



CITY OF LOS ALAMITOS

DEVELOPMENT APPLICATION

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538

FOR OFFICE USE ONLY

Application No:

Date Received:

All housing development projects, including all development projects subject to ministerial review under State law, including but not limited to, Supportive Housing and Low Barrier Navigation Center projects subject to use by-right processing, (except those for which a separate application form applies, like ADUs), require the submission of a completed Development Application and applicable forms.

APPLICATION FILING FEES

Fees are based on the application type and established within the City's adopted fee schedule, which is available on the City of Los Alamitos webpage (<https://cityoflosalamitos.org/>). The fees applicable to most development application types are outlined below, for ease of reference. The applicable items and total fees are to be calculated by City Staff and collected at submission of the application.

Development Application Type

- ☐ Conditional Use Permit – Minor (Use Change): \$2,066.29
- ☐ Conditional Use Permit – Major (Construction Related): \$2,066.29
- ☐ Site Development Permit* – Minor (additions, minor improvements, covers up to one hour): \$1,686.44
- ☐ Site Development Permit* – Major (1-5 Units, or all others): \$4,432.62
- ☐ Site Development Permit* – Major (5+ Units, or all others): \$8,866.31
- ☐ Tentative Parcel Map: \$1,306.59
- ☐ Tentative Tract Map: \$2,349.31
- ☐ Specific Plan: \$2,660.00 (initial deposit)
- ☐ Variance: \$2,349.31
- ☐ General Plan Amendment: \$8,551.37
- ☐ Zoning Ordinance Amendment – Map: \$2,491.89
- ☐ Zoning Ordinance Amendment – Text Amendment: \$3,139.29

Additional Requirements

- ☐ Environmental Assessment - \$129.81
- ☐ CC&R Deposit - \$1000.00 (initial deposit)
- ☐ Landscape Plan - \$1,917.29
- ☐ Water Quality Management Plan - \$2300.00
- ☐ Noticing Fee - \$783.10
- ☐ Public Hearing Notice Postage – To be calculated based on number of addresses, as follows:
_____ addresses x \$ _____ per address (postage rate) = \$ _____

Misc/Other

- ☐ CEQA Filing Fee – Payable to Orange County Clerk Recorder: \$50.00
- ☐ Fire Plan Review – Payable to Orange County Fire Authority (OCFA): To be provided by OCFA

**The Site Development Permit fee will apply also to housing development projects subject to ministerial review under State law (except those for which a separate application form applies, like ADUs)*

APPLICANT INFORMATION

Name of Applicant: _____ Email: _____

Mailing Address: _____

Telephone Number: _____

In what capacity is the applicant filing? ☐ Recorded Property Owner ☐ Authorized Agent of Recorded Property Owner

PROPERTY INFORMATION

Project/Property Address: _____

Name of Proposed Business: _____

Assessor's Parcel Number(s): _____

PROJECT DESCRIPTION

Provide a narrative detailing the proposed project and the existing use(s) on site. Attach additional sheet if necessary.

PROJECT & LAND USE DETAILS

Previous Or Concurrent Application(s) Relating To This Property:

Deed or tract restrictions which are pertinent to this application:

Site Land Use Summary Table:

Existing Use	
Proposed Use	
General Plan Designation	

Zoning District	

Surrounding Land Use (type of business or type of residential):

To the North	
To the South	
To the East	
To the West	

Surrounding Zoning District Designation (from "Municipal Code," Title 17, found on City of Los Alamitos Website):

To the North	
To the South	
To the East	
To the West	

Development Standards Summary Table (Required amounts can be found in "Municipal Code," Title 17, available on City of Los Alamitos Website; for assistance, please consult with a Planner at the Development Services Department):

	Required	Proposed
Lot Area		
Building Square Footage		
Parking Spaces on Property		
Building Setbacks • Front • Side • Rear		

Is the proposed project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Public Resources Code Section 21098?

STATEMENT OF APPLICATION

Yes No

☐ ☐ Is this an application for a development permit?

