



City of Commerce

Community Development Department
2535 Commerce Way
Commerce, CA 90040
Tel. (323)722-4805 • planning-division@commerceca.gov

VARIANCE APPLICATION

FOR OFFICE USE ONLY

Project No: _____ **Application Fee:** _____ **Date Submitted:** _____

APPLICATION COMPLETENESS: Only applications that include all of the required application requirements will be deemed “complete.” Please be advised that additional information may be required to complete your application.

The Community Development Department retains the right to review documents and determine that they are adequate in their ability to convey the applicant’s request to the decision making body. Applicants will be notified, within **30 days** of filing the application and paying all required fees, whether or not their application is complete. Only projects with complete applications will be reviewed by the decision making body.

NOTE: The Variance Application is also available at the following website address:
<https://www.commerceca.gov/city-hall/community-development/planning/planning-applications-fees>

INSTRUCTIONS TO APPLICANT:

- A. Complete all the items listed below. *Please print legibly.*
- B. Submit the following:
 - 1 completed Application
 - 1 electronic copy of Site/Plot Plan to scale *(or 24”x 36” sheets if submitting in person)*
 - 1 electronic copy of Floor Plan to scale *(or 24”x 36” sheets if submitting in person)*
 - 1 electronic copy of Elevations to scale *(or 24”x 36” sheets if submitting in person)*
 - 500 ft Radius Map
 - Property Owners Mailing List and Labels within the 500 ft *(2 sets)*
- C. Business/Organization Operations Plan Letter *(sample included)*
- D. Occupant’s Permission to Enter and Investigate Site
- E. Environmental Data Form *(CEQA documentation and technical studies may be required)*
- F. Affidavit
- G. Application Fee *(See link above for current ‘Fee Schedule’ information)*

***For electronic submittals email all required documents to:** planning-division@commerceca.gov

GENERAL INFORMATION: *Note: If the property owner or applicant is a trust, partnership, corporation, or LLC, on a separate sheet, provide a listing of all persons that make-up the trust, partnership, corporation, or LLC.*

Property Owner: _____

Property Address: _____

Mailing Address: _____

Telephone No.: _____ Email: _____

Applicant: _____

Mailing Address: _____

Telephone No.: _____ Email: _____

Applicant's Representative: _____

Mailing Address: _____

Telephone No.: _____ Email: _____

PROJECT INFORMATION:

General Location or Project Address: _____

Assessor's Parcel No(s): _____

Legal Description of Property: *(Continue on separate page, if necessary)*

Present Zoning: _____ Current General Plan Designation: _____

Site Size: _____ Sq.Ft. / _____ Acres Off-Street Parking Provided: _____

APPLICANT'S REQUEST:

Is this Application related to an ongoing Project? Yes *(If yes provide Project No.)* _____ No

Indicate Type of Variance: Commercial/Industrial Residential

Indicate Zoning Code Section: _____

PROJECT DESCRIPTION: *Please describe the proposed use/development and list the zoning provisions of the Commerce Municipal Code that you are seeking relief from:*

APPLICANT'S STATEMENT OF FACTS: *According to the Commerce Zoning Ordinance, the Planning Commission must make certain findings before approving a Variance. To assist the Commission in making these findings, the applicant shall answer the following questions as thoroughly as possible.*

1. **Do special conditions and circumstances exist which are peculiar to the land, structures, or building involved and which are not generally applicable to other lands, structures, or buildings in the same vicinity and zone? If so, what are these special conditions and circumstances?**

2. **Would a literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same vicinity and zone?**

3. **If special conditions and circumstances exist, do they result from the actions of the applicant or from the property itself?**

4. **By granting the variance requested, will the applicant gain any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same vicinity and zone in which the property is located?**

5. **Will the proposed Variance be detrimental to the public health, safety or welfare or materially injurious to property or improvements in the zone or neighborhood in which the property is located?**

6. **Will the requested variance further the goals and objectives of the Commerce General Plan?**

FOR OFFICE USE ONLY

Received By: _____ Application Fee: _____ Receipt No.: _____

Recommend to: Approve Not Approve Scheduled for Planning Commission: (Date) _____

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

I, _____, am the owner / owner in escrow, of the property involved in this application. I am being duly sworn, depose and say that I am the applicant in the forgoing application that I have read the forgoing application for a Variance and know the contents thereof. I certify that the forgoing is true and correct to the best of my knowledge and belief.

Date

Owner's signature

Title

Company

Mailing Address

Phone No.

I, _____, being duly sworn, depose and say that I am the applicant in the forgoing application, that I have read the forgoing application for a Variance and know the content thereof. I certify that the forgoing is true and correct to the best of my knowledge and belief.

