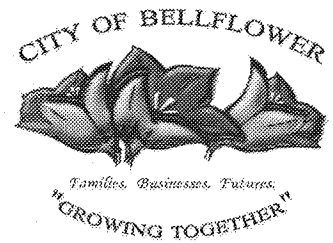




Citizen's Guide To Conditional Use Permits



PURPOSE:

Certain types of land uses require special consideration prior to their being permitted in a particular district. Such special consideration may involve the size of the area required for the full development of such uses, the nature of the traffic problems incidental to their operation, the effect which such uses may have on adjoining land uses and on the growth and development of the community as a whole. In instances such as these, **a conditional use permit serves to ensure that certain uses will be compatible with the surrounding area, and to stipulate reasonable conditions which will ensure that the intent of the Bellflower Zoning Code and General Plan are met.**

The Zoning Code will indicate whether or not the specified use requires a public hearing before the Planning Commission for a conditional use permit. In granting any conditional use permit, the Planning Commission may impose conditions necessary to safeguard and to protect the public health, safety, and general welfare. The decision of the Planning Commission may be appealed to City Council who may approve, disapprove, or modify, in whole or part, all conditions. The decision of the City Council is final.

REQUIRED APPLICATION SUBMITTALS:

- Completed application form signed by the property owner
- Completed environmental information form
- One copy of a radius map showing all properties within 300 feet of the subject property
- Three (3) sets of typed mailing labels listing property owners within 300 feet of the subject property
- Fifteen (15) sets of plans, including a site plan, floor plans, and building elevations. Plans must be drawn to scale and show all dimensions of the property lines and setback, and summarize all improvements, uses, parking, open space, landscaping square footage of the lot and buildings, and other improvements. All set of plans must be individually folded to 8 ½ " by 11".

FEES:

- The cost of the project study: please see planning fees and additional fees determined by *DCD.

Note: Also see zoning code regulations for any additional requirements and instructions.

*DCD- Director of Community Development