MASTER LAND USE APPLICATION

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT (ECDD)- PLANNING DIVISION

Filing Date	Case No.	CEQA Case No.	General Plan Land Use:	Zoning:
Intake Staff Last Name		Eden No.		

Do Not Write Above (For Planning Staff Only)

1. Type of Approval Requested

[ ] Child Care Permit
[ ] Condominium Map
[ ] Design Review
[ ] Final Parcel Map
[ ] Final Tract Map
[ ] General Plan Amendment
[ ] Planned Assembly Development (PAD)
[ ] Plot Plan Review
[ ] Sign Adjustment
[ ] Site Plan Review
[ ] Special Use Permit
[ ] Tentative Parcel Map
[ ] Tentative Tract Map
[ ] Variance
[ ] Zone Adjustment
[ ] Zone Change
[ ] Zone Variance
[ ] Other _____

2. Project Location and Site

Street Address _____Zip Code_____

Legal Description: Lot _____ Block _____ Tract _____

Assessor's Identification Number(s) (AIN) _____

No. of Units _____ No. of Lots _____ Lot Area (sq. ft.)_____Project Size (sq. ft.) _____

3. Action Requested

Article(s): _____Code Section (s): _____

Describe Project: _____

_____

_____

_____

_____

4. Owner/ Applicant Information

*Applicant(s) Name*_____ Company_____

Address: _____Telephone: ( ) _____

_____Fax: ( )_____email: _____

Property Owner(s) Name (if different from applicant's) _____

Address: _____Telephone: ( ) _____

_____Zip: _____email: _____

*Authorized Agent Name*_____Company_____

Address: _____Telephone: ( ) _____

_____Zip: _____email: _____

5. Owner(s) Affidavit

Under the penalty of perjury, I/we attest that I/we am/are the owner(s) of record for the property associated with this application, and I/we authorize this application to be filed. Further, I/we do, by my/our signature(s) on this agreement, absolve the City of Inglewood of all liabilities regarding any deed restrictions that may be applicable to the property described herein. If the request is approved, I/we am/are willing to record a covenant that may restrict the use of my/our property as related to this request. I/we furthermore authorize the authorized agent named in this application to act as my representative.

I/We declare that all encumbrances on the subject property are shown on the submitted site plan (or attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I/we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application; particularly dedications of the right to further subdivide/consolidate to the County of Los Angeles or City of Inglewood.

I/We hereby grant the City admittance to the subject property as necessary for processing of the project application.

I/We declare under penalty of perjury that the foregoing statements and answers herein contained and information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signature: _____ Print name: _____

Signature: _____ Print name: _____

Signature: _____ Print name: _____

Please Note: If owner is a corporation, LLC, partnership, or trust, an ownership disclosure must be submitted that reveals the agent for service of process or an officer of the ownership entity. This may be verified by providing a copy of corporate articles, partnership agreement, or trust document, as applicable. In the event that the ownership does not match the City Records a Grant Deed is required to confirm ownership. Ownership on the deed must match exactly with the ownership listed on the application.

ALL-PURPOSE ACKNOWLEDGMENT AND AFFIDAVIT

State of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

Personally appeared _____who proved to me on the basis of satisfactory evidence to be the person(s) whose names (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 on which the person(s) acted, executed the instrument.

I certify under the 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

_____ (Seal)
Signature

MASTER LAND USE APPLICATION

ECDD - PLANNING DIVISION (CONTINUED)

6. Additional Information/Findings

In order for the City to render a determination on your application, additional information may be required. Consult with Planning Division staff for all required documents.

7. Burden of Proof (All discretionary application)

The employees of the Planning Division are required to give assistance to anyone who desires to utilize remedies afforded by the Inglewood Municipal Code. Such assistance however is not to be interpreted as encouragement to the applicant. In all cases the burden of proof is upon the applicant to make the findings necessary before to substantiate granting approval of the requested action. There is no guarantee, expressed or implied, that any application will be granted by the approving body. Each application will be appropriately investigated and analyzed. After said investigation, or the public hearing has be held, the staff's determination may be different than the position discussed in preliminary meetings. Staff is not permitted to assist the applicant or any opponents to the application in preparing arguments for or against the request.

ATTEST: I (print name) _____ have read the foregoing and understand the burden of proof in the matter(s) associated with this application is upon the applicant.

