



DEVELOPMENT APPLICATION

TO ALL APPLICANTS FOR ZONE CHANGE, VARIANCE, CONDITIONAL USE PERMIT, PRECISE PLAN, WAIVER, SUBDIVISION, GENERAL PLAN AMENDMENT, VALIDATION PERMIT, DEVELOPMENT PERMIT, PLANNING COMMISSION REVIEW AND MODIFICATION REQUESTS 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 THEM 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, or 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

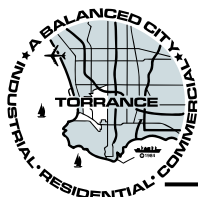
APPLICANT

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 indicate that the development project under review **“will”** or **“will not”** handle, use or store hazardous materials or emit **hazardous air emission*** by placing a **“X”** in the appropriate option below.

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*** by placing a **“X”** in the appropriate option below.

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

FILING FEES ARE PROVIDED ON THE ATTACHED FEE SCHEDULE. CONTACT THE PLANNING DIVISION 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 AND PLANS MUST BE FOLDED TO APPROX. 9" X 12"). CONTACT THE PLANNING DIVISION REGARDING ENVIRONMENTAL ASSESSMENT OR WIRELESS TELECOMMUNICATION FACILITY APPLICATION FORMS/FEES.

COMMUNITY DEVELOPMENT DIRECTOR REVIEW
ADMINISTRATIVE PERMIT (MDP, MUP, ADM)

FENCE HEIGHT EXEMPTIONS (FEN)

WIRELESS TELECOMMUNICATION FACILITY (WTC)

PLANNING COMMISSION REVIEW CASES
CONDITIONAL USE PERMIT (CUP)
PLANNING COMMISSION REVIEW (PCR)
DEVELOPMENT PERMIT (DVP)
MODIFICATION (MOD)

PRECISE PLAN OF DEVELOPMENT (PRE)

WAIVER (WAV)

DIVISION OF LOT (DIV)
TENTATIVE TRACT (DIV)

CITY COUNCIL REVIEW CASES
VARIANCE (VAR)

ZONE CHANGES (ZON)
GENERAL PLAN AMENDMENT (GPA)

SUBMITTAL REQUIREMENTS:

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

5 copies including Plot Plan, Elevation and fence section showing height (Plans need to be stapled, collated and folded to approx. 9" x 12" size); application fee.

Wireless Telecommunication Facility supplemental application form; application fee.

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

23 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size); Hillside Substantiation, Hillside Waiver & Silhouette Certification forms; application fee.

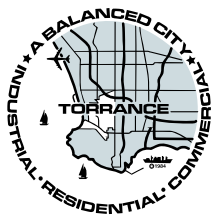
16 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size); Waiver Substantiation Form; application fee.

23 copies of Parcel Map, Tract Map or Lot Line Adjustment Exhibit showing existing improvements and Legal Description (Stapled, collated and folded to approx. 9" x 12" size) with 1 copy of Torrance Engineering Division Clearance Sheet and Title Declaration; application fee.

40 copies including Plot Plan, Elevations and Floor Plans (Plans need to be stapled, collated and folded to approx. 9" x 12" size), Variance Substantiation Form; application fee.

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

***Additional Notification fees may be required for multiple hearings and/or newspaper advertising costs.**



City of Torrance, Community Development Department Danny E. Santana, Director
 3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829

