



# MASTER LAND USE APPLICATION

ECDD - PLANNING DIVISION



## 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;



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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.