Date

Owner's signature

Title

Company

Mailing Address

Phone No.

Subscribed and sworn before me this _____ day of _____, 20_____.

NOTARY PUBLIC
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



**CITY OF COMMERCE
COMMUNITY DEVELOPMENT DEPARTMENT**

<https://www.commerceca.gov/city-hall/community-development/planning>

OCCUPANT'S PERMISSION TO ENTER AND INVESTIGATE SITE

City of Commerce
Community Development Department
2535 Commerce Way
Commerce, CA 90040

I, _____, as _____
(owner or lessee)

and occupant of the property located at: _____,

do hereby authorize representatives from the City of Commerce to enter upon the above-mentioned property for inspection purposes and to obtain photographs of the subject property to prepare the necessary reports associated with Public Hearing Case: _____.

This authorization is null and void upon the final decision on this particular case, made either by the Planning Commission or City Council of the City of Commerce.

I do/ do not have a dog or other animals on the premises.
(circle one)

Signature

Date

To be filled out by occupant (owner or lessee)



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**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT**

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the Existing property only.

**Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.*

Assessor Parcel Number(s): _____

Square Footage of Property: _____ **Average slope of land if over 15%:** _____

SURROUNDING LAND USES:

North: _____ **East:** _____

South: _____ **West:** _____

ADDRESS OF EXISTING BUILDINGS ON SUBJECT SITE:

Building A: _____

Building B: _____

Building C: _____

Building D: _____

EXISTING BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage				
Total commercial gross square footage				
Total residential gross square footage				
Year built				
Building footprint in square feet				
Open space / landscaping square footage				
Paving square footage				
Number of parking spaces				
Height of building in feet				
Number of stories				
Number of housing units				
Square feet to be demolished				
Standard Industrial Classification (SIC) Code				
Type of use (i.e. residential, commercial, mixed uses, etc.)				
To be altered? (yes / no)				
To be relocated? (yes / no)				

**** Continue to Proposed Information Section***

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only.



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Estimated Valuation: _____
 Explain if the project is located in a geological hazard area (i.e. Seismic fault, erosive soils): _____

Amount of grading proposed: Cut: _____ Fill: _____ Balance: _____

Imported: _____ Exported: _____

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): _____

Total housing units: _____ Is this an affordable Housing Project? yes no # of affordable units: _____

Proposed Energy Types: All electrical Electric Kitchen Electric HVAC Gas kitchen

PROPOSED BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage				
Total commercial gross square footage				
Total residential gross square footage				
Building footprint in square feet				
Open space square footage				
Landscaping square footage				
Height of building in feet				
Number of stories				
Number of parking spaces				
Number of housing units				
Number of bedrooms				
Hotel / motel number of rooms				
Hours of operation				
Number of employees				
Square feet of restaurant seating area				
Number of fixed seats (restaurant)				
Number of hotel / motel rooms to be demolished				
SIC Code				
UBC construction type				
Fire sprinklers? yes / no				
Type of use (i.e. residential, commercial, mixed uses, etc.)				

* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION for any of the below questions answered with yes.

- yes** **no** Is this a phased project?
 yes **no** Will there be demolition or removal of any structure of any age?
 yes **no** Will there be any alteration of any existing structure?

The following data must be submitted to the City of Commerce to assist in the preparation of the environmental determination for the proposed project.



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A. Brief Description of the Existing Environmental Conditions in the Area:

B. Existing Facilities: Projects related to the operation, repair, maintenance or minor alterations of existing structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of uses beyond that previously existed.

	Questions	Yes	No
1.	Will the Project involve major interior or exterior alterations?		
2.	Will the Project involve major restoration, rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment?		
3.	Will the project involve additions to the existing structures which increase the floor area to fifty percent or by 5,000 square feet?		
4.	Will the project result in the removal of any trees?		
5.	Will the project result in substantial air emissions or deterioration of ambient air quality?		
6.	Will the project result in the creation of objectionable odors?		
7.	Will the project result in the increases in existing noise levels or exposure of people to severe noise?		
8.	Will the project result in changes to absorption rates, drainage patters or the rate or amount of surface runoff?		
9.	Does the proposal involve a risk of explosion or the release of hazardous substances?		
10.	Will the project generate substantial additional traffic?		
11.	Will the proposal result in the in substantial increases in the amount of fuel or energy used?		
12.	Will the project have an effect upon or result in a need for new or altered governmental services?		
13.	Will the project result in the need for new or altered public utility systems?		
14.	Will the proposal result in the creation of or exposure of people to any health hazard or potential health hazard?		

