



Development Application

PLANNING SERVICES DIVISION

INTRODUCTION

Certain land use and development proposals require review and approval by the Planning & Building Director ("Director"), Planning Commission, and/or City Council. The City of Anaheim project entitlement process consists of the Application Phase, and the Administrative Review Phase or the Public Hearing Phase as outlined below. The filing deadlines for each phase are available on-line or at the Planning Services Counter. Planners are also available to help you at the Planning Services Counter, Monday through Friday between 8 a.m. and 5 p.m. or by calling the counter at (714) 765-5139.

FRAUD ALERT — PHISHING SCAM WARNING

The City of Anaheim has been made aware of a nationwide phishing scheme targeting permit applicants. Criminals use publicly available project information to send fraudulent invoices requesting payment by wire transfer, cryptocurrency, or peer-to-peer payment app. These emails impersonate City staff and may reference your project address, case number, and the names of City officials. Official City of Anaheim communications will only originate from **@anaheim.net email** addresses. The City will never solicit payment by wire transfer. If you receive a suspicious payment request, do not respond to the email and do not submit payment. Contact your assigned planner or call the Planning Services Counter at (714) 765-5139 to verify any fee request. For additional information, see the FBI advisory at <https://www.ic3.gov/PSA/2026/PSA260309>.

PROCEDURES

Application Phase: City staff reviews an application to ensure that all of the required information is provided and to evaluate the project. Staff presents a recommendation to the decision making body and prepares recommended conditions of approval. Staff also conducts a preliminary review of the project's impact on the environment and prepares the proper environmental documentation for the project. An architectural review may be conducted during this phase if City staff deems that it is necessary for the project. At the end of this 29-day review period, staff provides written comments, a recommendation, and recommended conditions of approval at the end of this phase, whether or not the application is ready to proceed to the next phase. If the application is complete, you will be provided with a tentative hearing date. After the comments are provided, you have the option to meet with City departments to address issues and discuss conditions of approval.

Administrative Review Phase: The purpose of the administrative review is to provide for Director review of *Minor Conditional Use Permit* applications. City staff reviews an application to ensure that all of the required information is provided and to evaluate the project. Once the application is deemed complete, staff conducts an environmental review and public notices will be mailed to neighboring property owners and tenants as required by the Zoning Code. After completion of the public notice period, the Director will approve, conditionally approve, deny, or refer a project to the Planning Commission based upon staff's analysis and any public comments received on the project. The Director's decision may be appealed to the Planning Commission. If appealed, staff will schedule the application for a hearing before the Planning Commission; this process is described in the Public Hearing Phase section below.

Public Hearing Phase: Once the Application Phase is complete, staff schedules the application for a hearing before the Planning Commission. Staff also conducts the final environmental review in compliance with the California Environmental Quality Act during this phase. For more complex cases, the environmental documentation is completed prior to commencing the Public Hearing Phase.

All legal noticing is prepared in accordance with State Law. There are very few or no plan changes during this phase. Staff prepares the staff report and a copy is sent to the applicant five days prior to the public hearing. At the public hearing, the Planning Commission will approve, conditionally approve, or deny the project based upon staff's recommendation and any public testimony received. It is important that the applicant attend the hearing and be prepared to address any questions from the Planning Commission. Testimony from the public in written form or provided in person at the hearing will also be considered. The decision of the Planning Commission may be appealed to the City Council within 10 days of the decision.

OFFICE USE Case Number(s): _____

Application Phase - Comments Due: _____ Optional IDC Meeting Date: _____

ELECTRONIC SUBMITTAL REQUIREMENTS

The following minimum information and materials are required for the processing of Development Applications. All plans must comply with the [E-plan Submittal Requirements](#) and [Sheet Numbering Guidelines](#). Submittal requirements are as follows depending on the type of request:

If you have obtained this application through our website, please contact a planner at 714-765-5139 to confirm the applicability of the submittal items.

IMPORTANT — SUBMITTAL MATERIALS: PROTECT YOUR CONTACT INFORMATION

To help protect applicants from fraud and phishing scams, do not include applicant, agent, or property owner email addresses or personal contact information on any submitted plans, drawings, justification letters, or studies. Contact information should be limited to the Development Application Form only. Submitted plans and documents are posted publicly as part of the public hearing record.

