



CITY OF CUDAHY CALIFORNIA

Incorporated November 10, 1960

P.O. Box 1007
5220 Santa Ana Street
Cudahy, California 90201-6024
(323)773-5143
Fax: (323) 771-2072

PLANNING DIVISION

PLANNING APPLICATION FOR MAJOR PROJECTS

- Appeal
- Change of Zone
- Code Amendment
- Conditional Use Permit
- Development Review Permit
- Tentative Parcel Map
- Tentative Tract Map
- Variance
- Preliminary Project Review
- Development Agreement

For Planning Use Only

Date Received: _____
 Received By: _____
 File Number: _____
 Receipt Number: _____
 Fee: _____

Project Address: _____ **APN:** _____

Applicant's Name: _____ Tel. #: _____

Address: _____ City: _____ Zip: _____

Owner's Name: _____ Tel. #: _____

Address: _____ City: _____ Zip: _____

Existing Land Use: _____ Zone: _____

Lot Size: _____

Project Description (Attach additional pages as necessary): _____

I certify that the forgoing statements and information are true and that any submitted material statements or plan designs are correct to the best of my knowledge.

Applicants Signature _____ Date _____

PROPERTY OWNER'S AFFIDAVIT

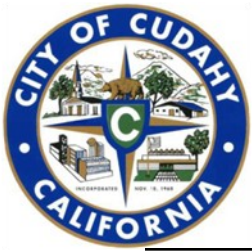
STATE OF CALIFORNIA)
)SS.
 COUNTY OF LOS ANGELES)

I/WE _____ BEING DULY SWORN, DEPOSE AND SAY, THAT I/WE AM/ ARE THE OWNER(S) OF PROPERTY INVOLVED IN THIS PETITION, AND THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HEREWITH SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

SIGNED: _____
 ADDRESS: _____
 CITY: _____
 TEL. NO: _____

NOTARY PUBLIC

SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.



PROJECT QUESTIONNAIRE

RESIDENTIAL PROJECTS

Zoning: _____ Type of Use: _____ Lot Area: _____

Number of units proposed: _____; Lot area per unit: _____

Number of bedrooms proposed per unit: _____

Dwelling unit floor area: _____

COMMERICAL PROJECTS

Zoning: _____ Type of Use: _____ Lot Area: _____

Lot Coverage: _____; Parking: _____

INDUSTRIAL/MANUFACTURING PROJECTS

Zoning: _____ Type of Use: _____ Lot Area: _____

Lot Coverage: _____; Parking: _____

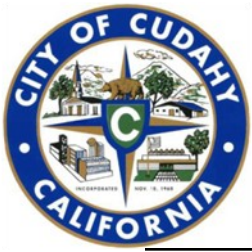
Building floor area - Office _____

Manufacturing _____

Warehousing _____

Retail _____

Total _____



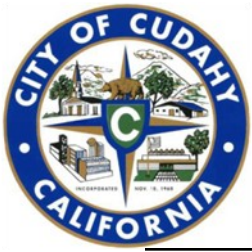
PROJECT QUESTIONNAIRE

For a **Conditional Use Permit/Development Agreement**, please explain how the project meets the following standards:

The nature, condition, and development of adjacent uses, buildings, and structures and the effect the proposed conditional use may have on such adjacent uses, buildings and structures.

The site for a proposed conditional use should be adequate in size and shape to accommodate the yards, walls and fences, parking and loading, landscaping and other development features prescribed in this chapter, or required by the commission, city council or other authorized agent in order to integrate the conditional use with the land and uses in the neighborhood.

The site for a proposed conditional use should relate to streets and highways adequate in width and pavement to carry the kind and quantity of traffic such use would generate.



PROJECT QUESTIONNAIRE

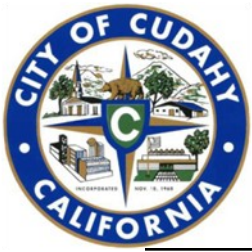
For a **Development Review Permit/Development Agreement**, please explain how the project meets the following standards:

The project is compatible with the city of Cudahy general plan, zoning, any applicable specific plan, and any plan of another governmental agency made applicable by statute or ordinance.

The height, bulk, and other design features of structures are in proportion to the building site, and external features are balance and unified so as to present a harmonious appearance.

