

# City of Torrance

## General Plan Goals, Objectives, and Policies

### LAND USE ELEMENT



#### PURPOSE

This workbook provides a tool to review the existing goals, objectives, and policies in the City's current General Plan. This workbook provides space to provide input and suggest changes by commenting, clarifying, refining, or otherwise modifying the current goals, objectives, and policies. All comments received will be considered during preparation of the General Plan.

#### WORKBOOK CONTENT

Goals, objectives, and policies from the land use element of the General Plan are provided in the current General Plan to address both critical issues and specific geographic areas of the City. Definitions of goals, objectives, and policies are provided below to assist in understanding the relationship of these concepts to one another.

- **Goals** – Goals are broad statements of community desires contained within the General Plan elements. Goals are broad in both purpose and aim, but are designed specifically to establish positions or directions. The following is an example of the main goal for the current Land Use Element.

*Goal 1: Provide opportunity and support for development and continued revitalization of a balanced total community.*

- **Objectives** – Objectives provide specific standards and methods for meeting a goal. Essentially, objectives represent desired outcomes the City seeks to achieve through the implementation of General Plan policies. The following is an example of an objective related to the goal described above, drawn from the current Land Use Element.

*Objective 1.0: Consistency between zoning and the land use goals, objectives, policies and programs of the General Plan.*

- **Policies** – Policies are statements that support the achievement of objectives. Policies serve as guides to the City Council, Planning Commission, other appointed City commissions, committees and boards, and City staff when reviewing development proposals and making other decisions that affect future growth and development within the City. The following is an example of a policy related to the objective described above, drawn from the current Land Use Element.

*Policy 1.1: The City shall resolve the inconsistencies between the General Plan and the zoning ordinance.*

This workbook is divided into sections for each current General Plan element. The workbook provides checkmark boxes for staff members to take one of three actions for each goal, objective, and policy:

- Affirm** – By checking the “affirm” box, you uphold, support and confirm the validity of the stated goal, objective, or policy, as stated in the current Plan. No further action is necessary, but you may offer further comments in the spaces provided at the bottom of each page.
- Modify** – By checking the “modify” box, you advocate a change in form or character to the stated goal, objective, or policy. If you choose to modify an item, please do so using underline/strike-through edits within your copy of the workbook. You can also use the spaces provided at the bottom of each page to further comment on or modify any item on that page.
- Delete** – By checking the “delete” box, you recommend that a goal, objective, or policy be removed from the Plan, as stated and in its entirety. No further action is necessary, but you may offer further comments in the spaces provided at the bottom of each page. One key reason for deleting an item may be because it has already been accomplished.

Please use the spaces provided at the bottom of each page to comment on any of the material on that page, or to suggest new goals, objectives, or policies you feel are needed.

# Goals, Objectives, and Policies

## LAND USE ELEMENT

**MAIN GOAL: PROVIDE OPPORTUNITY AND SUPPORT FOR DEVELOPMENT AND CONTINUED REVITALIZATION OF A BALANCED TOTAL COMMUNITY.**

- Affirm                       Modify                       Delete

### ZONING/GENERAL PLAN CONSISTENCY

OBJECTIVE 1.0: Consistency between zoning and the land use goals, objectives, policies and programs of the General Plan.

- Affirm                       Modify                       Delete

POLICY 1.1: The City shall resolve the inconsistencies between the General Plan and the zoning ordinance.

- Affirm                       Modify                       Delete

POLICY 1.2: The City shall allow land use development in accordance with the Land Use Map of the General Plan.

- Affirm                       Modify                       Delete

POLICY 1.3: The City shall not approve spot zoning within residential blocks.

- Affirm                       Modify                       Delete

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**ECONOMIC BASE**

OBJECTIVE 2.0: Continued viability of the City's commercial and industrial economic base.

- Affirm                       Modify                       Delete

POLICY 2.1: The City shall promote commercial and industrial land use decisions that maintain the City's economic health and fiscal responsibility.

- Affirm                       Modify                       Delete

POLICY 2.2: The City shall encourage input and participation from the business community regarding the city's continued economic viability.

- Affirm                       Modify                       Delete

POLICY 2.3: The City shall maintain a strong industrial sector which includes a variety of industry types to provide jobs and revenue to the city.

- Affirm                       Modify                       Delete

POLICY 2.4: The City shall encourage a balanced distribution of commercial development throughout the city, ensuring that each sector of the city is well serviced with neighborhood commercial uses.

- Affirm                       Modify                       Delete

POLICY 2.5: The City shall continue to allow the use of appropriate land for oil recovery operations in recognition of the value of this resource to the community, as long as they remain safe and do not cause blighted land areas.

- Affirm                       Modify                       Delete

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**LAND USE COMPATIBILITY**

OBJECTIVE 3.0: Promote compatibility between land uses.

Affirm                       Modify                       Delete

POLICY 3.1 The City shall require new commercial development to be compatible with adjacent residential development.

Affirm                       Modify                       Delete

POLICY 3.2: The City shall encourage land use compatibility by which both industrial lands and neighboring properties are protected.

