



**CITY OF BELLFLOWER**  
 PLANNING DIVISION  
 16600 CIVIC CENTER DR.  
 BELLFLOWER, CA 90706  
 562-804-1424  
[www.bellflower.org](http://www.bellflower.org)

**STAFF USE ONLY**

PROJECT CASE NO.:	RECEIVED BY:	DATE:
ENERGOV CASE NO.:	RECEIPT NO.:	
ZONING:	GPLU:	

# PROJECT APPLICATION

Please complete this application thoroughly and attach all required documentation. Should you have any question regarding how to complete this application, please contact the Planning Division at 562-804-1424.

Check all applicable:

<input type="checkbox"/>	Development Review	<input type="checkbox"/>	Zone Change	<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Tentative Map	<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Variance
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Zoning Ordinance Text Amendment		
<input type="checkbox"/>	Other:				

NOTE: All plans submitted for entitlements must be prepared, and stamped and signed by a licensed design professional. Additional comments/corrections may arise during Building Plan Check that may result in revisions to the plans, and modification of the entitlements.

Project Address(es): \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Project Description / Request (attach additional pages as needed): \_\_\_\_\_

Project Valuation (estimate): \$ \_\_\_\_\_ Property Size (square feet & acres): \_\_\_\_\_

Applicant / Authorized Agent: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner/ Authorized Agent: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

NOTE: Properties under company ownership (i.e., Corporation, LLC) must provide a Statement of Information from the California Secretary of State identifying the company officers; any application lacking this information will be deemed incomplete.

I, \_\_\_\_\_, am the property owner for the subject property and have read and understand all statements including the filing requirements on the reverse side of this application. I hereby authorize \_\_\_\_\_ to act as my representative and to bind me in all matters concerning this application. I hereby affirm under penalty of perjury that the foregoing statements, facts and attachments are true and correct. I understand that this application for entitlement may be denied, modified or approved with conditions, and that such conditions or modifications must be satisfied prior to issuance of building permits. I understand that by filing the application, information on the application including, but not necessarily limited to, the name and address will be included on public records that are posted on the internet.

Property Owner's Signature	Date	Applicant's Signature	Date
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# **SUBMITTAL CHECKLIST**

This checklist is intended to assist you in assembling a complete application packet. Some of the items listed may not be required based on your requested entitlements, consult with the Planning Division. **Additional documentation (i.e. traffic study, photometric plan, security plan, etc.) may be required.**

- APPLICATION FORM, AND ENVIRONMENTAL ASSESSMENT** ----- **1 and 3**  
Only one complete application and environmental assessment is required for multiple applications filed concurrently. Do not submit separate applications for multiple requests.
- ENTITLEMENT JUSTIFICATION** ----- **4**  
All projects must contain specific details about the proposed use and must provide responses to all required findings based on each entitlement requested.
- PUBLIC NOTIFICATION MAP, MAILING LIST, AND PUBLIC POSTER** ----- **5-8**  
Public noticing is required for the project, to accomplish this, a radius map and mailing labels must be prepared at a 300' radius of the subject site(s). A larger radius may be required depending on the complexity of the requested entitlements. In addition, a notice of public hearing must be posted at the subject site; the content of the public notice poster is subject to City approval.
- PLANS AND TENTATIVE MAP REQUIREMENTS** ----- **9-11**
  - 7 sets of 24" x 36" scaled plans and 2 sets of 11" x 17" scaled plans; additional 8 sets of 11" x 17" scaled plans must be submitted for projects that are subject to Planning Commission and/or City Council review.
  - Please refer to the Planning Department handout for detailed tentative map requirements.
- PROJECT DESCRIPTION**  
All projects involving development and/or a use must provide a project/business description (i.e. type of use, daily operation activity, days and hours of operation, number of employees/staff, security plan if applicable, etc.).
- TITLE REPORT WITH LEGAL DESCRIPTION**  
All projects involving development require submittal of a title report.
- PROPERTY SURVEY**  
All projects involving development are required to have a property survey completed by a licensed surveyor or Civil Engineer, prior to application submittal.
- COLOR MATERIALS/FINISHES**  
All projects involving new development must provide a digital copy and 11" x 17" finishes/materials sheet of the following: building, roofing, paving, walls, trims, sign graphics, paint color chips, etc.
- COLOR PERSPECTIVES**  
All new commercial projects and commercial remodeling (valued at \$250,000.00 and over) require color perspectives. In addition, a 24" X 36" board may be required.
- SITE MODEL**  
Projects subject to Development Review with a valuation greater than \$2,500,000.00 must provide an architectural model that illustrates the site layout, design, features, and architecture of each structure within the project. Upon City approval, a virtual model may be submitted. All models will be retained by the City.
- CONTEXT MODEL**  
Projects subject to Development Review with a valuation greater than \$5,000,000.00 must also provide a massing model that illustrates the mass and bulk of the proposed structures on the site and within the immediate vicinity. Upon City approval, a virtual model may be submitted. All models will be retained by the City.
- PHOTOS**  
At least six (6) color photos must be provided. Photos must illustrate the existing site conditions.
- DIGITAL COPIES**  
All projects are required to submit, at the time of submittal/resubmittal, a compact disk or flash drive which includes digital copies of all illustrative documents (i.e. plans, maps, color photos, color perspectives, virtual models, etc.).
- FEES**----- **12-13**  
Fees are based on the requested entitlements, per the adopted fee resolution. All applications must be accompanied by the applicable payment based on the requested entitlement(s). Projects will not be accepted unless applicable fees have been received.
- Copyrighted materials release and waiver form** ----- **14**

