



Variance Application Requirements

TO THE APPLICANT:

Please provide the following materials for your application. A complete application package will expedite your public hearing before the Planning Commission. A complete package consists of the following:

1. A completed Variance application (Page 5) signed by the applicant and property owner. If the applicant owns the property, please sign on both lines.
2. A complete site plan and, if required, building elevations. (Planning staff will determine whether elevations are necessary for a specific application.) Site plan specifications are attached.
3. A 500-foot radius map (one copy) and ownership list and mailing labels (two sets). A sample radius map is attached. The ownership list should be numbered and keyed to the map, so that referring to the ownership list can readily identify a parcel's owner. An example is attached. (**Please note:** Unless specified, zoning and land uses are not required as part of the radius map information.)
4. An environmental information sheet and checklist. This is required whether or not a project is exempt from the California Environmental Quality Act, as it provides information necessary for that determination.

5. FILING FEES:	- Variance Application:	\$2,567.00
	- Activity Information Management System (AIMS) Surcharge:	\$ 256.70
	- Environmental Assessment (a):	\$ 204.00
	- Public Notification:	\$ 120.00
	- Legal Publishing of Notice (b):	\$ 600.00
	Total Filing Fee:	\$3,747.70

- a) The environmental assessment fee covers the preliminary assessment of your proposal. If your proposal is deemed to be categorically exempt, no further assessment is required. If a project is not categorically exempt and environmental documentation is required (e.g.- Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report), then the applicant is responsible for the additional cost. When applicable, proposals requiring environmental filing will require that a notice be filed with the Los Angeles County Clerk. The filing fee for recordation of environmental documents is \$75.
- b) For legal publishing of notices: If the cost to publish legal notices pertaining to the proposal exceeds \$600 then the applicant will be billed accordingly.

Please fill out application as completely as possible. Planning staff will assist with the application, when necessary. However, it is essential that the radius map and mailing list be complete when submitted. An incorrect map or mailing list nullifies the public hearing and any decision made by the Planning Commission.

For questions and assistance, please call the Community Development Department at (818) 898-1227. Assistance is also available at the zoning counter during normal business hours.

RADIUS MAP

The intent of the State law requiring notification of property owners within 500 feet of a zoning application is to clearly inform those owners of a project that could affect them. The law requires that the latest updated County Assessor's rolls be utilized. Property owners or their representatives must prepare ownership lists or the applicant may buy this service from the several companies that specialize in such work.

A sample radius map is attached, as well as an affidavit of the person who prepares the mailing list. That person must complete and sign the affidavit. A valid ownership list consists of the following:

- 1) Consecutive parcel numbers keyed to the map, so that it may easily be determined whether a specific property's owner was legally notified;
- 2) The assessor's book, page and parcel number (APN) for each parcel;
- 3) The name and mailing address of each property owner;
- 4) The applicant's name and mailing address, with any representatives or others the applicant wishes to notify, marked with an **XX**. These will be sent by certified mail; and,
- 5) Two (2) sets of gummed mailing labels and one copy must be submitted. The labels should look like this:

APN 2511-001-001 Duke Wayne Dev. Co. 101 N. First Street Hollywood, CA 91111	1 XX	APN 2511-002-002 R. Phillippi 121 N. Orange Grove Ave. San Fernando, CA 91340	2
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The first gummed label must have the applicant's name and address and the symbol **XX** in the lower right hand corner. This notice will be sent by certified mail. The applicant should also include all other parties - such as his architect or engineer - on the mailing list so that he/she may receive the notice as well.

The submitted radius map must indicate the subject property by graphic means. The parcels must be numbered consecutively (besides the legal description lot number and the APN) and keyed to the mailing list. The intent is to determine whether a specific property owner was notified of the public hearing.

**CERTIFIED
PROPERTY OWNER'S LIST
AFFIDAVIT**

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, _____, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of five hundred (500) feet from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

(Signed) _____

Name _____

Address _____

Phone _____



Variance Application

PROJECT INFORMATION

Site Address(es)	
Assessors Parcel Number(s) 'APN'	
Lot Size	Existing Building (Square Footage)
Proposed Addition (Square Footage)	Total Parking Spaces (On-site/Off-site)
Proposed Use(s)	Landscaping (Square Footage)
Project Description/Type of Variance Request <i>(Include any additional information on separate sheet and attach to the back of this application.)</i>	

APPLICANT INFORMATION

Applicant Name		Phone Number
Mailing Address		
Fax Number	Email Address	Signature

PROPERTY OWNER INFORMATION

Applicant Name		Phone Number
Mailing Address		
Fax Number	Email Address	Signature

