



DEVELOPMENT APPLICATION

Please print or type

NAME OF APPLICANT	ADDRESS	ZIP CODE
STREET ADDRESS OR LOCATION OF PROPERTY		

PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S): _____

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

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):

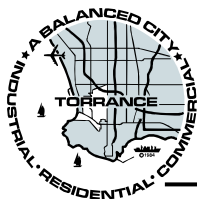
- | | | | |
|---|---|---|--------------------------------------|
| <input type="checkbox"/> Administrative Action | <input type="checkbox"/> Fence Height Exception | <input type="checkbox"/> Planning Commission Review | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Conditional Use Permit | <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) _____



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

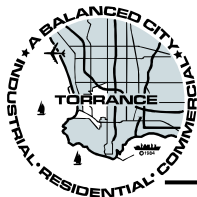
APPLICANT

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



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.

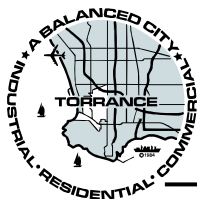
If you answer in the affirmative to **STATEMENT II** above, you may **NOT** proceed further in the planning process until you have contacted the Torrance Fire Department Hazardous Materials Division and received a Notice of Requirements to Comply With, or determination of exemption from the Requirement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

MDP.....\$613
 MUP.....\$974
 MIS.....\$606

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.....\$2,977
 Notification Fee.....\$315
 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.....\$315
 Engineering Map (per lot)\$73
 Title Declaration.....(separate sheet)

Parcel Map: Show existing improvements; 23 copies

FENCE HEIGHT EXEMPTIONS (FEN)

Filing Fee.....\$972
 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.....\$6,156
 Notification Fee.....\$416

**Location Map
 Letter of Request**

PLANNING COMMISSION REVIEW (PCR)

Filing Fee.....\$1,844
 Notification Fee.....\$315
 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.....\$3,598
 Notification Fee.....\$315
 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.....\$315
 Engineering Map (per lot)\$61
 Title Declaration.....(separate sheet)

Tract Map: Show existing improvements; 23 copies

VARIANCE (VAR)

Filing Fee.....\$6,224
 Notification Fee.....\$416
 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.....\$2,348
 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).....\$6,156
 Notification Fee.....\$416

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 March 10, 2007.



IMPACT

FEE CHART

TYPE OF DEVELOPMENT	FEE
Single- Family Detached - \$ per Unit	exempt
Multi-Family/ Others - \$ per Unit	\$2,094.04
Commercial / Local - \$ per 1000 Square Feet	\$5,484.71
Commercial / General- \$ per 1000 Square Feet	\$5,003.46
Commercial Center - \$ per 1000 Square Feet	\$1,631.65
Industrial / Light - \$ per 1000 Square Feet	\$1,162.96
Industrial / Heavy - \$ per 1000 Square Feet	\$1,319.09
Industrial / Business Park - \$ per 1000 Square Feet	\$1,686.10



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



Phone: (310) 618-5990
Fax: (310) 618-5829

Website: www.TorranceCA.gov
<http://www.TorranceCA.gov/city/dept/planning/>