

Section 2.2 Conditional Use Permits

A. Purpose and Applicability

The purpose of the Conditional Use Permit is for the individual review of uses, typically having unusual site development features or operating characteristics, to ensure compatibility with surrounding areas and uses. A Conditional Use Permit is required for all uses specifically identified as requiring a Conditional Use Permit in Chapter 3 (Zoning Districts Regulations), Chapter 4 (Standards Related to Specific Uses) and Chapter 5 (Development Standards) of this code.

B. Approving Authority

The designated Approving Authority for a Conditional Use Permit is the Planning Commission. The Planning Director provides a recommendation and the Planning Commission approves, conditionally approves, or denies the Conditional Use Permit in accordance with the requirements of this code.

C. Findings

Conditional Use Permits shall be granted only when the Planning Commission determines that the proposed use or activity complies with all of the following findings:

1. The proposed use is consistent with the General Plan and all applicable provisions of this code.
2. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.
3. If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan.

D. Conditions/Guarantees

The Planning Commission may impose conditions and/or require guarantees for the Conditional Use Permit to ensure compliance with this section and other applicable provisions of this code and to prevent adverse or detrimental impact to the surrounding neighborhood.

E. Permit Issuance

The final action on the Conditional Use Permit by the Planning Commission shall constitute approval of the permit. Such permit shall only become valid after the designated ten-day appeal period (Section 1.4 (Appeals) has been completed.