



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



**CERRITOS ISLAND COMMUNITY STANDARDS DISTRICT (CSD) MODIFICATION
BURDEN OF PROOF**

**Pursuant to Zoning Code Section 22.44.145.G. the applicant must substantiate the following:
(Do not repeat the statements or provide Yes/No responses. If necessary, attach additional pages.)**

A. Describe how the proposed use, development of land, or modification as requested is in compliance with the following principles and standards:

1. Is in compliance with all applicable provisions of Title 22;
2. When considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property, and is in conformity with good zoning practice; and
3. Is suitable from the standpoint of functional developmental design.

B. Describe the exceptional circumstances or conditions applicable to the subject property or the intended development of the property that do not apply generally to other properties within the CSD area.

C. Describe how granting the request or modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD.

D. Describe how the size and scale of the proposed development complements existing structures in the surrounding neighborhood.