## ENVIRONMENTAL ASSESSMENT

1. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? If yes, please explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. If yes, please explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? If yes, please explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Would the project be located on a site which is included on a list of hazardous materials sites and, as a result, would it create a significant hazard to the public or the environment? If "yes" please specify the author of the list (Department of Toxic Substance Control, Department of Health Services, Water Resource Control Board, or Department of Resources Recycling and Recovery), the regulatory identification number, and date of the list. If yes, please explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the City for designated roads or highways? If yes, please explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? If yes, please explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? If yes, please explain:	<input type="checkbox"/> Yes <input type="checkbox"/> No

\*Use additional paper for longer responses

## **ENTITLEMENT JUSTIFICATION**

Each form of entitlement requires that specific findings be satisfied prior to the Planning Commission/City Council approval of an application. Every entitlement application must be accompanied by a detailed description, by the applicant, on how the required findings are satisfied. The entitlements listed below are the most commonly applied for, but are not a comprehensive list; if you are requesting an entitlement other than those listed below, please contact the Planning Division at 562-804-1424 regarding the appropriate findings.

### **Conditional Use Permit Findings (BMC 17.96.040 and 17.98.040)**

Before the Commission or City Council grants approval of a Conditional Use Permit, or the Director grants approval of a Minor Use Permit or Minor Conditional Use Permit, the approving authority must be satisfied all the following conditions are met:

- A. The use applied for at the location set forth in the application is properly one for which a Conditional Use Permit or Minor Use Permit is authorized by this title.
- B. The said use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the Master Plan, and is not detrimental to existing uses or to uses specifically permitted in the district in which the proposed use is to be located.
- C. The site for the intended use is adequate in size and shape to accommodate said use, and for all the yards, setbacks, walls or fences, landscaping and other features that may be required in order to adjust said use to those existing or possible future uses of land in the neighborhood.
- D. The site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.

### **Variance Findings (BMC 17.100.030)**

- A. The applicant must set forth in detail in forms provided by the Commission, the justification for the requested variance, and must show thereon how all the conditions set forth in this chapter and all other information requested by the Commission are satisfied. Before granting approval of a variance, the applicant must affirmatively show or prove, and the Commission or City Council must be satisfied, that all of the following conditions are met:
  - 1) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to the property or class of use in the same vicinity or district.
  - 2) That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant that is possessed by other property in the same vicinity and district.
  - 3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and district in which the property is located.
  - 4) That the granting of such variance will not adversely affect the Comprehensive General Plan.
- B. Before any variance may be granted, it must be affirmatively shown and proved that because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone or district classification.

### **Development Review Findings (BMC 17.80.040)**

Before approval of an application for Development Review, the following findings must be made:

- A. That the proposal is consistent with the Bellflower General Plan, and with BMC 17.80.
- B. That the design of the proposal is appropriate to the City, the neighborhood, and the lot on which it is proposed.
- C. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.80.010.

## **PUBLIC NOTICE MAP AND LABELS**

The following guide has been prepared to assist you in formulating the map and list. Most title companies or private expediter do provide this service for a nominal fee. However, you may complete this task yourself if you wish.

1. Property Ownership Map. This map must be to scale.
  - A. Obtain copies of the most recent County Assessor's parcel map(s) covering the subject property and surrounding properties within 300'. These are available at the Los Angeles County Assessor's office at 1441 Santa Anita Avenue, So. El Monte, (818) 350-4639 or 12440 E. Firestone Blvd, Norwalk, (562) 406-7525.
  - B. Show the outside boundary of the subject parcel(s) of the application request.
  - C. Draw a line that is a distance of 300' in all directions from the outside boundary drawn above (2). This may require use of additional assessor parcel pages.
2. Property Ownership List. This information must be legible.
  - A. Compile a master list of assessor's parcel numbers (the book, page, block, and parcel number) of all parcels within the 300' radius map.
3. Mailing Labels (see example). This information must be legible.
  - A. Type the above assessor's parcel numbers (APN), along with the corresponding property owner's name and address on a label sheet. The owner's name and address can be obtained from the latest assessment roll, including updates, available at the Assessor's office.
  - B. There is no need to type separate labels for names that appear on more than one parcel.
  - C. Add to the label sheets the name and address of the applicant, as well as all other parties you believe should receive notice of the proposed project. This should include homeowners associations, citizen groups, applicant's engineer, property owner, etc.