Signature of Applicant: _____Print name: _____

Date: _____

----------Planning Division Staff Use Below----------

Comments _____

_____

_____

_____

_____

_____

_____

Related Cases _____

Attached: [ ] Response to Findings [ ] Environmental Checklist [ ] Other _____

[ ] Business Card

REQUIRED FINDINGS LIST
(Please provide your response on a separate sheet and attach to application)

☐ **Special Use Permit (All except Telecommunication Facilities):**

1. The site for the proposed use is adequate in size and shape to accommodate the use and/or there exists, or there shall exist, adequate facilities and improvements on the site to accommodate the use.
2. The site for the proposed use is served by streets of appropriate width and function to carry the kind of traffic to be generated, and the site has or shall have sufficient on-site parking facilities to comply with the provisions of this Chapter.
3. The site for the proposed use is suitably zoned or otherwise designated for such use and the proposed development or use shall conform with the purpose and intent of the General Plan.
4. The proposed use will not adversely affect neighboring properties, the occupants thereof or the permitted uses thereon, or the general public in terms of noise, litter, traffic, parking availability, health, safety or any other factor causing potential detriment to neighboring properties or property values.

☐ **Special Use Permit (Telecommunication Facilities):**

1. All findings stated above.
2. That the proposed facility will be an enhancement to the City due to its ability to provide additional communication service.
3. That the proposed facility will be camouflaged and aesthetically integrated into the design and landscaping of its site and surrounding land uses.
4. That the proposed facility has been evaluated within the context of the ultimate anticipated network of facilities of both the applicant and other commercial mobile carriers so as to reduce the number of facilities needed to provide expanded service.
5. That the proposed facility has been located and designed for co-location to the maximum extent possible.
6. That the proposed facility will comply with FCC regulations regarding, interference with the reception or transmission of other wireless service signals within the City and surrounding community.
7. That the proposed facility will operate in compliance with all other applicable federal regulations for such facilities, including safety regulations.
8. That the proposed facility is necessary in order to assist in filling a gap in telecommunication service in the community.

☐ **Special Use Permit (Planned Assembly Development)**

1. See Section 12-39.2. of the Inglewood Municipal Code.
2. Encourage and provide for private redevelopment, rehabilitation and conservation of property through the assembly of land into larger and more usable parcels;
3. Achieve flexibility and variety in the physical development pattern of the City;

4. Permit development that may vary from the specific provisions of these zoning regulations but that will also result in comparable or superior residential, commercial and/or industrial developments and environments;
5. Encourage the provision and better utilization of open space, better separation of pedestrian and vehicular traffic where appropriate, and improved compatibility with surrounding neighborhoods particularly with mixed or different land uses.

☐ **Zone Change:**

1. A change of zone classification, or a change to the text of this Chapter, will be consistent with the land use designation and any other applicable designations of the general plan.
2. A change of zone classification will be appropriate for the subject property in terms of the adequacy of the site to accommodate land uses permitted by the proposed zone.
3. A change of zone classification will not constitute the granting of a special privilege to the property owner inconsistent with the current or designated uses or limitations of other properties in the vicinity.
4. A change to the text of this Chapter will not constitute the establishment of unique standards, offering special privilege to a particular individual or group of individuals, that is inconsistent with the general intent of the provisions of this Chapter or that may be detrimental to the general welfare of the community.

☐ **Variance:**

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, including but not limited to size, shape, topography or surroundings, that do not apply generally to other property or uses in the same zone and vicinity; and
2. That the strict application of the zoning provisions of this Chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent thereof (the costs of providing required improvements or of correcting violations shall not constitute such hardship); and
3. That the granting of such variance will not be materially detrimental to the public health, welfare or safety or injurious to the property or improvements in such zone and vicinity in which the property of the applicant is located; and
4. That the granting of such variance will not conflict with the provisions of the comprehensive general plan.

☐ **Adjustment:**

1. That application for the adjustment is necessary due to special circumstances or conditions pertaining to the property or to the use thereon; and
2. That the proposed adjustment is necessary in order that the applicant may not be unreasonably deprived of the proper use or enjoyment of the applicant's property; and
3. That the proposed adjustment would not be detrimental to the neighborhood in which the property is located; and
4. That the proposed adjustment is consistent with the legislative intent of the zoning and development standards of this Chapter that pertain to the subject property.