



City of La Mirada
Community Development Department
13700 La Mirada Boulevard
La Mirada, CA 90638
(562) 943-0131

<i>S t a f f U s e O n l y</i>		
File Date	_____	<input type="checkbox"/> Application Fee
Fee Amount	\$ _____	<input type="checkbox"/> Environmental Fee
Receipt No.	_____	<input type="checkbox"/> Dept of Fish and Game Fee
Case No.	_____	<input type="checkbox"/> Site/Floor/Elevation Plans
By	_____	<input type="checkbox"/> Radius Map
		<input type="checkbox"/> Mailing Labels
		<input type="checkbox"/> Environmental Info Form
		<input type="checkbox"/> Title Report
		<input type="checkbox"/> Owners Affidavit

CERTIFICATE OF COMPATIBILITY APPLICATION

G E N E R A L I N F O R M A T I O N	LOCATION OF PROJECT (ADDRESS)	ASSESSOR'S PARCEL NUMBER (S)	ZONING / GEN PLAN DESIGNATION
	APPLICANT NAME (PLEASE PRINT)	BUSINESS PHONE	HOME PHONE
	APPLICANT ADDRESS (NUMBER / STREET)	MOBILE PHONE	E-MAIL
	CITY	STATE	ZIP
	APPLICANT REPRESENTATIVE	BUSINESS PHONE	MOBILE PHONE
	APPLICANT REPRESENTATIVE ADDRESS (NUMBER / STREET)	FAX NUMBER	E-MAIL
	CITY	STATE	ZIP
	PROPERTY OWNER NAME (PLEASE PRINT)	BUSINESS PHONE	HOME PHONE
	PROPERTY OWNER ADDRESS (NUMBER / STREET)	MOBILE PHONE	E-MAIL
	CITY	STATE	ZIP

P R O J E C T I N F O	PROPOSED PROJECT DESCRIPTION
	DOES THE PROPERTY HAVE DEED RESTRICTIONS, RECORDED EASEMENTS, OR RECORDED ACCESS AGREEMENTS AFFECTING THE USE THEREOF, IF SO DESCRIBE AND ATTACH:
	DESCRIBE ANY ADDITIONAL APPROVALS TO BE OBTAINED (State in detail what other approvals are necessary-Parcel Maps, Building Permits, Redevelopment Agency Approvals):

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I certify that all statements made on this application and attached plans are true and complete to the best of my knowledge. I understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

 APPLICANT SIGNATURE

 DATE

CERTIFICATE OF COMPATIBILITY OWNERS AFFIDAVIT

I, (We), _____ being duly sworn, depose and say that I am (we are) the owner(s) of all the property involved and that this application has been prepared in compliance with the requirements printed herein, or that this application is being filed by me (us) with the full knowledge and consent of the above property owner(s), I (we) further certify, under penalty of perjury, that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

O W N E R S	SIGNATURE OF PROPERTY OWNER 1	SIGNATURE OF PROPERTY OWNER 2
	PRINTED NAME OF PROPERTY OWNER 1	PRINTED NAME OF PROPERTY OWNER 2
	ADDRESS	ADDRESS
	CITY STATE ZIP CODE	CITY STATE ZIP CODE
	PHONE NUMBER	PHONE NUMBER

ALL SIGNATURES ON THIS PAGE MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

STATE OF CALIFORNIA)
County of _____) ss.
On _____, before me, _____, personally
Date Here Insert Name and Title of the Officer
appeared _____.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF COMPATIBILITY APPLICABILITY

A certificate of compatibility is required in the following circumstances:

1. Construction of a any new single-family residence;
2. The remodel or renovation of an existing single-family residence, including a mobile home, to the degree that the total floor area of the existing residence and proposed addition, equals or exceed the floor-area ratio limit established in Section 21.18.040;
3. Construction of a new commercial or industrial building where the gross floor area exceeds 5,000 sq. ft.; and
4. An expansion of an existing commercial or industrial building where the expansion exceeds 50% of the building's existing gross floor area.