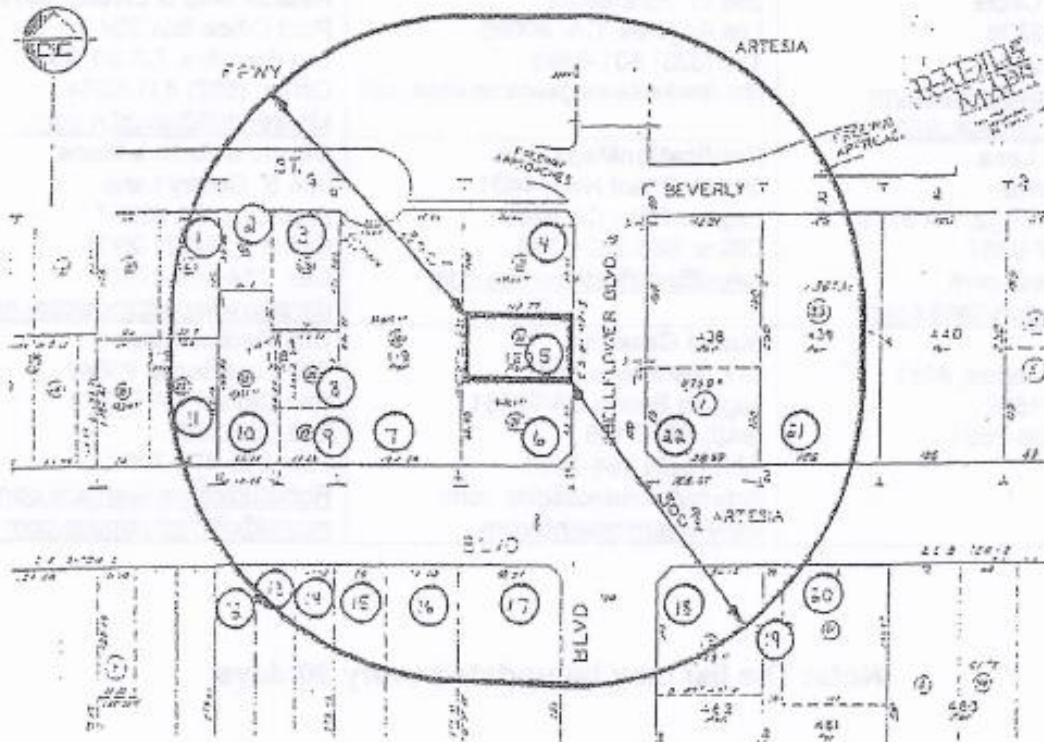
The first square in the upper left hand corner of the label sheet must have the property owner's name and the page number of the mailing list (i.e., Page 1 of 1, 2 of 3, etc.). Each square must contain the APN as the first line of information, followed by the property owner's name and address.

