

# LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT MODIFICATION STATEMENT OF FINDINGS

Pursuant to County Code Section [22.328.090](#) the applicant must substantiate the following:

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

Describe how the use, development of land, and application of development standards is in compliance with the following principles and standards:

- i. Comply with all applicable provisions of Title 22.
- ii. When considered on the basis of the suitability of the site for the particular use or development intended, are arranged as to avoid traffic congestion, 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 conform with good zoning practice.
- iii. Is suitable from the standpoint of functional developmental design.

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

v. Describe how granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).