APPLIES TO ALL APPLICATIONS

- ☐ 1. DEVELOPMENT APPLICATION FORM – Must include Property Owner signature with *notarized acknowledgement*
- ☐ 2. PRELIMINARY TITLE REPORT- Must be dated within one (1) year. A Grant Deed and most recent year Tax Bill showing ownership may be submitted together instead of a title report.
- ☐ 3. [DEPOSITOR'S TRUST FUND \(DTF\) SETUP FORM OR FLAT FEE](#) - Must include a check in the amount identified in the [Planning and Zoning Fee Schedule](#).
- ☐ 4. [ENVIRONMENTAL/PROJECT INFORMATION FORM](#)
- ☐ 5. LETTER OF REQUEST- Describe the project/proposal and reason for the request. For businesses, include operations, number of employees, hours of operation, property tenant list, alcohol requests and any other pertinent information. For residential projects, include number of units, phasing/ timing plan and any other pertinent information.
- ☐ 6. DIGITAL PHOTOGRAPHS - Includes interior and exterior project site photos. Label file names with the direction of the photo and a description (ex. West view of existing parking lot)
- ☐ 7. [SITE PLAN](#) - ([See Appendix](#))
- ☐ 8. [FLOOR PLAN](#) - ([See Appendix](#))

APPLIES TO NEW CONSTRUCTION, BUILDING ADDITIONS, AND BUILDING REMODELS

- ☐ 9. [ELEVATIONS](#) - 1 black and white version, 1 color version. ([See Appendix](#))
- ☐ 10. RENDERING - 1 color version. ([See Appendix](#))
- ☐ 11. [SECTION PLAN](#) (for roof-mounted equipment, retaining walls or height variances)
- ☐ 12. [ROOF PLAN](#) (for roof-mounted equipment or height variances only)
- ☐ 13. [LANDSCAPE PLAN](#) (if not included on site plan) - All commercial construction with landscape areas over 500 square feet or residential projects with a landscape area over 1,000 square feet must comply with the Water Efficiency Landscape Ordinance. ([See Appendix](#))
- ☐ 14. COLOR & MATERIAL BOARD (for new construction and major remodel) – Submit photo of board; physical board upon request.

- ☐ 15. [SIGN PLAN](#) (if applicable) - ([See Appendix](#))
- ☐ 16. PRELIMINARY GRADING PLAN (if applicable)

TENTATIVE TRACT OR PARCEL MAPS

- ☐ 17. [TENTATIVE TRACT OR PARCEL MAP](#) - ([See Appendix](#))

DENSITY BONUS

- ☐ 18. [DENSITY BONUS REQUEST](#) - Applicants proposing a development with affordable housing and requesting a density bonus, waivers, and/or concessions pursuant to Chapter 18.52 (Affordable Housing) of the Anaheim Municipal Code (A.M.C.) are encouraged to attend a joint pre-application meeting with the Planning & Building and Housing & Community Development Departments prior to submitting an Affordable Housing Application.

FINAL SITE PLAN

- ☐ 19. CIRCULATION PLAN - (Parking, pedestrian and vehicle circulation plans, including access to adjoining public rights-of-way)
- ☐ 20. EXTERIOR LIGHTING PLAN
- ☐ 21. LINE-OF-SIGHT DRAWINGS
- ☐ 22. [SUPPLEMENTAL ANAHEIM RESORT SUBMITTAL REQUIREMENTS](#)
- ☐ 23. [SUPPLEMENTAL PLATINUM TRIANGLE SUBMITTAL REQUIREMENTS](#)
- ☐ 24. [STANDARDIZED DEVELOPMENT AGREEMENT](#) (applies only to projects in the Platinum Triangle)

CONDITIONAL USE PERMITS FOR COMMUNITY CARE FACILITIES – UNLICENSED (LARGE) AND SOBER LIVING HOMES (LARGE):

- ☐ 25. CERTIFIED COPY OF LEASE – If the applicant is not the owner of record of the property where the proposed facility would operate, submit a copy of the lease identifying the agreement between the owner of the facility and property owner.
- ☐ 26. [SUPPLEMENTAL OWNER/OPERATOR INFORMATION](#). – Required if owner/operator is a partnership, corporation, firm or association.
- ☐ 27. [APPLICANT CERTIFICATION](#).
- ☐ 28. [FACILITY OWNER/OPERATOR INFORMATION SHEET](#).
- ☐ 29. [FACILITY EMPLOYEE INFORMATION](#).

