





## **DEVELOPMENT APPLICATION**

**TO ALL APPLICANTS FOR ZONE CHANGE, VARIANCE, CONDITIONAL USE PERMIT, PRECISE PLAN, WAIVER, SUBDIVISION, GENERAL PLAN AMENDMENT, VALIDATION PERMIT, DEVELOPMENT PERMIT AND PLANNING COMMISSION REVIEW MODIFICATION UNDER DIVISION 9, OF THE TORRANCE MUNICIPAL CODE.**

The employees of the Community Development Department will give every possible assistance to anyone who desires to avail themselves of the remedies provided by the Code in special zoning problems involving any of the procedures mentioned.

Such assistance, however, must not be interpreted as encouragement to the applicant, and **THE APPLICANT MUST UNDERSTAND THAT IN ALL CASES, THE BURDEN OF PROOF IS UPON HIM TO MAKE THE SHOWING NECESSARY** before any of the described petitions can be granted, and that there is no guarantee expressed or implied that any application will be granted by whatever agency of individual that has authority in the matter.

The applicant must also understand that each matter must be carefully investigated and that after the investigation has been made, or the public hearing has been held, the staff's recommendation or decision may be contrary to the position taken in the preliminary discussions.

The staff is not permitted to assist the applicant or any opponents to an application in preparing arguments for or against the request.

I have read the foregoing and understand that **I HAVE THE BURDEN OF PROOF** in the matter arising under the application made by me:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT

Have you or an agent on your behalf, made or offered, or were you solicited for a political campaign contribution or contributions totaling more than \$250.00 in the past 12 months to be used by a member of the Commission, or for a political candidate designated by a commissioner?

**YES**       **NO**

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT



# City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

## COMPLIANCE STATEMENT

### PURSUANT TO §65850.2 OF THE CALIFORNIA GOVERNMENT CODE

Please complete the following:

PROJECT ADDRESS	AND/OR PARCEL NUMBER	
CITY	STATE	ZIP CODE

The owner or authorized agent shall verify that the development project under review will or will not handle, use or store hazardous materials or emit **hazardous air emission**.\*

#### STATEMENT I

**I verify that my project (will) (will not) handle, store, or use hazardous materials as defined in Article 1 or Chapter 6.95 of the California Health and Safety Code, or emit HAZARDOUS AIR EMISSIONS.\***

The owner or authorized agent shall certify that regulated substances at or greater than the amounts specified in Article 2 of Chapter 6.95 of Division 20 of the California Health and Safety Code will or will not be handled, used or stored and/or that the project will or will not contain a source or modified source with **hazardous air emissions**.\*

#### STATEMENT II

**I certify that my project (will) (will not) have more than a threshold quantity of a regulated substance in a process or contain a source or modified source of HAZARDOUS AIR EMISSIONS.\***

If you answer in the affirmative to **STATEMENT I** above, you may proceed with the development process. However, you will be required to **have the Torrance Fire Department Hazardous Materials Division verify that you have** complied with the requirements of Article I or Chapter 6.95 or the Health and Safety Code.

If you answer in the affirmative to **STATEMENT II** above, you may **NOT** proceed further in the planning process until you have contacted the Torrance Fire Department Hazardous Materials Division and received a Notice of Requirements to Comply With, or determination of exemption from the Requirement for a Risk Management Plan.

If you answer in the affirmative to either **STATEMENT I** or **II** you must receive verification from the Torrance Fire Department that you have met or are meeting the applicable requirements of Section 25505 and Article 2 of Chapter 6.95 of Division 20 of the Health and Safety Code before you will be given a final Certificate of Occupancy or its equivalent.

\_\_\_\_\_  
AUTHORIZED AGENT/OWNER

\_\_\_\_\_  
DATE

**\*Hazardous air emissions** mean emissions into the ambient air of air contaminants which have been identified as a toxic air contaminant by the State Air Resources Board or by the air pollution control officer for the jurisdiction in which the project is located. As determined by the air pollution control officer, hazardous air emissions also means emissions into the ambient air of any substance identified in subdivision (a) to (f), inclusive, of Section 44321 of the Health and Safety Code.



