

WCHB DEVELOPMENT, LLC

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August 17, 2023

City of Benicia, Community Development – Planning
250 East L St, Benicia, CA 94510

Subject: SB330 Preliminary Application, Rose Estates Mixed-Use Development

Dear Mr. Hade:

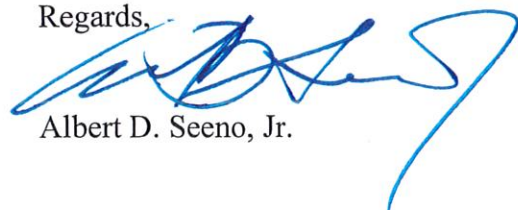
A Preliminary Application under SB330 (HCC 2019) is hereby submitted for the subject Project, to help the City to meet its daunting housing needs per 6th Cycle RHNA. The Project is located in the parcels formerly known as the Benicia Business Park, which given the commercial and residential utilization trends, is now better suited for a mix-use development.

California is facing a housing crisis. As a result, the State has passed numerous housing laws to remedy this crisis. Per HCD website, the City has not met its housing allocation in any of the income categories (5th Cycle RHNA). Consequently, the City is subject to the most stringent provisions of various housing laws including HAA (as amended by SB330), SB35, SDBL, etc., which greatly limits local control over housing. To make matters even worse, the City is facing an over two-fold increase in its housing allocations from 5th Cycle to 6th Cycle. I worked closely with my staff to design a project that, if approved expeditiously, could by itself meet over half of the City's housing allocations by the close of the 6th Cycle RHNA, thereby relieving the City from the most stringent provisions of various housing laws, and restoring local control.

The Preliminary Application Package contains: Preliminary Application Form (HCD form), site plan, FEMA map, resources map, architecture (floor plans, square footages, elevations, colors, materials, etc.), preliminary title report showing ownership, corporate documents from Secretary of State listing officers, ownership disclosure, authorized agent letter, and fee in the amount of \$3551 (per approved fee schedule posted on the City website).

Per GC 65589.5.(o), submittal of a Preliminary Application freezes standards and fees as of the date of submittal. Per GC 65941.1.(d), "no affirmative determination by a local government regarding the completeness of a preliminary application is required." Although I have 180 days, I may elect not to follow through with the full application for this Project. At this point, there is nothing for you to process since I have not yet submitted a full application. However, I would like to meet with you and the City Manager as soon as possible to get your input, as I would very much like to submit a project that meets your requirements while being economically feasible for me. My assistant, Sherri Holt, will reach out to you to arrange for this meeting.

Regards,



Albert D. Seeno, Jr.