## INVENTORY OF COMPANIES THAT PROVIDE 300-FOOT RADIUS MAPS

<p><b>Susan Case Inc.</b>            917 Glenneyre St, Suite #7            Laguna Beach, CA 92651            Office: (949) 494-6105            Fax: (949) 494-7418  <a href="mailto:orders@susancaseinc.com">orders@susancaseinc.com</a>  <a href="http://www.susancaseinc.com">www.susancaseinc.com</a></p>	<p><b>Robert Castro</b>  <b>L.A. Mapping Service</b>            71 Deer Creek Rd            Pomona, CA 91766            Office: (626) 280-8382  <a href="mailto:rcastro@lamappingservice.com">rcastro@lamappingservice.com</a></p>	<p><b>Stan Szeto</b>  <b>SZETO + ASSOCIATES</b>            879 W. Ashiya Rd            Montebello, CA 90640            Office: (626) 512-5050            Fax: (323) 838-0515  <a href="mailto:stanleyszeto@sbcglobal.net">stanleyszeto@sbcglobal.net</a></p>
<p><b>Radius Maps</b>            211 S. State College Blvd            Anaheim, CA 92806  <a href="mailto:info@radiusmapscompany.com">info@radiusmapscompany.com</a>  <a href="http://www.goradiusmaps.com">www.goradiusmaps.com</a></p>	<p><b>Antonio Puertas</b>  <b>Leon Mapping &amp; GIS Services</b>            15031 Chatsworth St. #17            Mission Hills, CA 91345            Office: (818) 235-7649  <a href="mailto:leonmapping@hotmail.com">leonmapping@hotmail.com</a></p>	<p><b>Mark Jaworski</b>  <b>Radius Map Service</b>            3837 E. 7<sup>th</sup> Street            Long Beach, CA 90804            Office: (562) 494-5175  <a href="mailto:merjaworski@gmail.com">merjaworski@gmail.com</a></p>
<p><b>JPL Zoning Services</b>            6257 Van Nuys Blvd #101            Van Nuys, CA 91401            Office: (818) 781-0016            Fax: (818) 781-0929  <a href="mailto:jpzoning@yahoo.com">jpzoning@yahoo.com</a></p>	<p><b>More Services</b>            12106 Lambert Ave            El Monte, CA 91732            Office: (626) 350-5944            Fax: (626) 350-1532  <a href="mailto:moreservices@sbcglobal.net">moreservices@sbcglobal.net</a>  <a href="http://moreservicesmapping.com/">http://moreservicesmapping.com/</a></p>	<p><b>Centerpoint Radius Maps</b>            263 W. Olive Avenue, #193            Burbank, CA 91502            Office: (818) 220-5401  <a href="mailto:centerpointradiusmaps@gmail.com">centerpointradiusmaps@gmail.com</a>  <a href="http://www.centerpointradiusmaps.com">www.centerpointradiusmaps.com</a></p>
<p><b>City Radius Maps</b>            300 East Bonita #3641            San Dimas, CA 91773            Office: (818) 850-3382            Fax: (818) 475-7087  <a href="mailto:info@cityradiusmaps.com">info@cityradiusmaps.com</a>  <a href="http://cityradiusmaps.com">cityradiusmaps.com</a></p>	<p><b>Atlas Radius Maps</b>            PO Box 18612            Anaheim, CA 92817            Office: (714) 906-3168  <a href="mailto:atlasradmaps@gmail.com">atlasradmaps@gmail.com</a>  <a href="http://www.atlasradiusmaps.com">www.atlasradiusmaps.com</a></p>	<p><b>Michael Higerson</b>  <b>DataPro Mapping Solutions, LLC</b>            Office: (800) 568-7104            Datapromapping.com  <a href="mailto:datapromapping@gmail.com">datapromapping@gmail.com</a>  <a href="https://datapromapping.com/">https://datapromapping.com/</a></p>
<p><b>Radius Map 4 Less</b>            11808 Letini Drive            Rancho Cucamonga, CA 91701            Office: (909) 997-9357  <a href="mailto:orders@radiusmps4less.com">orders@radiusmps4less.com</a>  <a href="http://www.radiusmaps4less.com">www.radiusmaps4less.com</a></p>	<p><b>NotificationMaps.com</b>            668 N. Coast Hwy, #401            Laguna Hills, CA 92651  <a href="mailto:sales@notificationmaps.com">sales@notificationmaps.com</a>  <a href="http://www.notificationmaps.com">www.notificationmaps.com</a></p>	<p><b>Donna's Radius Maps</b>            684 S. Gentry Lane            Anaheim, CA 92807            Office: (714) 921-2921  <a href="mailto:ddradiusmaps@sbcglobal.net">ddradiusmaps@sbcglobal.net</a></p>
<p><b>Quality Maps</b>            263 W. Olive Avenue, #161            Burbank, CA 91502            Office: (818) 588-7588  <a href="mailto:qualitymaps@gmail.com">qualitymaps@gmail.com</a></p>		

# SAMPLE MAILING LABELS AND 300' RADIUS MAP

Northstar #5	70-345-56	70-345-67
February 1995	Victor Johnson 345 Flower Court Bellflower, CA 90706	Magdalene Dubois 2345 Flower Court Bellflower, CA 90706
70-345-023	70-567-012	36-567-098
Elaine Holland 1209 Flower Court Bellflower, CA 90706	Cathy Brown 9870 Seagull St. Bellflower, CA 90706	Alice Anderson 6712 Seagull St. Bellflower, CA 90706
36-780-045	36-780-047	36-780-055
Christine Jones 3487 Seagull St. Bellflower, CA 90706	Eric Williams 4785 Sunshine Ave. Bellflower, CA 90706	Daniel Harris 6509 Sunshine Avenue Bellflower, CA 90706
36-560-023	34-230-012	34-230-045
Richard King 3426 Sunshine Ave. Bellflower, CA 90706	Scott Butler 7834 Brightstar Ln. Bellflower, CA 90706	Rachel Palmer 7845 Brightstar Ln. Bellflower, CA 9070



# PUBLIC HEARING NOTICE POSTER

**PURPOSE:** The purpose of this handout is to inform you about the City's process for posting notices for public hearings on residential/commercial properties.



