



**City of Torrance, Community Development Department**

Jeffery W. Gibson, Director

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

**DEVELOPMENT APPLICATION**

Please print or type

<b>NAME OF APPLICANT</b>	<b>ADDRESS</b>	<b>ZIP CODE</b>
<b>STREET ADDRESS OR LOCATION OF PROPERTY</b>		

**PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>OWNER</b>	<b>APPLICANT/REPRESENTATIVE (OTHER THAN OWNER)</b>
<b>PRINT NAME OF PROPERTY OWNER</b>	<b>PRINT NAME OF APPLICANT/REPRESENTATIVE</b>
<b>ADDRESS (PLEASE INCLUDE ZIP CODE)</b>	<b>ADDRESS (PLEASE INCLUDE ZIP CODE)</b>
<b>PHONE</b>	<b>PHONE</b>
<b>SIGNATURE OF PROPERTY OWNER</b>	<b>SIGNATURE OF APPLICANT/REPRESENTATIVE</b>

**FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE**

ZONE	OVERLAYS	COUNTY ASSESSORS INFORMATION			LEGAL DESCRIPTION			ESCROW NO.
		BOOK	PAGE	PARCEL NO.	LOT	BLOCK NO.	TRACT	

**CHECK TYPE OF PERMIT(S) REQUESTED (APPLICABLE):**

- |   |   |   |                                      |
|---|---|---|--------------------------------------|
| <input type="checkbox"/> Administrative Action  | <input type="checkbox"/> Fence Height Exception | <input type="checkbox"/> Planning Commission Review | <input type="checkbox"/> Waiver      |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Precise Plan               | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Development Permit     | <input type="checkbox"/> Minor Development      | <input type="checkbox"/> Tentative Tract            | <input type="checkbox"/> _____       |
| <input type="checkbox"/> Division of Lot        | <input type="checkbox"/> Modification           | <input type="checkbox"/> Variance                   | <input type="checkbox"/> _____       |

Environmental Assessment Submitted on..... Date: _____  <input type="checkbox"/> Negative Declaration..... Date: _____  <input type="checkbox"/> EIR Adopted..... Date: _____	Categorically Exempt per CEQA Section: _____  Signature: _____  Date: _____
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**COMMUNITY DEVELOPMENT DEPARTMENT USE**

DATE \_\_\_\_\_ BY \_\_\_\_\_

CASE NO(S) \_\_\_\_\_

\_\_\_\_\_



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**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 himself 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



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**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.



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**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 (MDP, MUP, MIS)**

Filing Fee..... \$543

**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)/DEVELOPMENT PERMIT (DVP)**

Filing Fee.....\$2,534  
 Notification Fee.....\$174  
 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)

**DIVISION OF LOT (DIV)**

Filing Fee.....\$1,417  
 Notification Fee.....\$174  
 Engineering Map (per lot) .....\$73  
 Title Declaration.....(separate sheet)

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

**FENCE HEIGHT EXEMPTIONS (FEN)**

Filing Fee.....\$347  
 Fence Height Waiver:  
 Responses to criteria and adjacent Property Owners List

**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)

**GENERAL PLAN AMENDMENT (GPA)**

Filing Fee.....\$3,646  
 Notification Fee.....\$316

**Location Map**  
**Letter of Request**

**PLANNING COMMISSION REVIEW (PCR)**

Filing Fee.....\$1,844  
 Notification Fee.....\$174  
 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.....\$2,016  
 Notification Fee.....\$174  
 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 (TTM)**

Filing Fee.....\$1,861  
 Notification Fee.....\$174  
 Engineering Map (per lot) .....\$61  
 Title Declaration.....(separate sheet)

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

**VARIANCE (VAR)**

Filing Fee.....\$4,152  
 Notification Fee.....\$316  
 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)

**WAIVER (WAV)**

Filing Fee.....\$1,831  
 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)

**ZONE CHANGES (ZON)**

Filing Fee ( + time and materials in excess of fee).....\$4,091  
 Notification Fee.....\$316