OTHER DOCUMENTS OR STUDIES

- ☐ 30. Application-Specific Submittal Items (if applicable):
 - ☐ [Conditional Use Permit/Minor Conditional Use Permit Justification Letter](#)
 - ☐ [General Plan Amendment Justification Letter](#)
 - ☐ [Parking Variance Information](#)
 - ☐ [Public Convenience or Necessity Justification Letter](#)
 - ☐ [Reclassification Justification Letter](#)
 - ☐ [Reinstatement Justification Letter](#)
 - ☐ [Variance Justification Letter](#)
 - ☐ Amendment to Zoning Actions and Determination of Substantial Conformance Justification Letter (*description of the amendment and reason for the change*).
 - ☐ Code Amendment Letter of Request (*description of the amendment and justification*)
 - ☐ Development Agreement Letter of Request (*include the entity requesting the agreement and justification for the agreement*)
 - ☐ Specific Plan Amendment Letter of Request (*description of the requested amendment and justification*)
- ☐ 31. [PARKING JUSTIFICATION WORKSHEET](#) (for shared parking agreements and parking variances)
- ☐ 32. PARKING STUDY - (required at the time of submittal if the City's consulting traffic engineer is not used to prepare the study). Use of one of the city's traffic consultant can streamline this process; otherwise, a peer review by the City's consulting engineer will be required for all parking studies prepared by others.
- ☐ 33. SPECIMEN TREE REMOVAL PLAN (*if applicable*) - Must include location of specimen trees to be removed, reason for removal and the replacement trees.
- ☐ 34. CONSULTANT SERVICES (if applicable) - You may be required to authorize the use of a third party consultant for a parking study, architectural review or environmental studies. A planner will inform you when they review this application with you if this will be required.
 - ☐ Architectural Review as outlined in the [Scope of Work for Architectural Services](#).
 - ☐ Parking Study as outlined in the [Scope of Work for Parking Study](#). If you are using your own parking consultant to prepare the study, you must authorize the City's consultant to conduct a peer review.
 - ☐ Environmental Studies.
 - ☐ Air Quality Study
 - ☐ Habitat Assessment/Jurisdictional Delineation
 - ☐ Noise Study
 - ☐ Phase 1 & 2 Assessment

ENGINEERING STUDIES – Contact the Public Works Department at (714)765-5176 regarding the applicability of the following requirements prior to Planning Department submittal. A separate deposit account with required deposit amount will be required to be established through the Public Works Department. If you are using your own consultant to prepare the studies, such studies may require the City's consultants to conduct a peer review. In this case, you will be responsible for all costs associated with such peer review.

- ☐ 35. SEWER STUDY (*if applicable*)
- ☐ 36. PRELIMINARY DRAINAGE REPORT (*if applicable*)
- ☐ 37. GEOTECHNICAL REPORT (*if applicable*)
- ☐ 38. HYDROLOGY AND HYRAULIC CALCULATIONS (*if applicable*)
- ☐ 39. PRELIMINARY WATER QUALITY MANAGEMENT PLAN (*if applicable*)
- ☐ 40. TRAFFIC STUDY (*if applicable*)

APPLIES TO TIME EXTENSIONS

- ☐ 1. REQUEST LETTER: Letter from the property owner or authorized agent indicating the amount of time needed to comply with conditions of approval and justification for the requested extension.
- ☐ 2. PHOTOGRAPHS DIGITAL PHOTOGRAPHS - Includes interior and exterior project site photos. Label file names with the direction of the photo and a description (ex. *West view of existing parking lot*)

DEVELOPMENT APPLICATION FORM

FOR CITY USE ONLY — NOT INCLUDED IN PUBLIC HEARING MATERIALS: The contact information on this form is used internally by City staff for application processing and is not attached to staff reports or published as part of the public hearing record.

PROJECT INFORMATION

Project Name	Conceptual Development Review No. (if applicable)
Project Address or Location	Assessor's Parcel Number(s)
Project Description	
Current Land Use	

APPLICATION TYPE – Check all permits being requested:

- | | | |
|---|---|--|
| ☐ Affordable Housing/Density Bonus | ☐ Modification of Approved Permit | ☐ Tentative Parcel Map |
| ☐ Conditional Use permit - Minor | ☐ Public Convenience of Necessity | ☐ Tentative Tract Map |
| ☐ Conditional Use permit – Regular | ☐ Reclassification | ☐ Time Extension |
| ☐ Development Agreement | ☐ Reinstatement | ☐ Variance |
| ☐ Final Site Plan | ☐ Specimen Tree Removal
(Discretionary) | ☐ Zoning Code Amendment |
| ☐ General Plan Amendment | | ☐ Other: _____ |

APPLICANT INFORMATION (the individual or entity financially responsible for the project)

Applicant Name	Company Name		
Phone No	E-mail Address		
Address	City	Zip Code	

I have read and understand the obligations regarding the filing and processing of the attached application. Further, the information submitted as part of this application, including maps, plans, drawings, statements and answers contained herein, are in all respects true and correct. The applicant name should match the DTF Setup Form and is the person financially responsible for the payment of fees associated with this request.

Signature: _____ Date: _____

AGENT INFORMATION (if applicable)

Agent Name	Company Name		
Phone No	E-mail Address		
Address	City	Zip Code	

PROPERTY OWNER INFORMATION

Property Owner	Company Name		
Phone No	E-mail Address		
Address	City	Zip Code	

I am the owner of record, or his/her authorized representative, of the property which is the subject of this application. I approve of the action requested. **ATTACH A NOTARIZED ACKNOWLEDGEMENT.**

(CHECK HERE IF APPLICABLE) ☐ I ALSO HEREBY AUTHORIZE THE ABOVE APPLICANT AND AGENT TO ACT ON MY BEHALF IN SUBMITTING THIS APPLICATION.

Signature: _____ Date: _____