## RESIDENTIAL /COMMERCIAL

### GUIDELINES

Sign	Materials	Posting
<p><b>Step 1:</b> Case Planner requests sign from supplier</p> <p><b>Step 2:</b> Case Planner notifies applicant when to pick up sign</p> <p><b>Step 3:</b> Applicant picks up and pays for sign (approximately \$100/sign poster)</p> <p><b>Step 4:</b> Applicant installs sign so easily visible to general public (See Materials and Posting)</p>	<p><b>The following materials/tools are required:</b></p> <ol style="list-style-type: none"> <li>1. Wood stakes: 2 stakes @ 4 inch by 1 inch by 6 feet (Width) by (Depth) by (Length)</li> <li>2. Nails/screws Quantity: 4 to 6/ Length: 3/4-inch</li> <li>3. Public Hearing Poster Board</li> <li>4. Tools: Hammer, Mallet and/or Drill</li> </ol>	<ol style="list-style-type: none"> <li>1. Install stakes into ground 5 feet from property line (i.e. inside of side walk) and 2 feet into ground</li> <li>2. Affix sign poster to stakes.</li> <li>3. Consult case Planner for irregularities (i.e. landscaping, blocking view, front yard is all cement, corner and through lots, etc.).</li> <li>4. Case Planner will photograph after installation.</li> </ol> <p><b>* FAILURE TO INSTALL SIGN POSTER WILL RESULT IN THE PUBLIC HEARING BEING POSTPONED.</b></p>

**Note:** All signs posting must be installed by 8:30 a.m. on the 10th day prior to your scheduled public hearing. For example, if your public hearing is August 11, 2006, then the sign must be installed 10 days prior on August 1, 2006 by 8:30 a.m.



