



# staff report

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**TO:** Honorable Mayor and Members of the City Council

**ATTENTION:** Jeffrey L. Stewart, City Manager

**FROM:** Art Bashmakian, Director of Planning and Building Services

**SUBJECT:** Consideration and possible action to conduct a public hearing regarding Zoning Ordinance Text Amendment Case No. ZOTA 16-09; and read by title only, waive further reading, and introduce Ordinance No. 13XX - An Ordinance amending Chapter 17.80 (Development Review) of the Bellflower Municipal Code.

**DATE:** September 26, 2016

## **EXECUTIVE SUMMARY**

The proposed amendment is regarding the development review process, which is intended to streamline the City's approval process, including: 1) elimination of the Development Review Board; 2) allowing concurrent review of the development during the plan check process or the land use entitlement process; and 3) longer validity of development review approvals.

## **RECOMMENDATION TO CITY COUNCIL**

- 1) Open the public hearing; take testimonial and documentary evidence; after considering the evidence, continue the public hearing to the October 10, 2016, City Council Meeting; or
- 2) Alternatively, discuss and take other action related to this item.

## **FISCAL IMPACT**

None

## **PUBLIC NOTICE**

On September 15, 2016, a Public Hearing Notice was posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park; and a Public Hearing Notice was published in the *Herald American* newspaper.

## **BACKGROUND**

In October 1979, the City Council adopted Ordinance No. 445 to establish a development review process. The development review regulations outlined procedures and criteria for review of proposed structures, buildings, and improvements to real property. Since that time, the regulations underwent various amendments. Staff is drafting an Ordinance that is intended to streamline the City's approval process, including: 1) elimination of the Development Review Board; 2) allowing concurrent review of the development during the plan check process or the land use entitlement process; and 3) longer validity of development review approvals. Staff is still finalizing the draft Ordinance. Therefore, Staff requests a continuance of this matter until October 10, 2016. Consequently, Staff recommends that the City Council continue the public hearing to said date.