

# **WOODMARK APARTMENT PROJECT**

## **CURRENT STATUS AND PROJECT HISTORY**

### **Introduction**

The Intent of this memorandum is to outline the application and processing history for the Woodmark Apartment Project located at 7716 and 7760 Bodega Avenue. As outlined below, two Preliminary Review applications were completed by the project applicant. The purpose of these preliminary reviews is to obtain feedback from the City on a possible future development proposal/formal application. Preliminary reviews do not approve or deny a project application; only through the formal application process can the City approve or deny a project.

The applicant has submitted a notice that they intend to apply for approval of the project under the State “SB35” process, a state-mandated ministerial process available to certain housing developments. The current status of this application/city review is as follows:

### ***Current Application Status/Activities (as of April 20, 2021):***

1. City staff continues to evaluate the Project Qualification Information submitted by the Applicant to confirm the Project’s eligibility for Streamlined Processing.
2. City and Tribal Cultural Resource staff are waiting form information from NWIC to meet and discuss the tribal cultural resource concerns issues. Under SB35 regulations, the applicant must wait until Tribal consultation process is completed prior to submitting their formal SB35 application.

### **Processing History (from Newer to Older)**

#### **Current Formal Application – Streamlined Process (File Number 2021-010)**

February 10, 2021	Applicant Notifies City of Intent to file an Application for Streamlined Processing under Senate Bill (SB) 35
February 16, 2021	Applicant pays the Processing Fee Deposit
February 17, 2021	Applicant Submits Information Demonstrating that the Project Qualifies for Streamlined Processing under SB-35
February 18, 2021	City staff begins process of evaluating the submitted Information Demonstrating that the Project Qualifies for Streamlined Processing under SB-35
February 26, 2021	City staff contacts the Native American Heritage Commission (NAHC) for a list of Tribal Cultural Resource contacts

March 11, 2021	City staff notifies NAHC-designated Tribes of the Project and informs them that they have 30 days to request a Formal Consultation with the City
March 11, 2021	Tribal cultural representative request a Formal Consultation
March 16, 2021	City staff provides available cultural resource information and directs the City's on-call archeologist to obtain cultural resource information from the Northwest Information Center to facilitate the Tribal Consultation process

#### **Previous Formal Application – Standard Process (File Number 2020-080)**

December 14, 2020	Applicant Submits Application to the City, Processing Deposit Paid
December 18, 2020	Project Plans routed to staff for review and comment
January 13, 2021	Completeness Letter Sent to Applicant - Project is determined to be Incomplete
February 10, 2021	Applicant Withdraws (i.e. cancels) their Application, Formal Application Review Process concludes

#### **Second Preliminary Review Application (File Number 2020-043)**

June 18, 2020	Applicant Submits Application to the City/Processing Deposit Paid
June 23, 2020	Initial Project Plans routed to staff for review and comment
September 22, 2020	Revised Project Plans Submitted to City
September 29, 2020	Revised Project Plans routed to staff for review and comment
November 21, 2019	Community Outreach Meeting
October 21, 2020	Design Review/Tree Board meeting
November 19, 2020	Continued Design Review/Tree Board meeting, Preliminary Review Process concludes

#### **First Preliminary Review Application (File Number 2019-101)**

October 30, 2019	Applicant Submits Application to the City/Processing Deposit Paid
October 31, 2019	Initial Project Plans routed to staff for review and comment
November 21, 2019	Community Outreach Meeting
December 17, 2019	Design Review/Tree Board meeting, Preliminary Review Process concludes