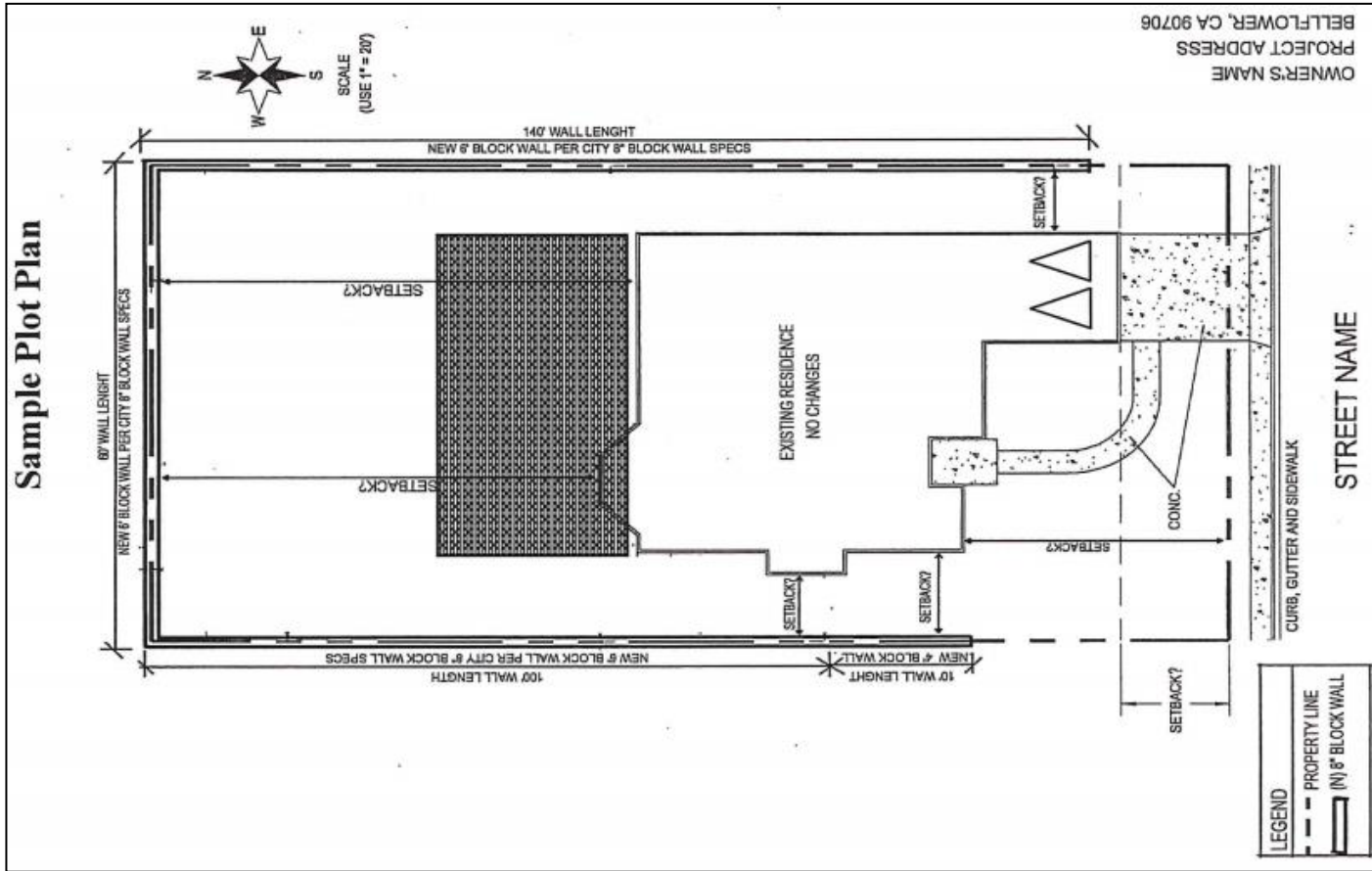
# ARCHITECTURAL PLAN REQUIREMENTS

Architectural plans must be submitted with all applications and must comply with the requirements listed below; should you have any questions regarding which architectural plans are required please contact the Planning Division at 562-804-1424.

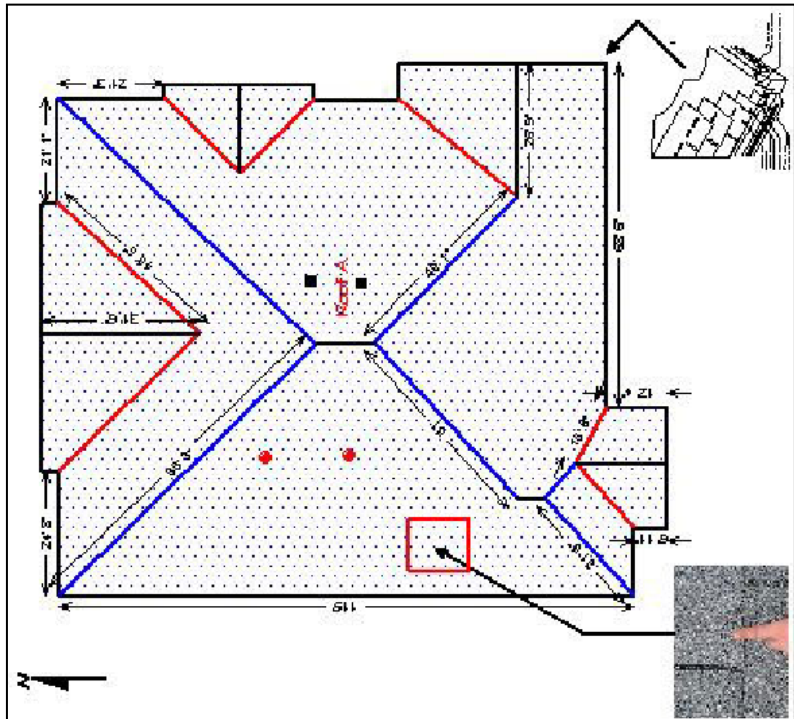
- SITE PLANS** must include the following information:
  - A tabular legend showing the following information (if applicable):
    - Scope of work;
    - Address;
    - Zoning;
    - Current use of the site;
    - A calculation of the number of parking spaces required and provided;
    - The total area (in square feet) of the project site;
    - The area of the site to be covered by buildings and paved surfaces;
    - The total area (percentage) of existing landscaping and proposed landscaping;
    - Total common driveway area (in square feet) for residential developments;
    - Allowable and proposed densities for residential projects;
    - The total open space areas (in square feet) for residential developments;
    - The total number of proposed dwelling units and existing units that will remain, listed by number of bedrooms;
    - The total area (in square feet) of the project site covered by pervious surface; and
    - The total area (in square feet) of the project site covered by impervious surface.
  - Building setbacks;
  - Accurate property lines that are fully dimensioned;
  - A north arrow;
  - Accurate scale of drawings (scale should not be smaller than 1/8" = 1');
  - The building footprint clearly outlined, including any 2nd floor cantilever or overhang;
  - All proposed improvements and existing improvements, which will be retained;
  - Dimensions of parking spaces, drive aisles, backup spaces, handicap accessible spaces, turning radii, wheel stops, parking striping, and flow of traffic noted by arrows;
  - Access and circulation of pedestrians and vehicles;
  - Building setbacks to 1st and 2nd floor/Building separation dimensions;
  - Existing and proposed utility structures (i.e., a/c units, cable, utility or telephone poles);
  - Existing and proposed public improvements to centerline of street and curb;
  - Location, name, and width (including required widening if applicable) of adjacent street;
  - Locations of signs, if applicable;
  - Existing and proposed fences, walls, or gates and height and materials identified;
  - Existing and proposed landscaped areas;
  - Driveway width dimensioned;
  - Existing and proposed public and private easements;
  - Parkway;
  - Private street, or alleys;
  - Existing and proposed street lights;
  - Open space areas both private and common; and
  - Phasing plan (for those projects that involve phased development).
- FLOOR PLANS** must include the following information:
  - Dimensioned floor plan drawn to scale, including the location and size of rooms, walkways, and other internal features.
  - Use (including walkways and other internal features) and size of rooms and common areas in square feet labeled on the plans.
  - Identify fixtures (e.g., toilets, sinks, tables, chairs, etc.).
  - Distinguish between new walls, existing walls to remain, and existing walls to be demolished.
  - For restaurants, include a table identifying total square feet of kitchen area, dining area, and other areas.