The project design contributes to the physical character of the community, relates harmoniously to existing and anticipated development in the vicinity, and is not monotonously repetitive in and of itself or in conjunction with neighboring uses and does not contribute to excessive variety among neighboring uses.

The site layout and the orientation and location of structures and their relationship to one another and to open spaces, parking area, pedestrian walks, signs, illumination, and landscaping achieve safe, efficient, and harmonious development.



PROJECT QUESTIONNAIRE

For a **Development Review Permit/Development Agreement**, please explain how the project meets the following standards:

The grading and site development show due regard for the qualities of the natural terrain and landscape and do not call for the indiscriminate destruction of trees, shrubs, and other natural features.

The design, lighting, and placement of signs are appropriately related to the structure and grounds and are in harmony with the general development of the site.

Mechanical equipment, machinery, trash, and other exterior service areas are screened or treated in a manner which is in harmony with the design of the structures and grounds.

The project shows proper consideration for adjacent residentially zoned or occupied property and does not adversely affect the character or value of such property.



PROJECT QUESTIONNAIRE

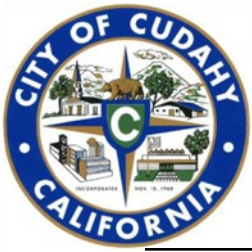
For a Variance, please explain how the project meets the following standards:

Strict application of the regulations and standards of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of said regulations and standards.

Because of exceptional circumstances and conditions applicable to a use or development on the property in question, said property may be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone.

The development permitted will not be materially detrimental to the public health, safety or general welfare, or injurious to property or improvements in the zone or neighborhood in which the property is located.

Substantial justice is done.



ENVIRONMENTAL INFORMATION

GENERAL INFORMATION

1. Name and address of the project sponsor (applicant):

2. Address of project: _____

APN: _____

3. Person to be contacted regarding project:

Name: _____ Address: _____

Phone: _____

4. Project case number: _____

5. List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies:

6. Zoning: _____

7. Proposed Use: _____

PROJECT DESCRIPTION

8. Site Size: _____

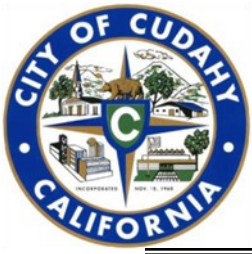
9. Number of floors of construction: _____

10. Amount of off-street parking provided: _____

11. Approximate construction period: _____

12. Associated projects (existing or anticipated): _____

13. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: _____



ENVIRONMENTAL INFORMATION

14. If commercial, indicate the type (whether neighborhood, city, or regionally oriented), square footage of sales area, and loading facility size: _____

15. If industrial, indicate type, estimate employment per shift, and loading facility size: _____

16. If institutional, indicate the major function, estimated employment per shift, estimate occupancy, and loading facility size:

17. If the project involves a variance, conditional use permit or re-zoning application, indicate clearly why the application is required: _____

18. Are the following items applicable to the project or its effects? Please explain all items checked YES (attaché additional sheets if necessary).

Yes No

___ ___ Change in pattern, scale or character or general area of project?

___ ___ Significant amounts of solid waste or litter?

___ ___ Change in dust, ash, smoke, fumes, or odors in vicinity?

___ ___ Change in water quality or quantity, or alteration of existing drainage patterns?

___ ___ Substantial change in existing noise or vibration levels in vicinity?

___ ___ Site on filled land or on slope of 10% or more?

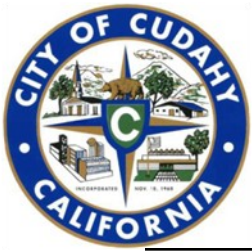
___ ___ Use of disposal or potentially hazardous materials, such as toxic, flammable, or explosive substances?

___ ___ Substantial change in demand for municipal services (police, fire, water, sewage, etc)?

___ ___ Substantially increased fossil fuel consumption (electrically, oil, natural gas, etc)?

19. Describe the project site as it exists (before the project), including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects.

Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. _____



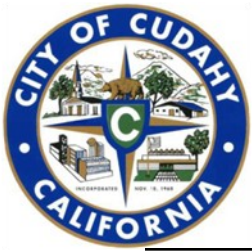
ENVIRONMENTAL INFORMATION

20. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single family, apartment, houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits, present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: _____ Signature: _____

Print Name: _____



APPLICATION PACKAGE REQUIREMENTS

A. APPLICATION FORM

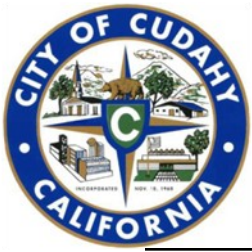
- ___ 1. Complete the application form.
- ___ 2. Provide name, mailing address, and signature of applicant.
- ___ 3. Provide a description of the request on the application form (do not write “see attached” without a brief description).
- ___ 4. Provide the notarized signature of the property owner with the same name as it appears on the County Tax Assessor Records. If the name that appears on the County Tax Assessor Records is an organization, provide recorded documents showing that the signature is from a partner or officer of that organization.

B. PROJECT/SITE DESCRIPTION

- ___ 1. Detailed Description:
Provide a detailed written description of the operation and/or project so that the various departments and divisions can understand your request. For business operations, list the various uses and products sold, hours of operation, number of employees per shift. Indicate whether the project construction is phased and provide a schedule. For nonresidential uses, include the manner in which goods/services will be produced and the manner in which they will be distributed.
- ___ 2. Environmental Information Form:
Provide a completed environmental information form, signed by the preparer, answering all applicable questions thoroughly. For non applicable questions, write “N//A” for not applicable.
- ___ 3. Colored Elevations:
Provide photographs, on 8.5”x11” paper, of the project site and uses abutting the project site taken from all lot lines showing all four elevations of existing structures. OR color and materials sample board, or colored renderings of proposed project.

C. FEES

- ___ 1. Application Fee
Provide a fee payable to the “City of Cudahy” that applies to the application(s) requested as shown on the City’s Fee Schedule.
- ___ 2. Environmental Filing Fee
Provide a check, undated, payable to “Los Angeles County Recorder” for \$75 for the filing of environmental forms pursuant to CEQA for the project with the County.



APPLICATION PACKAGE REQUIREMENTS

D. MAILING INFORMATION

___ 1. Radius Map.

Provide four (4) copies of a map, drawn to scale, showing the location of all property included in the request for action, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land within a distance of 700 feet from the exterior boundaries of such proposed use. One copy of the map shall indicate the uses established on every lot and parcel of land shown.

___ 2. Owner Labels.

A certified list of the names and addresses of all persons to whom the properties shown on the map are assessed, as indicated on the latest available assessment roll of the County of Los Angeles. Provide owners list typed on plain mailing labels, or set in such a way that the list can be photocopied onto such labels.

___ 3. Preparation Affidavit.

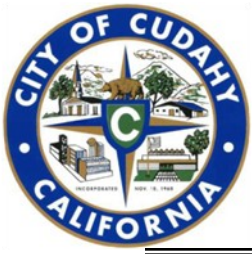
Provide a letter with the notarized signature of the preparer of the mailing information attesting to the accuracy of the radius map and labels.

E. PLAN REQUIREMENTS

___ 1. Provide seven (7) complete sets of plans collated into sets stabled together along the left margin, and folded to 8.5"x11". Show all property lines, the dimensions and location of all existing and proposed improvements, height of buildings, use of buildings, parking locations and building elevations. A complete set includes:

- Site Plan
- Floor Plan
- Elevations
- Architectural Renderings
- Landscape Plans
- Lighting Plan
- Signage Plan
- Grading Plan

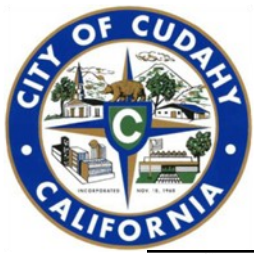
___ 2. Provide one (1) set of plans reduced in size by 8.5"x11" on paper, or one (1) digital copy.



FEE SCHEDULE

Planning and Development Fee Schedule as of
October 1, 2014, Per City Council Resolution No. 14-54

Minor Variance	\$ 630.00
Conditional Use Permit (CUP)	\$ 2,660.00
Variance (VAR)	\$ 2,660.00
Zone Change	\$ 4,225.00
Sign Permit	\$ 135.00
Environmental Impact Report / Negative Declaration	\$ 10,000.00 Deposit
R-1, R-2, C-1	\$ 75.00
C-M, M-2, C-3	\$ 150.00
County Registrar	\$ 75.00
Preliminary Project Review (SPR)	\$ 630.00
Subdivision Map Review (TTM)	\$ 4,225.00
Tentative Map Consideration (TPM)	\$ 4,225.00
Admin Appeal	\$ 630.00
Planning Commission / City Council Appeal	\$ 1,295.00
Rebuild Letter / Zoning Verification	\$ 180.00
Temporary Use Permit Admin	\$ 450.00
Code Amendment	\$ 3,685.00
Lot Line Adjustment	\$ 1,800.00
Development Review Permit	\$ 3,325.00
Development Agreement	\$ 10,000.00 Deposit



