the same floor plan, labeled accordingly "existing lower floor" "proposed lower floor"
- f. Lighting (exterior residential):
  - i. List and label existing and proposed lighting
  - ii. Provide a legend and indicate quantity of each lighting type

**11. ELEVATIONS**

**Sheet Number(s)** \_\_\_\_\_

- a. Scale – drawn at the largest architectural scale that can fill a sheet (1/8"=1' or larger)
- b. Dimensions

<sup>7</sup> Total horizontal area in sq. ft. of each floor level within the exterior walls of all buildings on a parcel, as measured at the exterior face of the enclosing walls

YES N/A

- c. Building height as defined by the Lafayette Municipal Code Section 6-313<sup>8</sup>
- d. Finished grade indicating existing and proposed
- e. Demolitions, changes, and additions shown as dashed, highlighted, or otherwise called out
- f. Existing elevations with dashed lines over proposed elevations
- g. Existing and proposed elevations shown with two separate plan view drawings, done at the same scale and shown on the same sheet
  - i. For example, on one sheet, side-by-side or one-above-the-other, show existing and proposed conditions for the same elevation, labeled accordingly “existing west elevation”, “proposed west elevation”
- h. Indicate roof, doors, windows, trim, down spouts, and all other architectural features
  - i. Call out manufacturers’ specifications for exterior walls, trim, and roofing
- i. Retaining wall and fence elevations/profiles indicating heights, colors, and materials
- j. Perspective, colored elevations to indicate shadow and visual relief. Renderings shall include site development, accurate topography, and vegetation

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**12. BUILDING SECTIONS** **Sheet Number(s)** \_\_\_\_\_

- a. Scale – drawn at the largest architectural scale that can fill a sheet (1/8”=1’ or larger)
- b. Coincident with critical roof ridges or site conditions
- c. Locate where cross sections are taken on the site plan and/or floor plans
- d. Indicate foundation, finished floor, and roof ridge elevations (above established datum)

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**13. GRADING AND DRAINAGE PLANS**<sup>9</sup> **Sheet Number(s)** \_\_\_\_\_

- a. Contours, existing and proposed
  - i. 2’ contour intervals in the area to be developed
  - ii. Extend contours a minimum of 50’ beyond property lines
- b. Calculate the amount of cut, fill, import, and export in cubic yards
- c. Drainage facilities<sup>10</sup> - existing and proposed drainage facilities within and adjacent to the site, including but not limited to:
  - i. Swales
  - ii. Creeks
  - iii. Drainage ditches
  - iv. Discharge facilities
  - v. Catch basins
  - vi. Subsurface drainage pipes (closed and open)
- d. Sanitary sewers and storm drain facilities, existing and proposed
- e. Incorporate appropriate pollutant source control and design measures,<sup>11</sup> to treat runoff
- f. Existing trees - show all trees  $\geq 4$ ” in diameter at 4.5’ above grade within 100’ of proposed development and label:
  - i. Tree species
  - ii. Diameter of trunk at chest height
  - iii. Elevation at trunk base
  - iv. Field surveyed accurate driplines (generic symbols are not accepted)
  - v. Tree identification number, provided by the arborist

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<sup>8</sup> See separate handout entitled “[Building Height](#)”

<sup>9</sup> Required if project involves  $\geq 500$  sq. ft. of new or replacement impervious surface or  $\geq 50$  cubic yards of grading.

<sup>10</sup> See separate handout entitled “[Drainage Plan Guidelines](#)”

<sup>11</sup> See separate handout entitled “[Stormwater Quality Control Guidelines](#)”

YES N/A

- vi. Trees proposed to be removed with a prominent "X"
- g. Open space - areas of natural open space that will remain upon completion of development
  - i. Designate a development boundary line that limits the area of development
- h. Roof plan – elevation of each roof ridge above established datum shall be noted
  - i. Changes or additions to existing structures shall be hatched, shaded, or otherwise highlighted
- i. Prepare a Stormwater Control Plan <sup>12</sup> if:
  - i. Your project creates > 10,000 sq. ft. of impervious surface; OR
  - ii. Your project results in addition or replacement, which combined, total > 10,000 sq. ft. of impervious surface

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**14. LANDSCAPE AND IRRIGATION PLANS (if any)** **Sheet Number(s)** \_\_\_\_\_

- a. Topography - show existing topography with a light line weight and proposed topography with a darker or heavier line weight
- b. Existing trees - show all trees  $\geq 4''$  in diameter at 4.5' above grade within 100' of proposed development and label:
  - i. Tree species
  - ii. Diameter of trunk
  - iii. Elevation at trunk base
  - iv. Field surveyed accurate driplines (generic symbols are not accepted)
  - v. Tree identification number, provided by the arborist
  - vi. Trees proposed to be removed with a prominent "X"
- c. Plant list table – list proposed planting as follows:
  - i. Trees – species (common and botanical name), quantity, size to be planted, and whether species is native
  - ii. Shrubs - species, quantity, size to be planted, and whether species is native
  - iii. Groundcover - species, size and spacing, and whether species is native
  - iv. All other plants may be shown and referred to in general terms
  - v. Only list those plants shown in the plan
- d. Irrigation - submit a preliminary plan showing:
  - i. Watering zones (drip/spray) with corresponding legend and table <sup>13</sup>
- e. Lighting (landscape):
  - i. List and label existing and proposed lighting
  - ii. Provide a legend and indicate quantity of each lighting type

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**15. PUBLIC ART PLANS** **Sheet Number(s)** \_\_\_\_\_

(Public art is required for creation or alteration of 5,000 SF. or more in a commercial or MFR zone (LMC §6-2601))

- a. Narrative – provide a written description of proposed art and include answers to the following:
  - i. What type of art is proposed?
  - ii. Where will the art be placed?
  - iii. Will it be incorporated into the building design?
  - iv. Which artists are being considered from the preferred artist list?

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<sup>12</sup> See separate handout entitled "[Stormwater Control Plan Submittal Requirements](#)" (PDF pg. 11)

<sup>13</sup> No spray irrigation or lawn shall be within 15' of oak trees (existing or proposed)

YES N/A

- v. How would the art, at this site, add to the existing collection of public art, the diversity of the collection, and enrich and enhance the City?
- b. Site Plan - show and label the location of proposed art; if more than one option for location or type of art is being considered, label in order of preference.
- c. Elevation – if the art is proposed to be incorporated into the building, show and label the location on the elevations.
- d. Water Feature – if the art proposed is a water feature, show and label:
  - i. Pumps
  - ii. Water level
  - iii. Flow switches
  - iv. Maintenance
- e. Signage:
  - i. An identifying plaque of an approved material (stainless steel, bronze, etc)
  - ii. The plaque should contain, at minimum:
  - iii. Title
  - iv. Date
  - v. Medium
  - vi. Artist
  - vii. Dedication, optional
- f. Lighting:
  - i. List and label any proposed lighting to highlight the art piece
  - ii. Provide a legend and indicate style and quantity of each lighting type

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**PLEASE NOTE:** There may be additional requirements after initial review by the city landscape consultant, city staff or the hearing authority.

SIGNATURE OF PREPARER: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINT FULL NAME: \_\_\_\_\_

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