INSTRUCTIONS

A Certificate of Compatibility is a discretionary permit that allows the City's Planning Commission to review proposed structures in all areas that permit single-family dwellings. The Certificate of Compatibility considers the compatibility of the proposed residential structures and mobile homes to coordinate land planning, architecture, aesthetics and economic cohesiveness within residentially zoned properties located in the City.

STEPS TO REVIEW

1. Review the La Mirada Zoning Ordinance as it relates to the subject property.
2. Discuss your proposal with the Community Development Department.
3. Obtain a fee schedule, application, instructions and environmental information form.
4. Hold a pre-application meeting with staff to ensure that applications/drawings are sufficient and self-explanatory wherein you will submit completed applications, required drawings and fees.
5. The application will be reviewed to determine completeness and to determine if supplemental reports may be required such as traffic studies, grading reports or hydrology studies. Application forms and supplemental data must be completed in detail before they may be considered.
6. A staff report to the Planning Commission will be prepared including a recommendation. Approval is usually 3 months after application submission.
7. A public hearing date will be scheduled before the Planning Commission.
8. Staff will post, advertise and distribute the public hearing notice as required by law.
9. Staff will send notice to applicant advising of date and time of the public hearing enclosing a copy of staff report and conditions.
10. Applicant or representative should be present at the public hearing.
11. The Planning Commission approves, approves with conditions, or denies applicant's application.
12. There is a 10-day (business days) appeal period for the action to take effect.
13. Within 5 days of the action, City staff shall file a Notice of Determination (NOD) with the County Clerk's office. Applicant should be aware that a check for the \$50 filing fee plus the current Department of Fish and Game Fee (\$1,993 on 01/2009) will be required within 3 days of CUP approval.
14. Any permit or approval not exercised within one year from the date of final approval shall expire and become null and void, unless other provisions establish a different time limit.

CERTIFICATE OF COMPATIBILITY REQUIREMENTS

1. Submit complete Application and Environmental Information Form with appropriate fees.
2. Submit site plans, floor plans and elevations showing all dimensions and locations of all proposed and/or existing structures and improvements, parking area, signs, landscaping, walls, open spaces, etc. Plans shall properly demonstrate the location of all property lines, the full dimensions of buildings on site, including fully dimensioned floor plans, the exact location and dimensions of all existing and proposed signs for the business/center and the lineal feet of building frontage. Additionally, architectural drawings, interior layout, and appropriate sketches showing the design and character of the improvements may be required.

The following quantity and sizes are required:

- Submit 15 full-size, folded copies of the site, floor and elevation plans drawn to scale.
 - Submit 1 (one) full-size, rolled color copy of the site, floor and elevation plans drawn to scale.
 - Submit 5 color copies of the site and elevation plans on 11"X17" sheets folded in half.
 - Submit 1 (one) 8 1/2"X11" copy of the site, floor and elevation plans.
 - Submit 1 (one) CD-ROM with digital images of the plans in pdf or jpg format.
 - If the decision of the Planning Commission is appealed, an additional 15 full size copies of the plans may be required.
3. The following are the requirements for the Radius Map, Land Use Map and Ownership Maps along with mailing Labels:
 - Submit two copies of a map drawn to a scale of one inch to 100 feet, showing a radius line, all streets, highways, alleys, rights-of-way and lot cuts. Include tract, lot numbers and street addresses. This map should include the subject property and all surrounding properties within a radius of 300 feet from the exterior boundaries of the subject property. All properties should be numbered to correspond with the required property owner list.
 - Submit a numbered complete list of names and mailing addresses of all property owners within or partially within a 300-foot radius of the exterior boundaries of the subject property. This list must be prepared from the latest available assessment roll of the Los Angeles County Assessor.
 - Submit Two (2) numbered sets of typed address labels for each property owner within or partially within the 300-foot radius.
 - Submit Radius Map and Ownership List Certification. The ownership list shall be certified to be true, correct and complete and the Certificant's signature shall be notarized. An inaccurate or incorrect list will be cause for withholding the case from hearing.
 4. An Environmental Information Form.
 5. Owner's Affidavit.
 6. A complete legal description from a recorded deed or deeds is required.
 7. A Radius Mapping Company can complete item #3.
 8. Title Report.