A. General Information:

1. The City of Vernon Zoning Ordinance divides all properties into various zoning districts in order to designate land uses and development standards. Each zone allows particular uses and stipulates specific development standards. A zoning ordinance amendment is a request to make changes in zoning regulations or the zoning map.

2. A proposed amendment to the zoning ordinance must be submitted to the Department of Public Works. Once the City Council receives a recommendation from the Planning Department, the City Council shall hold a public hearing on the proposed amendment. The City Council may approve, modify, or disapprove the Planning Department’s recommendation.

3. An incomplete application will not be scheduled for public hearing and will be returned to the applicant.

4. PLEASE NOTE that the act of filing for a Zoning Code Amendment does not in any way presume approval by the City. The City will evaluate all evidence submitted by the applicant, proponents, and opponents prior to reaching a decision based on criteria contained in the Vernon Municipal Code.

B. Required Application Submittals (see attachments):

- Application for a Zoning Code Amendment

C. Filing Fees:

- Filing fee for Zoning Code Amendment is $11,075.00

D. Purpose and Intent of a Zoning Code Amendment:

- The zoning ordinance establishes certain regulations for the development and use of land within the City. A zoning amendment is a request to permanently change the regulations, including but not limited to permitted uses, development and planning standards or to the zoning map. Specific reasons shall be provided outlining why a regulation shall be amended and will be a benefit the community at large.
Zoning Code Amendment Application

Application Information:

Name of Business: ________________________________

Applicant Name: ________________________________

Site address: __________________________________

Fax: __________________________ Email: ____________

Zoning Designation: ______________________________

Proposed Zoning Code Amendment (Describe in detail. Provide Code Section number(s) to be amended. Use additional sheets if necessary). ________________________________________________

Reason(s) for Zoning Code Amendment (Describe in detail. Use additional sheets if necessary). ________________________________________________

Contact Information: (if different from applicant)

Name: __________________ Company Name: __________________

Address: __________________________ City: __________ Zip Code: __________

Phone: __________________________ Fax: __________________

Relation to Applicant: Engineer Architect Attorney Realtor Representative

Other ______________________________
NOTE:

Is the required fee enclosed? ☐ Yes ☐ No

Make check or money order payable to the City of Vernon.

I declare under penalty of perjury that to the best of my knowledge and belief the foregoing is true, complete, and accurate.

Signed: ________________________________ Date: __________________________

Property Owner or Owner Representative
Environmental Information Form

Date Filed: ____________________________________________

**General Information:**

1. Name and address of developer or project sponsor: ____________________________
   __________________________________________________________________________
   __________________________________________________________________________

2. Address of project (location): ____________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

   Assessor’s Block and Lot Number (APN#): ____________________________
   __________________________________________________________________________
   __________________________________________________________________________

3. Name, address, and telephone number of person to be contracted concerning this project: ____________________________
   __________________________________________________________________________
   __________________________________________________________________________

4. Indicate number of the permit application for the project to which this form pertains: ____________________________
   __________________________________________________________________________
   __________________________________________________________________________

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. Existing zoning district: ____________________________

7. Proposed use of site (Project for which this form is filed): ____________________________
   __________________________________________________________________________
   __________________________________________________________________________
**Project Description:**

8. Site Size (Lot Size):

9. Square footage of Building(s):

10. Number of floors of construction:

11. Amount of off-street parking provided:

12. Attach plans:

13. Proposed scheduling:

14. Associated projects:

15. Anticipated incremental development:

16. If **retail** or **commercial**, indicate the type, whether neighboring, city or regionally oriented square footage of sales area, and loading facilities:

17. If **industrial**, indicate type, estimated employment per shift, and loading facilities:

18. If the project involves a variance, conditional use permit application, state this and indicate clearly why the application is required:


Are any of the following items applicable to the projects or its effects? Discuss on an attached sheet all items checked yes (attach additional sheets if necessary).

YES  NO
19. Change in pattern, scale or character of general area of project?
20. Significant amounts of solid waste or litter?
21. Change in dust, ash, smoke, fumes or odors in vicinity?
22. Substantial change in existing noise or vibration levels in the vicinity?
23. Site on filled land or on slope of 10 percent or more?
24. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives?
25. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?
26. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)?
27. Relationship to a larger project or series of projects?

Environmental Settings

28. On an attached sheet, describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be acceptable.

29. On an attached sheet, 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.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be acceptable.

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