----- *For Office Use Only* -----

VAR Application \$2,567.00 AIMS Surcharge \$ 256.70 Environmental \$ 204.00 Notification \$ 120.00 Publishing \$ 600.00 Total Fee \$3,747.70	Zone Date Filed Accepted By	General Plan Area 	File Number VAR No. _____ AIMS No. _____ Cross Reference SPR No. _____ CUP No. _____ OTHER _____
Comments			

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**ENVIRONMENTAL INFORMATION FORM
(Applicant)**

GENERAL INFORMATION

1. Name and address of developer or project sponsor: _____

2. Address of project: _____

3. Assessor's Block and Lot Number: _____
4. Name, address, and telephone number of person to be contacted concerning this project: _____

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional and federal agencies: _____

6. Existing zoning district: _____
7. Proposed use of site (project for which this form is filled): _____

PROJECT DESCRIPTION

8. Site size: _____
9. Square footage: _____
10. Number of floors of construction: _____
11. Amount of off-street parking provided: _____
12. Proposed scheduling: _____
13. Associated projects: _____
14. Anticipated incremental development: _____

15. If residential, indicate the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: _____

16. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: _____

17. If industrial, indicate type, estimated employment per shift, and loading facilities: _____

18. Institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the projects: _____

19. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: _____

ENVIRONMENTAL SETTING

20. On a separate page, describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

21. On a separate page, describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use, and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the vicinity.

(APPLICANT: FOR QUESTIONS 19 & 20, please attach a brief description of the property involved (19) and the surrounding area (20). This can be very short and simple paragraph for each item.)

Continued on Following Page

ENVIRONMENTAL IMPACT

Are the following items applicable to the project or its effects? Discuss all items below checked “yes” (attach additional sheets as necessary).

	YES	NO
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours?	_____	_____
22. Change in scenic views or vistas from existing residential area or public lands or roads?	_____	_____
23. Change in pattern, scale or character of general area of the project?	_____	_____
24. Significant amounts of solid waste or litter?	_____	_____
25. Change in dust, ash, smoke, fumes, or odors in vicinity?	_____	_____
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns?	_____	_____
27. Substantial change in existing noise or vibration levels in the vicinity?	_____	_____
28. Site on filled land or slope of 10 percent or more?	_____	_____
29. Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives?	_____	_____
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?	_____	_____
31. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)?	_____	_____
32. Relationship to larger project or series of projects?	_____	_____

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Applicant Name: _____

Applicant's Signature: _____

Date: _____



INDEMNIFICATION AGREEMENT

Applicant submitted an application to the City of San Fernando Community Development Department on _____, 20____, for the following approval(s): _____

As part of, and in connection, with this application, Applicant agrees to defend, indemnify, release and hold harmless the City of San Fernando (“City”), its agents, officers, attorneys, employees, boards, commissions, advisory agencies, consultants and contractors (collectively “Indemnitees”), from and against any claim, action or proceeding (collectively “proceeding”) brought against Indemnitees to challenge, attack, set aside, void or annul the approval of this application and/or any action taken by Indemnitees to provide related environmental clearance under the California Environmental Quality Act of 1970, as amended (“CEQA”). This indemnification shall include, without limitation, damages, fees and/or costs awarded against or incurred by Indemnitees, if any, and costs of suit, claim or litigation, including, without limitation, attorney fees, expert witness fees and other costs, liabilities and expenses incurred in connection with the proceeding, whether incurred by Applicant, Indemnitees, and/or parties initiating or involved in such proceeding.

Applicant agrees to indemnify Indemnitees for all of Indemnitee’s costs, fees and damages incurred in enforcing the indemnification provisions of this Agreement.

Applicant agrees to defend, indemnify and hold harmless Indemnitees from and for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if made necessary by the proceeding and if Applicant desires to pursue such City approvals and/or clearances, after initiation of the proceeding and that are conditioned on the approval of these documents.

In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall have and retain the right to approve: (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. Indemnitees shall also have and retain the right to not participate in the defense, except that Indemnitees agree to reasonably cooperate with Applicant in the defense of the proceeding. If Indemnitees choose to have counsel of its own defend any proceeding where Applicant has already retained counsel to defend Indemnitees in such matters, the fees and expenses of the additional counsel selected by Indemnitees shall be paid by the Indemnitees. Notwithstanding the immediately preceding sentence, if the City Attorney’s Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant.

Applicant’s defense and indemnification of the Indemnitees set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgments rendered in the proceeding.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

After review and consideration of all of the foregoing terms and conditions, Applicant, by its signature below, hereby agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

Applicant Name (print)

Applicant Signature

Date

City Planning File No.