- BUILDING ELEVATIONS** must include the following information:
  - A legend of materials, colors, and design features keyed to elevations.
  - The building length and height dimensioned and drawn to scale.
  - Gutters and down spouts.
  - Window trims and door moldings.
  - The exterior wall finish identified.
  - Details including screening materials for trash enclosures.
  - Details including screening materials for utilities.
  - Aluminum and flashing finishes, cornices, eaves, corbels, columns, chimney, awning, and other exterior architectural features.
  - Balconies and patios.
  - Window recessing.
  - Colored catalog cut sheets provided for the following items: windows, doors, garage doors, exterior lighting fixtures, and roofing materials.
  
- ROOF PLANS** must include the following information:
  - Depth of eaves. The existing and proposed roof design.
  - Roof pitch. Height of parapets.
  - Locations of proposed and existing rooftop equipment.
  
- CONCEPTUAL LANDSCAPE PLANS** must include the following information:
  - Open space areas both private and common.
  - Hydrozone designations identified.
  - Landscape materials and symbols identified.
  - Property lines, building footprints, paved areas and paving materials.
  - Natural and geological features.
  - Tree staking and planting details and soils information.
  - Total landscape area in square feet and as a percentage of the site area.
  - The location and size of proposed trees, major shrubs and groundcover.
  - Significant vegetation to be retained or removed (if any).
  - A plant legend describing plant characteristics for each symbol (where trees or shrubs have significantly different characteristics, different symbols shall be used).
  - The location, height, materials, and design of site improvements such as fences, retaining walls, special paving and lights.
  - Cross sections and/or elevations showing relationships between planting design and site improvements (sections shall show existing and proposed grades).
  - Gutters and down spouts.
  - Hardscaped areas identified.

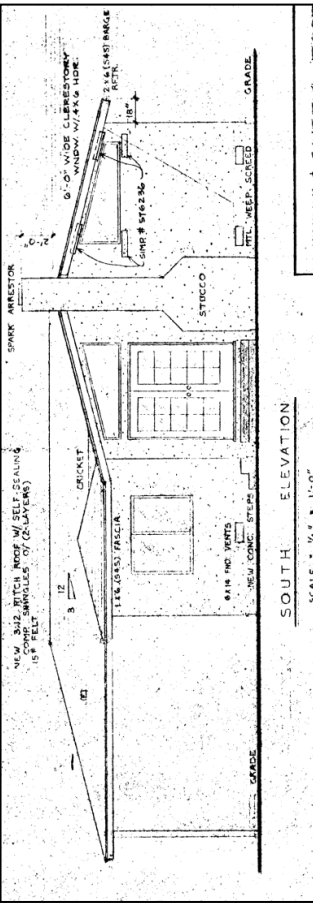
## Sample Plot Plan



## Sample Roof Plan



## Sample Elevation



## PLANNING FEES

<b>Administrative Review</b>	<b>Fees</b>
Plot Plan Review, Major	\$555.00
Plot Plan Review, Minor	\$114.00
Minor Modification	\$543.00
Temporary Sign Permit	\$57.00
<b>Development Review</b>	<b>Fees</b>
Design Review Committee Fee	\$1,146.00
Development Review by Director	\$2,471.00
Development Review by Planning Commission	\$4,568.00 + A/C of Pub
Time Extension	\$1,016.00
<b>City Council/Planning Commission Review</b>	<b>Fees</b>
Appeal to City Council from Planning Commission (per BMC 17.112.020)	\$2,306.00 + A/C of Pub
Appeal to City Council from Planning Commission for single-family residential uses - no new units are created (per BMC 17.112.020)	\$1,153.00 + A/C of Pub
Appeal to Planning Commission (per BMC 17.112.020)	\$2,239.00 + A/C of Pub
Appeal to Planning Commission for single-family residential uses - no new units are created (per BMC 17.112.020)	\$1,120.00 + A/C of Pub
Site Design Review	\$3,378 + A/C of Pub
Conditional Use Permit, new or modification to	\$3,680.00 + A/C of Pub
Minor Use Permit (MUP)	\$1,235.00
Administrative Use Permit (AUP)	\$1,235.00
General Plan Amendment	\$3,760.00 + A/C of Pub
General Plan & Zoning Ordinance Update	12% of every Building Permit
Planned Development	\$6,025.00* + A/C of Pub & Post
Specific Plan	Fees will be assessed on an A/C basis. An Initial deposit of \$6,800 needs to be paid.
Noncompliance Waiver	\$1,607.00 + A/C of Pub
Variance	\$3,805.00 + A/C of Pub
Variance- Owner Occupied Single Family Dwelling	\$1,902.00 + A/C of Pub
Nonconforming Allowance	\$1,878.00 + A/C of Pub
Multiple Applications Filed Concurrently for the Same Property	100% of the Highest Single Application Fee + 50% of the Remaining Application Fees*
Zoning Ordinance Text Amendment	\$3,455.00 + A/C of Pub & Post
Zone Change	\$3,760.00 + A/C of Pub & Post
Dance and Entertainment Permit	\$2,713 + A/C of Pub
Time Extension	\$1,016.00

