

What is a Site Plan Review?

A Site Plan Review application is required for all new permitted structures and site improvements in all zones, except the R-1 and R-2 zones and R-1 and R-2 uses in the R-3 zone. Please refer to the Downey Municipal Code Section 9820 (Site Plan Review) for additional information.

The Planning Commission is responsible for the review of Site Plan Review application for the physical design and development of both public and private projects in the City promoting responsible design with regard to appearance, signing, and landscaping. The table below shows the process for a Site Plan Review application.

What is a Conditional Use Permit?

A Conditional Use Permit (CUP) is required to review the location, site development, and certain land uses. Some of the uses having unusual operating characteristics that are required special conditions and considerations to mitigate potential impacts on the adjacent properties and the community. To find out if your project requires a Conditional Use Permit application, please refer to Chapter 3 (Zones and Standards) of the Downey Municipal Code.

Subject to Section 9824 of the Downey Municipal Code, the Planning Commission is responsible for reviewing the proposed request. However, Conditional Use Permit is a discretionary approval and submittal of an application does not guarantee approval of the request. The table below illustrates the process for a Conditional Use Permit application.

What is a Variance?

A Variance is a request to deviate from the Zoning Code for a particular development standard. It is a process to provide the applicant an opportunity to resolve difficulties or undue physical hardships that may result from the size and shape of a site and/or location of the existing structures. Subject to Section 9826 of the Downey Municipal Code, the Planning Commission is responsible to either approve or deny a proposed project based upon staff's recommendations and the findings. Note that a variance is a discretionary approval and submittal of an application does not guarantee approval of the request. The table below shows the process for a Variance application.

Process for Site Plan Review, Conditional Use Permit, and Variance

