



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**CERRITOS ISLAND COMMUNITY STANDARDS DISTRICT
FINDINGS**

Pursuant to Section 22.314.090.B.4 (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

b.i The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.
b.ii The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and is in conform with good zoning practice.
b.iii The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

b.iv There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties within the CSD area.

b.v Granting the request will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as set forth in Section 22.314.010 (Purpose).

b.vi The size and scale of the proposed development complement existing structures in the surrounding neighborhood.