Notes:

\* Applies to Planning Applications only and excludes City Engineer consultant costs related to the Subdivision Map Act.

<b>Environmental Review</b>	<b>Fees</b>
Environmental Forms (i.e., Notice of Exemption, Notice of Determination, Notice of Completion, etc.)	\$270.00 + Pass thru fees
CEQA Document (i.e., Environmental Impact Report, Negative Declaration, Mitigated Negative Declaration)	Fees will be assessed on an A/C basis. An initial deposit of \$1,250 needs to be paid.
<b>Subdivision Review</b>	<b>Fees</b>
Subdivision Final Parcel Map	\$2,900.00
Subdivision Final Tract Map	\$3,447.00
Subdivision Review of Requests of Subdivision Map Processing Time Extensions	\$1,576.00 + A/C of Pub
Subdivision Vested Map	Fees will be assessed on an A/C basis. An initial deposit of \$4,500 needs to be paid.
Subdivision Reviews, Second & Subsequent Recheck	\$1,686.00
Certificates of Compliance	\$689.00
Easements	\$689.00
Lot Line Adjustments	\$689.00
Offers of Dedication	\$872.00
Subdivision Tentative Map	\$5,023.00 + A/C of Pub
<b>Miscellaneous</b>	<b>Fees</b>
Relocation of Building	\$1,375.00
Reassignment of House Numbers (each)	\$221.00
Covenants on Properties, Preparation or Review by City Attorney	\$1,131.00 + A/C of Pub
Letter of Property Status	\$521.00
Temporary Use Permit I – Not Routed	\$149.00 + A/C of LASD Services
Temporary Use Permit II- Minor TUP	\$330.00 + A/C of LASD Services
Temporary Use Permit III- Major TUP	\$946.00 + A/C of LASD Services
Bingo License Application, (per BMC 5.68.060)	\$49.00 + A/C of LASD services
Block Party Permits	\$307.00
Parade Permit	\$715.00 + A/C of LASD Traffic Control & Other Services
GIS Update	4% of every building permit
Vacant and Abandoned Property Registration & Re-Registration (per BMC 8.40.060)	\$378.00 (annual)
Determination of Similarity (Commercial and Multi-Family Developers)	\$751.00
Director's Determination	\$1,053.00
Density Bonus	\$1,164.00
Master Sign Plan / Permit	\$511.00 + A/C of City Attorney Services*
Reasonable Accommodation	\$547.00
Outdoor Dining Permit	\$583.00
Outside Display Permit	\$148.00

# CITY OF BELLFLOWER

## COPYRIGHTED MATERIALS RELEASE AND WAIVER

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To the extent your application submission includes plans or drawings that a design professional (as defined by Civil Code § 8014) prepared, the city of Bellflower ("City") requests permission to reproduce and publish such plans or drawings for "fair use," i.e., reasonable public purposes including, without limitation, facilitating the City's review process and making the materials available for public review in accordance with the California Public Records Act ("CPRA") (Government Code §§ 6250 to 6276.50) and the Ralph M. Brown Act (Government Code § 54950, et seq.). Please provide below the signatures of those who have prepared plans and drawings with this application.

Property Address \_\_\_\_\_

### RELEASE AND WAIVER

To the extent required for its reasonable public purposes, I grant the City an irrevocable and worldwide license and release copies of my plans or drawings ("Work") for such public purposes. Such license is granted pursuant to Health and Safety Code § 19851; 17 U.S.C. § 102; Government Code § 65103.5 and all other laws protecting my intellectual property.

**ENGINEER (as applicable):**

Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

**ARCHITECT (as applicable):**

Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

**LANDSCAPE ARCHITECT (as applicable):**

Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

**PROPERTY OWNER (required):\***

Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

\*If the proposed structure is part of a common interest development, the written permission of the board of directors or governing body of the association established to manage the common interest development is necessary (Health & Saf. Code, § 19851, subd. (a).)