



Hillside Overlay Waiver Form

In the Hillside Overlay, development may carry a greater risk due to various factors, such as steep slopes, that are typically not experienced on properties with a relatively level surface. Development in hillside areas may also result in potential impacts on the view, light, air, and privacy of other properties in the vicinity.

The property owner listed on the project application is required to sign the statement below:

I, the undersigned, am the property owner of the property described below and I make the following declaration of said property as a condition of obtaining from the City of Torrance the required permits for development:

1. That I understand construction in hillside areas is more difficult and more expensive than similar development on flat lots; that it carries with it certain risks of slope failures of various kinds, drainage and water run-off problems, driveway and general access problems, and may result in potential impacts on the view, light, air, and privacy of other properties in the vicinity;
2. That I have obtained the services and advice of geological and engineering experts of my own choosing, who have advised me regarding the potential for dangers on the slope, the techniques for construction, the quality of the soils contained on the property and, where appropriate, the limitations on use or development on the property. I have relied on the experts hired by myself and I will fully comply with their advice and instructions in designing and building any development on the property;
3. That I have not relied in any way on representations by the City, and employee of the City, or any consultant or agent of the City, in evaluating the suitability for development on the property, or of the relative costs and risks of such development on the property;
4. That I understand there may still be risks involved in developing the property, but I assume the sole and full responsibility for those risks, and I agree that the City does not and cannot guarantee or warrant the development to be completed, or the consequences of such development on the property, or on the persons working, visiting, or residing on the property; and
5. That I understand a temporary story pole structure, referred to as a silhouette, must constructed and maintained on the property for the purpose of providing a visual aid to evaluate the potential impacts a development may have on the view, light, air, and privacy of other properties in the vicinity. I agree the silhouette will be temporarily erected in a manner that will not result in any permanent addition or alteration to any existing structures on the property. I understand the silhouette should be constructed of lumber, metal, or other sturdy building material and braced at the base using diagonal supporting beams or guy wires to withstand inclement weather and ground shaking, and that depending on the scope, building permits and inspections may be required to construct the silhouette. I agree that if at any time the silhouette becomes unsafe, the silhouette will be repaired or removed immediately. Furthermore, I hereby agree to defend, indemnify, and hold harmless the City and its agents, attorneys, employees, and officers from and against any lawsuit, claim, action, or proceeding brought for any damage or injury caused by the construction of the silhouette or by any subsequent failure of the silhouette. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the City, and/or the parties initiating or bringing such proceeding.

PROPERTY STREET ADDRESS

ASSESSOR PARCEL NUMBER

SIGNATURE OF PROPERTY OWNER

DATE OF SIGNATURE

PRINT NAME OF PROPERTY OWNER

TELEPHONE NUMBER

EMAIL ADDRESS