FINDINGS FOR A CONDITIONAL USE PERMIT (CUP)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings from before granting a Conditional Use Permit (LAMC Section 17.32.070):

Yes No

- ☐ ☐ The proposed use is consistent with the General Plan and any applicable specific plan;
- ☐ ☐ The proposed use is allowed within the applicable zone and complies with all other applicable

provisions of this Zoning Code and the Municipal Code;

- ☐ ☐ The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;
- ☐ ☐ The site is physically suitable in terms of:
- Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;
 - Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;
 - Public protection services (e.g., fire protection, police protection, etc.);
 - The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.); and,
- ☐ ☐ The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

FINDINGS FOR A SITE DEVELOPMENT PERMIT (SDP)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a Site Plan Review.

- | Yes | No | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | The proposed project is allowed within the subject zone; |
| ☐ | ☐ | The proposed project complies with all of the applicable criteria identified in 17.44.030(B) (Application Processing, Filing, and Review—Generally), |
| ☐ | ☐ | The proposed project is in keeping with the character of the neighborhood, in terms of the structure(s) general appearance; |
| ☐ | ☐ | The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and will remain aesthetically appealing and retain an appropriate level of maintenance; and, |
| ☐ | ☐ | The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. |

FINDINGS FOR A GENERAL PLAN AMENDMENT (GPA)/ZONING MAP AMENDMENT (ZOA)/ZONING ORDINANCE AMENDMENT (ZOA)/SPECIFIC PLAN (SP)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a General Plan Amendment, Zoning Map Amendment, Zoning Ordinance Amendment, or Specific Plan.

- | Yes | No | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this Zoning Code, in the case of a Zoning Code amendment; |
| ☐ | ☐ | The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City; and, |
| ☐ | ☐ | The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures. |
| ☐ | ☐ | Additional Finding for Zoning Map Amendments. The site(s) is/are physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zone and anticipated land use development(s). |
| ☐ | ☐ | Additional Finding for Zoning Code Amendments. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code. |

FINDINGS FOR A TENTATIVE PARCEL MAP (TPM) OR A TENTATIVE TRACT MAP (TTM)

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a Tentative Parcel Map or Tentative Tract Map.

Yes	No	
☐	☐	The design and improvement of the proposed subdivision is consistent with the City's General Plan;
☐	☐	The site is physically suitable for the proposed type of development;
☐	☐	The requirements of the California Environmental Quality Act have been satisfied.
☐	☐	The site is physically suitable for the proposed density of development.
☐	☐	The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat unless environmental mitigation is infeasible pursuant to Government Code Section 66474.01;
☐	☐	The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.
☐	☐	The design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public; and,
☐	☐	The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with Section 16.10.090 (Property Development Standard Conformance).

FINDINGS FOR A VARIANCE

The Los Alamitos Municipal Code requires that the Planning Commission must be able to make each of the following findings before granting a Variance.

Yes	No	
☐	☐	That there are special circumstances applying to the site, such as size, shape, or topography, so that the strict application of this title denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning;
☐	☐	That the Variance will not be in conflict with the purpose and intent of this Zoning Code, the General Plan, or any applicable specific plan;
☐	☐	That the Variance will not constitute a grant of special privilege—an entitlement inconsistent with the limitations upon other properties in the vicinity with the same zoning; and
☐	☐	That the Variance will not adversely affect the health, safety, or general welfare of persons residing or working on the site or in the vicinity.

APPLICANT CERTIFICATION

I hereby acknowledge that this application will not be considered complete until I have submitted all required documentation and have been notified in writing from the Development Services Department, within thirty (30) days of submission, that the application is complete, in accordance with the Permit Streamlining Act. Once the application is determined to be complete, the Development Services Department must then determine within thirty (30) days whether an environmental impact report (EIR) or negative declaration is required for the project, or whether the project is exempt from the California Environmental Quality Act.

I hereby certify that all information contained in this application, including all plans and materials required by the City's application submission requirements, is, to the best of my knowledge, true and correct. FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE GROUNDS FOR DENYING APPLICATION. I hereby grant the City authority to enter onto the property to conduct site inspections and to post required public notices.

Date:

Signature:

For