Affirm                       Modify                       Delete

POLICY 3.3: The City shall only allow medical uses that are ancillary to industrial uses in industrial zones.

Affirm                       Modify                       Delete

POLICY 3.4: The City shall consider both the impact of a proposed development on surrounding property and the impact of existing uses, especially heavy industrial uses, on new development.

Affirm                       Modify                       Delete

Policy 3.5: The City shall not approve incompatible land uses adjacent to residential areas.

Affirm                       Modify                       Delete

POLICY 3.6: The City shall seek the eventual phasing out of primary oil recovery facilities located within residential neighborhoods.

Affirm                       Modify                       Delete

POLICY 3.7: The City shall continue to maintain high performance and development standards when reviewing requests for approval of secondary oil recovery projects.

Affirm                       Modify                       Delete

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**AREAS, DISTRICTS & NEIGHBORHOODS**

OBJECTIVE 4.0: Recognition that the City as a whole is composed of distinct sub-areas that possess common characteristics, including needs, constraints, and special qualities which can best be addressed by integrated plans.

- Affirm                       Modify                       Delete

POLICY 4.1: The City shall approve only that development which is consistent in scale, mass and character with structures in the surrounding area, as appropriate.

- Affirm                       Modify                       Delete

POLICY 4.2: The City shall consider the different issues, concerns and needs of the various residential neighborhoods in the city, and shall acknowledge their variety.

- Affirm                       Modify                       Delete

POLICY 4.3: The City shall develop and use identified criteria for evaluating residential projects, including the development of design guidelines for certain areas.

- Affirm                       Modify                       Delete

**RESIDENTIAL/COMMERCIAL MIXED-USE**

OBJECTIVE 5.0: A pattern of land use development which permits housing to be developed as an integrated component of commercial projects on properties designated for commercial development.

- Affirm                       Modify                       Delete

POLICY 5.1: Where deemed appropriate, and on a case-by-case basis, the City shall permit mixed-use projects which combine residential units and commercial development on the same commercial site.

- Affirm                       Modify                       Delete

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**URBAN DESIGN**

OBJECTIVE 6.0: A high quality commercial and industrial environment through good urban design.

Affirm                       Modify                       Delete

POLICY 6.1: The City shall emphasize new commercial and industrial development which enhances the visual character and quality of development in the City.

Affirm                       Modify                       Delete

POLICY 6.2: The City shall approve incremental expansion of established commercial centers only within the context of an overall design theme or master plan.

Affirm                       Modify                       Delete

POLICY 6.3: The City shall identify commercial districts which could benefit from an urban design theme.

Affirm                       Modify                       Delete

POLICY 6.3.1: Develop urban design standards to implement urban design themes for identified areas.

Affirm                       Modify                       Delete

POLICY 6.4: The City shall establish corridor plans, coordinating both public and private improvements, along the City's major arterials to create identifiable, visual themes through the use of landscape and hardscape.

Affirm                       Modify                       Delete

POLICY 6.5: The City shall promote the use of landscape in commercial and industrial developments to establish a high quality visual environment.

Affirm                       Modify                       Delete

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POLICY 6.6: The City shall ensure that parking requirements are adequate to meet the needs of commercial and industrial land uses, and protect adjacent residential neighborhoods from overflow parking encroachment.

Affirm                       Modify                       Delete

POLICY 6.7: The City shall encourage site and building design whereby individual projects on separate lots function as unified developments to promote aesthetic and functional amenities.

Affirm                       Modify                       Delete

**COMMERCIAL AND INDUSTRIAL ENVIRONMENT**

OBJECTIVE 7.0: The improved appearance of existing commercial and industrial development in the City.

Affirm                       Modify                       Delete

POLICY 7.1: The City shall continue to encourage the maintenance and upgrading of existing development.

Affirm                       Modify                       Delete

POLICY 7.2: The City shall continue ongoing Code enforcement operations as required.

Affirm                       Modify                       Delete

POLICY 7.3: The City shall encourage the maintenance of alleys in residential neighborhoods.

Affirm                       Modify                       Delete

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**REDEVELOPMENT**

OBJECTIVE 8.0: Continued revitalization of designated areas of the City through implementation of redevelopment plans.

- Affirm                       Modify                       Delete

POLICY 8.1: The City shall continue to actively support ongoing redevelopment activities.

- Affirm                       Modify                       Delete

POLICY 8.2: The City shall consider new redevelopment project plans in appropriate areas that would eliminate blight, and have an economic and aesthetic benefit to the City, its businesses, and residents.

- Affirm                       Modify                       Delete

POLICY 8.3: The City shall continue to promote creative use of redevelopment housing funds to assist various housing programs throughout the City.

- Affirm                       Modify                       Delete

**HOUSING**

OBJECTIVE 9.0: The provision of housing consistent with the goals and policies contained in the Housing Element.

- Affirm                       Modify                       Delete

POLICY 9.1: The City shall maintain low density residential as the predominant residential land use in the City.

- Affirm                       Modify                       Delete

POLICY 9.2: The City shall maintain the integrity of the existing Single-Family Residential (R-I) zoning.