RADIUS MAPPING SERVICES

<p>Consistency in Planning 3699 Wilshire Blvd., Suite 850 Los Angeles, CA 90010-2737 (213) 252-3436</p>	<p>Advanced Listing 33362 Coral Reach Dana Point, CA 92629 (949) 542-6277 info@ownershiplisting.com</p>	<p>Continental Mapping Service 6325 Van Nuys Blvd Van Nuys, CA 91401 (818) 787-1663</p>
<p>Radius Mapping Etc. 3544 Portola Avenue Los Angeles, CA 90032 Phone: (323) 221-4555 Fax: (323) 226-9492 radiusmapsetc@sbcglobal.net</p>	<p>The Katherman Co. Rob Katherman 1218 El Prado Ave, Suite 128 Torrance, CA 90501-2761 (310) 324-1999</p>	<p>Harvey Goodman Civil Engineer 834 17th Street Santa Monica, CA 90403 Phone: (310) 829-1037 Fax: (310) 828-5062</p>
<p>Hollywood Mapping Service 1840 DeLoz Ave Los Angeles, CA 90027 Phone: (323) 467-8631 Fax: (323) 467-8631</p>	<p>G.C Mapping Service, Inc. 3055 W. Valley Blvd. Alhambra, CA 91803 Phone: (626) 441-1080 Fax: (626) 441-8850</p>	<p>Zoning & Land Use Solutions 6258 E. Spring Street Long Beach, CA 90808 (562) 841-2188</p>
<p>Cartomap Services Inc. 1858 N. Avenue 56 Los Angeles, CA 90042 (213) 479-1308 (323) 422-1875 spnfed01@yahoo.com</p>	<p>SEC Civil Engineer, Inc. 16823 Saticoy Street Van Nuys, CA 91406 (818) 782-2788 Fax: (818) 782-0111 admin@spindler.com</p>	<p>So Cal Radius 7440 Fontana Circle Fontana, CA 92336 Phone: (909) 333-6271 www.SoCalRadiusMaps.com SoCalRadiusMap@gmail.com</p>
<p>Planning Associates, Inc. Land Use Planning 4040 Vineland Ave, Suite 108 Studio City, CA 91604-3350 (818) 487-6767 Fax: (818) 487-6760 ijs@pai-la.com</p>	<p>JPL Zoning Services, Inc. 6257 Van Nuys Blvd., Suite 101 Van Nuys, CA 91406-2711 (818) 781-0016 Fax (818) 781-0929 maria@jplzoning.com www.jplzoning.com</p>	<p>Nieves and Associates Civil Planners 21250 Hawthorne Blvd., #700 Torrance, CA 90503 (310) 543-3090 (310) 375-5925 nievesasoc@aol.com</p>
<p>Luis Estrada & Assoc. Land Uses & Permits Specialist 7650 Morella Avenue North Hollywood, CA 91605 (818) 765-4332 FAX: (818) 232-9211</p>	<p>Quality Maps 263 W.Olive Avenue, #161 Burbank, CA 91502 (818) 588-7588 qualitymaps@gmail.com</p>	<p>Heron Maps 20756 Seaboard Avenue Malibu, CA 90265-5356 (310) 317-1515</p>
<p>Donnal Poppe @ Permitage 17045 Osborne Street Northridge, CA 91325 (818) 998-5454 donalpoppe@aol.com</p>	<p>Susan Case Inc. 917 Glenneyre St #7 Laguna Beach, CA 92651 Phone: (949) 494-6105 susancaseinc@yahoo.com www.susancaseinc.com</p>	<p>Ane Consulting 645 W. 9th Space No. 110-141 Los Angeles, CA 90015-1640 Phone: (213) 627-7046 Fax: (213) 627-6046 info@aneconsult.com</p>
<p>N.P.S + Associates 396 W. Avenue 44 Los Angeles, CA 90065 (323) 801-6393 nicksplanningservices@gmail.com</p>	<p>DataPro Michael Higginson 1800-568-7104</p>	