A CITIZEN’S GUIDE TO 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)

Before the Commission or City Council grants approval of a Conditional Use Permit, or the Director grants approval of a Minor 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.