- Affirm                       Modify                       Delete

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Policy 9.3: The City shall encourage the provision of housing which meets the special needs of senior citizens and the disabled.

Affirm                       Modify                       Delete

POLICY 9.4: The City shall promote a stable residential community with a high degree of owner-occupied homes.

Affirm                       Modify                       Delete

POLICY 9.5: The City shall encourage a range of housing types and unit sizes for varying income ranges and lifestyles.

Affirm                       Modify                       Delete

POLICY 9.6: The city shall encourage the preservation, maintenance and enhancement of existing housing stock in terms of both the quality and quantity of housing units.

Affirm                       Modify                       Delete

POLICY 9.7: The City shall support the concept of promoting housing which is close to employment and commercial centers.

Affirm                       Modify                       Delete

POLICY 9.8: The City shall work with large employers to provide housing for their employees.

Affirm                       Modify                       Delete

**RESIDENTIAL ENVIRONMENT**

OBJECTIVE 10.0: A high quality built residential environment.

Affirm                       Modify                       Delete

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POLICY 10.1: The City shall promote new residential development which is aesthetically pleasing and compatible with the character and scale of existing neighborhoods.

Affirm                       Modify                       Delete

POLICY 10.2: The City shall address the issues of adequate parking and traffic in residential neighborhoods.

Affirm                       Modify                       Delete

POLICY 10.3: The City shall discourage new R-1 and similar type subdivisions which take individual lot access off of arterial roadways.

Affirm                       Modify                       Delete

POLICY 10.4: The City shall ensure the provision of adequate private open space for residential units.

Affirm                       Modify                       Delete

POLICY 10.5: The City shall encourage visually pleasing street trees and private landscaping in residential neighborhoods.

Affirm                       Modify                       Delete

**PUBLIC/QUASI-PUBLIC**

OBJECTIVE 11.0: The maintenance of adequate land and facilities for public and quasi-public uses in order to provide community-wide benefits vital to the city, its environment and its citizens.

Affirm                       Modify                       Delete

POLICY 11.1: The City shall preserve and maintain open space as a desirable use of land as described in the Open Space Element of the General Plan, recognizing such land use as important in providing for human needs.

Affirm                       Modify                       Delete

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POLICY 11.2: The City shall provide park and recreation facilities as described in the Parks and Recreation Element of the General Plan, enabling all citizens to enhance their leisure time.

Affirm                       Modify                       Delete

POLICY 11.3: The City shall provide or protect those lands needed for public and quasi-public services which benefit the city at large.

Affirm                       Modify                       Delete

POLICY 11.4: The City shall explore incentives and development standards for the purpose of encouraging provision of public amenities and / or desirable facilities or features which might not be feasible under other circumstances, including such things as private open space and recreation, and auto trip reduction provisions.

Affirm                       Modify                       Delete

POLICY 11.5: The City shall encourage the restriction of large-scale medical uses to existing major hospital/ medical centers.

Affirm                       Modify                       Delete

POLICY 11.6: The City shall support provision of adequate day care to meet the needs of the daytime and permanent population.

Affirm                       Modify                       Delete

**CIRCULATION**

OBJECTIVE 12.0: A Land Use Policy Map that is supported by the circulation and infrastructure plans and policies of the Circulation Element.

Affirm                       Modify                       Delete

POLICY 12.1: The City shall encourage site and building design that promotes transportation demand management strategies.

Affirm                       Modify                       Delete

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Policy 12.2: The City shall ensure that new development provides a proportionate share of the improvements necessary to mitigate project generated impacts on the city's circulation and infrastructure systems.

Affirm                       Modify                       Delete

**AIRPORT**

OBJECTIVE 13.0: A general aviation airport which meets the needs of the community while maintaining compatibility with the surrounding land uses.

Affirm                       Modify                       Delete

POLICY 13.1: The City shall maintain and periodically update a Long Range Master Plan which defines the future uses and development standards applicable to the Airport.

Affirm                       Modify                       Delete

POLICY 13.2: The City shall make every attempt to maintain local authority over Airport operations, resisting Federal or State preemption of authority to the extent possible.

Affirm                       Modify                       Delete

POLICY 13.3: The City shall consider the cumulative impact of private, non-emergency heliports and helistops on the city when reviewing applications for their approval, especially with regard to impact on residential areas.

Affirm                       Modify                       Delete

**LIBRARY**

OBJECTIVE 14.0: Provide library facilities that are well distributed throughout the City.

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POLICY 14.1: The City shall provide library land uses adequate to ensure convenient service to residents.

Affirm                       Modify                       Delete

POLICY 14.2: The City shall maintain the library as an important central source of information materials so that it may serve as a resource for citizens for lifetime learning, support the need for up-to-date business information, and serve as a municipal reference service.

Affirm                       Modify                       Delete

POLICY 14.3: The City shall maintain the library as an educational resource for children and young adults to encourage reading, literacy, and self education; and as a recreational source for citizen reading, listening, and viewing.

Affirm                       Modify                       Delete

POLICY 14.4: The City shall maintain the library as a source of cultural entertainment for the community and as a depository for items of local historical importance.

Affirm                       Modify                       Delete

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