Schedule of Fees

PERMIT TYPE	BASE FEE	FEE FOR MULTIPLE FILING	NOTIFICATION FEE*	ENGINEERING MAPPING FEE
Conditional Use Permit (CUP) Tier 1	\$5,124	\$2,562	\$481	\$76
Conditional Use Permit (CUP) Tier 2	\$14,144	\$7,072	\$481	\$76
Development Permit (DVP)	\$4,137	\$2,069	\$481	---
Division of Lot (DIV)	\$3,007	\$1,503	\$481	\$76 per lot
Environmental Assessment (EAS)	\$10,536	---	\$481	---
General Plan Amendment (GPA)	\$9,381	\$4,691	\$481	---
Modification of CUP, PRE, PCR, DVP (MOD)	\$4,330	\$2,165	\$481	---
Planned Development (PUD)	\$11,113	\$5,557	\$481	---
Planning Commission Review (PCR)	\$3,849	\$1,924	\$481	\$76
Precise Plan of Development (PRE)	\$4,402	\$2,201	\$481	\$76
Tentative Tract Map (DIV)	\$7,361	\$3,680	\$481	\$76 per lot
Validation Permit (VAL)	\$7,890	---	\$481	---
Variance (VAR)	\$10,921	\$5,460	\$481	---
Waiver (WAV)	\$2,622	\$1,311	---	---
Zone Change (ZON)	\$10,343	\$5,172	\$481	---

*Fee plus actual publication and postage costs.

HISTORIC PRESERVATION	FEES
Certificate of Appropriateness - Major (HPC)	\$1,648
Certificate of Appropriateness - Minor (HPA)	\$337
Historic District Designation (HPC)	\$1,804
Historic Landmark Designation (HPC)	\$1,648
Mills Act Application (HPC)	\$1,648
Mills Act Inspection FEE	\$72



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Schedule of Fees

ADMINISTRATIVE/MISCELLANEOUS PERMITS	FEES
Carnival (EVN)	\$529
Fence Height Exception (FEN)	\$625
Landscape Plan Review Residential (LPR)	\$289
Landscape Plan Review Commercial/Industrial (LPR)	\$505
Large Family Day Care Permit (LFD)	\$529
Minor Development Permit (MDP)	\$818
Minor Hillside Exemption (MHE)	\$289
Minor Modification of CUP, PRE, PCR, DVP (ADM)	\$794
Minor Use Permit (MUP)	\$818
Non-Residential Trailer (ADM)	\$625
Parking Lot Sales / Event Permit / Temporary Tent (EVN)	\$265
Special Animal Permit (SAP)	\$122
Time Extension (EXT)	\$481
Title Company Information Request	\$289
View Equity Claim (VEC)	\$615
View Equity Claim Joint Claim (VEC)	\$307
View Equity Claim Notification (VEC)	\$88
View Equity Claim Joint Claim Notification (VEC)	\$43
View Equity Claim Consultant Deposit (VEC)	\$1,000
Wireless Telcom Facility (WTC)	\$2,069**
Wireless Telcom Facility (WTC) (Telecom. Commission)	\$4,426**
Wireless Telcom Facility (WTC) Consultant Review Deposit	\$2,500
Zoning Letter/Basic Zoning	\$313
Zoning Letter/Rebuild Letter/Entitlement History Research	\$481

**Fee plus actual consulting costs.

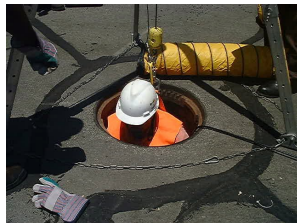
DEVELOPMENT

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.

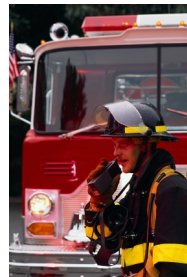
Revised fees will be in effect as of July 1, 2019.



IMPACT

FEE CHART

TYPE OF DEVELOPMENT	FEE
Single- Family Detached - \$ per Unit	exempt
Multi-Family/ Others - \$ per Unit	\$2,645.34
Commercial / General- \$ per 1,000 Square Feet	\$6,320.70
Commercial Center - \$ per 1,000 Square Feet	\$2,061.23
Industrial / Light - \$ per 1,000 Square Feet	\$1,468.99
Industrial / Heavy - \$ per 1,000 Square Feet	\$1,666.35
Industrial / Business Park - \$ per 1,000 Square Feet	\$2,130.00



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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