



CITY OF
ARCADIA

SP _____

SPECIFIC PLAN

PLEASE COMPLETE THE FOLLOWING INFORMATION (REQUIRED) :

PROJECT ADDRESS _____

ZONE CLASSIFICATION _____

PROPOSED ZONE CLASSIFICATION _____

APPLICANT(S) NAME _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

E-MAIL ADDRESS _____

TELEPHONE NO. _____

PROPERTY OWNER(S) NAME _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

E-MAIL ADDRESS _____

TELEPHONE NO. _____

Please provide a brief project description and address why a specific plan is required in the lines below:

THE APPLICANT AND PROPERTY OWNER HEREBY DECLARE UNDER PENALTY OF PERJURY THAT ALL THE INFORMATION SUBMITTED FOR THIS APPLICATION IS TRUE AND CORRECT. IN ADDITION, I/WE HEREBY GRANT THE CITY OF ARCADIA PERMISSION TO POST THE ARCHITECTURAL PLANS ASSOCIATED WITH THIS APPLICATION ONLINE.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

DATE FILED _____ RECEIPT NO. _____ PAID _____ RECEIVED BY _____

FILING REQUIREMENTS

Note: The filing requirements below are applicable to the actual Specific Plan filing. Prior to the actual filing, Specific Plan applications are subject to a Pre-application Conference. Please see Arcadia Development Code Section 9107.21 for more information.

Incomplete applications will not be scheduled for public hearing. If it is determined after an application is filed that further information is necessary, a hearing will not be scheduled until said information is provided and the application deemed complete. To ensure that your application package is ready for review, please check-off the boxes next to the required application materials.

- Completed application form
- An Ownership Disclosure is required if the property is owned by a corporation, partnership, trust, or non-profit. The disclosure must reveal the agent for service of process or an officer of the ownership entity. The disclosure must list the names and addresses of all the owners and you must attach a copy of the current corporate articles, partnership agreement, trust, or non-profit document, as applicable.
- Map of the subject site(s) with the present land use(s) shown
- Filing Fee of \$8,892
- In addition to the filing fee, **two separate checks** in the amount of \$75.00 **each** payable to the Los Angeles County Recorder are required when the application is deemed complete by the Planner.

These fees are charged by the County for the filing of the "Public Hearing Notice/Notice of Intent" and "Notice of Determination/Certificate of Fee Exemption" for your project. Your project is not operative, vested or final until the handling fee is paid to the County and the documents are filed. If your project is denied, the above mentioned check will be returned to you.

- A radius map and mailing list:
 - A 300 foot radius map and a mailing list in an Excel format and one set of labels. The mailing list must be in an Excel format and saved on a CD or flash drive. Each lot must be consecutively numbered to correspond to the property owners list, map and Excel spreadsheet.

The spreadsheet must identify the following fields: 1) Assessor's Parcel Number; 2) Property Owner's Name; 3) Mailing Address; 4) City, State, and Zip Code. Each column heading must be in the same order as listed above.

The names and addresses of current property owners may be obtained at the Los Angeles County Assessor's office.

Alternatively, applicants may retain the services of a mapping consultant to generate the radius map, labels and electronic address list on an Excel spreadsheet on their behalf. A list of local mapping consultants may be obtained at the Planning Services offices.
 - A separate label sheet, providing 3 labels each for the property owner, applicant, architect, contractor, and anyone else with an interest in the project that is to be contacted/copied with any relevant correspondence.

PREREQUISITE FINDINGS: The Planning Commission may recommend approval and the City Council may approve a specific plan or specific plan amendment only if it first makes all of the following findings:

EXPLAIN IN DETAIL HOW THE REQUESTED SPECIFIC PLAN COMPLIES WITH THE FOLLOWING FINDINGS:

1. The proposed specific plan or specific plan amendment is consistent with the General Plan, including its goals, objectives, policies, and action programs.

2. The proposed specific plan or specific plan amendment is a desirable planning tool to implement the provisions of the General Plan.

3. The proposed specific plan or specific plan amendment will not adversely affect the public health, safety and general welfare or result in an illogical land use pattern.

4. In the case of a specific plan amendment, the following additional finding shall be made before its adoption: The proposed specific plan amendment will not create internal inconsistencies within the specific plan and is consistent with the purpose and intent of the specific plan it is amending.

5. In the case of a specific plan located within unincorporated territory, the following additional finding shall be made before its adoption: The proposed specific plan is consistent with the planning and pre-zoning designation provided for the specific plan area or alternatively functions as pre-zoning for the unincorporated territory.

NOTE: The Planning Commission is required by law to make a written finding of facts, based upon the information presented at the time of the public hearing, that beyond a reasonable doubt the five above enumerated conditions apply.

- ❑ Plans and Elevations: four (4) sets of the Specific Plan, four (4) sets of full size architectural plans must be drawn to scale showing all dimensions necessary to determine compliance with the Arcadia Municipal Code. i.e., parking spaces, driveway areas, landscape areas, building sizes, building heights, setbacks from all property lines and curbs of adjacent streets, one (1) copy of 11" x17" reduced size plans and a digital copy in PDF on a CD or flash drive of the aforementioned documents must be provided.

The following information shall be CLEARLY DELINEATED on all preliminary plans:

- a. Scale and North arrow.
 - b./ Street addresses and Assessor's Identification Number(s) (AIN) of lot or lots proposed for development.
 - c. Size and location of lot or lots proposed for development with accurate dimensions.
 - d. Location and size of all proposed structures (new and/or existing).
 - e. Location, size and number of all parking stalls.
 - f. Location of all landscaped areas. Percentage of landscaping shall be identified.
 - g. All existing easements.
 - h. Zone category in which the lots exists.
 - i. Owner's name, and applicant's name and telephone number.
 - j. Architect's or designer's name and telephone number.
- ❑ Initial Study (ND, MND, or EIR)
 - ❑ Photographs of the property involved on a scale large enough to illustrate the subjects under discussion
 - ❑ Renderings, on a scale large enough to illustrate the subjects under discussion are always helpful and are suggested as exhibits with this application.

AFFIDAVIT

STATE OF CALIFORNIA
CITY OF ARCADIA
COUNTY OF LOS ANGELES

I, _____ hereby certify that the
(print name)

attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available equalized assessment roll of the County of Los Angeles, within the area described on the attached application and for the required distance of notification from the exterior boundaries of the property described on the attached application. I also certify that the subject site described on the attached application contains no illegal lot splits or other divisions of land not specifically authorized by the City of Arcadia.

I certify under penalty of perjury that the foregoing is true and correct.

Signature _____

Date: _____