# DEVELOPMENT APPLICATION

**CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR CORRECT FEES IF FILING MORE THAN ONE APPLICATION OF THE SAME PROPERTY. THE FOLLOWING MUST BE SUBMITTED WITH THE ATTACHED APPLICATION (NOTE: ALL DRAWINGS MUST BE TO SCALE). CONTACT COMMUNITY DEVELOPMENT DEPARTMENT REGARDING ENVIRONMENTAL ASSESSMENT FEES/PLANS (PLANS MUST BE FOLDED TO APPROX. 9" X 12").**

**ADMINISTRATIVE ACTIONS FILING FEE(MDP, MUP, ADM)**

MDP.....\$675  
MUP.....\$1,085  
ADM.....\$682

**Plans:** 5 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**CONDITIONAL USE PERMIT (CUP)**

Filing Fee.....\$3,315  
Notification Fee.....\$350  
Engineering Map.....\$56

**Plans:** 23 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**DEVELOPMENT PERMIT (DVP)**

Filing Fee.....\$3,164  
Notification Fee.....\$350

**Plans:** 23 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**DIVISION OF LOT (DIV)**

Filing Fee.....\$1,578  
Notification Fee.....\$350  
Engineering Map (per lot).....\$73  
Title Declaration.....(separate sheet)

**Parcel Map:** Show existing improvements; 23 copies

**FENCE HEIGHT EXEMPTIONS (FEN)**

Filing Fee.....\$1,083

**Plans:** Five copies including Plot Plan, Elevation and fence section showing height (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**PLANNING COMMISSION REVIEW (PCR)**

Filing Fee.....\$2,059  
Notification Fee.....\$350  
Engineering Map.....\$56

**Plans:** 23 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**PRECISE PLAN OF DEVELOPMENT (PRE)**

Filing Fee.....\$4,006  
Notification Fee.....\$350  
Engineering Map.....\$56

**Plans:** 23 copies including Plot Plan, Roof Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**TENTATIVE TRACT (DIV)**

Filing Fee.....\$2,073  
Notification Fee.....\$350  
Engineering Map (per lot).....\$61  
Title Declaration.....(separate sheet)

**Tract Map:** Show existing improvements; 23 copies

**WAIVER (WAV)**

Filing Fee.....\$2,616  
Responses to criteria with adjacent Property Owners List

**Plans:** 16 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**VARIANCE (VAR)**

Filing Fee.....\$6,932  
Notification Fee.....\$463  
Responses to criteria

**Plans:** 40 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**ZONE CHANGES (ZON)/GENERAL PLAN AMENDMENT (GPA)**

Filing Fee (+ time and materials in excess of fee).....\$6,855  
Notification Fee.....\$463

**Plans:** 40 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size)

**\*Notification fee plus advertising and posting costs.**

# DEVELOPMENT

## WHAT IS A DEVELOPMENT IMPACT FEE?



On August 30, 2005 the Torrance City Council approved and adopted Phase I of a Development Impact Fee (DIF) Program for transportation, and undergrounding (sewer & storm drain) services. The fees went into effect on October 31, 2005. On January 9, 2007 Torrance City Council approved and adopted Phase II of the DIF program for Police and Fire.

*The fees will be in effect as of July 1, 2015.*



# IMPACT

## FEE CHART

TYPE OF DEVELOPMENT	FEE
Single- Family Detached - \$ per Unit	exempt
Multi-Family/ Others -	\$2,208.44
Commercial / General- \$ per 1000 Square Feet	\$5,276.79
Commercial Center - \$ per 1000 Square Feet	\$1,720.80
Industrial / Light - \$ per 1000 Square Feet	\$1,226.48
Industrial / Heavy - \$ per 1000 Square Feet	\$1,391.15
Industrial / Business Park - \$ per 1000 Square Feet	\$1,778.22



# FEE



A Development Impact Fee is a **one-time** cost other than a tax or special assessment fee that is charged by a local government agency. The DIF is applied to pay a portion of the costs identified for public facilities used for transportation services, as well as undergrounding of utilities, sewer and storm drain improvements, and Police and Fire facilities.

City of Torrance  
Community Development Department



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Website: [www.TorranceCA.gov](http://www.TorranceCA.gov)

<http://www.TorranceCA.gov/20866.htm>