C. Replacement or Reconstruction: Projects related to replacement or reconstruction of existing structures and facilities where the new structures will be located on the same site as the structure replaced and will have substantially the same purpose as the structure replaced.

	Questions	Yes	No
1.	Is the project designed to replace a commercial or industrial structure with a larger building(s)?		
2.	Will the Project require grading involving removal or import of soil?		
3.	Will the project require the removal of any trees?		
4.	Will the project result in substantial air emissions or deterioration of ambient air quality?		
5.	Will the project result in the creation of objectionable odors?		
6.	Will the project generate increased noise levels, or expose people to sever noise levels?		
7.	Will the project result in changes in absorption rates, drainage patter or the rate or amount of surface runoff?		
8.	Does the proposal involve a risk of explosion or the release of hazardous substances?		
9.	Will the project generate substantial additional traffic?		
10.	Will the proposal result in the in substantial increases in the amount of fuel or energy used?		
11.	Will the project have an effect upon or result in a need for new or altered governmental services?		
12.	Will the project result in the need for new or altered public utility systems?		
13.	Will the proposal result in the creation of or exposure of people to any health hazard or potential health hazard?		



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D. New Construction: Projects involving construction of new structures on vacant or cleared land. New construction includes conversion of a site from one land use to another, such as residential to industrial.

	Questions	Yes	No
1.	Will the project involve the construction of three or more single family structures?		
2.	Will the project involve the construction of a motel, duplex or apartment with five or more units in three or more structures?		
3.	Is the project a store, office or restaurant or other facility designed for an occupant load of 21 persons or more?		
4.	Will the project involve the removal of any existing residential structure(s)?		
5.	Will the project require grading that will result in the substantial removal or importing of earth?		
6.	Will the project require the removal of any trees?		
7.	Will the project result in substantial air emissions or deterioration of ambient air quality?		
8.	Will the project result in the creation of objectionable odors?		
9.	Will the project generate increased noise levels, or expose people to sever noise levels?		
10.	Will the project result in changes in absorption rates, drainage patter or the rate or amount of surface runoff?		
11.	Does the proposal involve a risk of explosion or the release of hazardous substances?		
12.	Will the project generate substantial additional traffic?		
13.	Will the proposal result in the in substantial increases in the amount of fuel or energy used?		
14.	Will the project have an effect upon or result in a need for new or altered governmental services?		
15.	Will the project result in the need for new or altered public utility systems?		
16.	Will the proposal result in the creation of or exposure of people to any health hazard or potential health hazard?		

E. Alterations in Land Use:

	Questions	Yes	No
1.	Will the project involve major lot line adjustments, side-yard and setback variances which will create a new parcel or a change in land use or intensity?		
2.	Will the project require the issuance of a major encroachment permit?		

F. Compatibility with Planning and Zoning:

	Questions	Yes	No
1.	Will the project require a zone change in the Zoning Map and/or Zoning Ordinance?		
2.	Will the project require a change in the General Plan or any specific plan?		

G. Mitigation Measures: Please discuss any measures which can eliminate or reduce to insignificant levels any significant adverse effect of the proposed project as indicated by yes answers in the above sections. (Use additional sheets if necessary)



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G. Statement of No Significant Environmental Effects: If you have answered yes to any question in any of the above but feel that the project will have no significantly adverse environmental effect or that such effect or effects can be mitigated or eliminated, indicate your reasons below. (Use additional sheets if necessary)

I certify that the answers to the questions contained in this Environmental Assessment Form are true and correct to the best of my knowledge.

(SIGNATURE)

(DATE)

Business/Organization Operations Plan Letter

Big Ben Furniture Company
1000 South Anyplace
Your City, CA 00000
(323) 123-4567

DATE

To whom it may concern:

The following information is in answer to your request regarding the business operation to be conducted at the above address.

PLEASE ANSWER THE FOLLOWING QUESTIONS. MUST BE TYPED! PROVIDE A DETAILED DESCRIPTION OF THE OPERATION CONDUCTED WITHIN THE SUBJECT SITE.

- Indicate, **IN DETAIL**, the type of business proposed?
- Indicate the types of materials used as well as the types of materials stored on site?
- Indicate, in detail, how will the material be stored? i.e. racks, freezers, pallets or free standing?
- Maximum height of storage?
- Any chemicals? Explain.
- Will vehicles (trucks) be parked on site? How many? What type of trucks will be used?
- Type of equipment used. (Example: Clothing manufacturing - number of sewing machines, cutting tables, etc.).
- Hours of operation.
- Number of employees.
- Will there be any interior or exterior modifications proposed with the use? If yes, please explain and show on the site plan.

Sincerely,

Name
Title