

Redevelopment
Plan
For the
**MEADOW PARK
REDEVELOPMENT
PROJECT**
California R-93
Torrance, Calif.

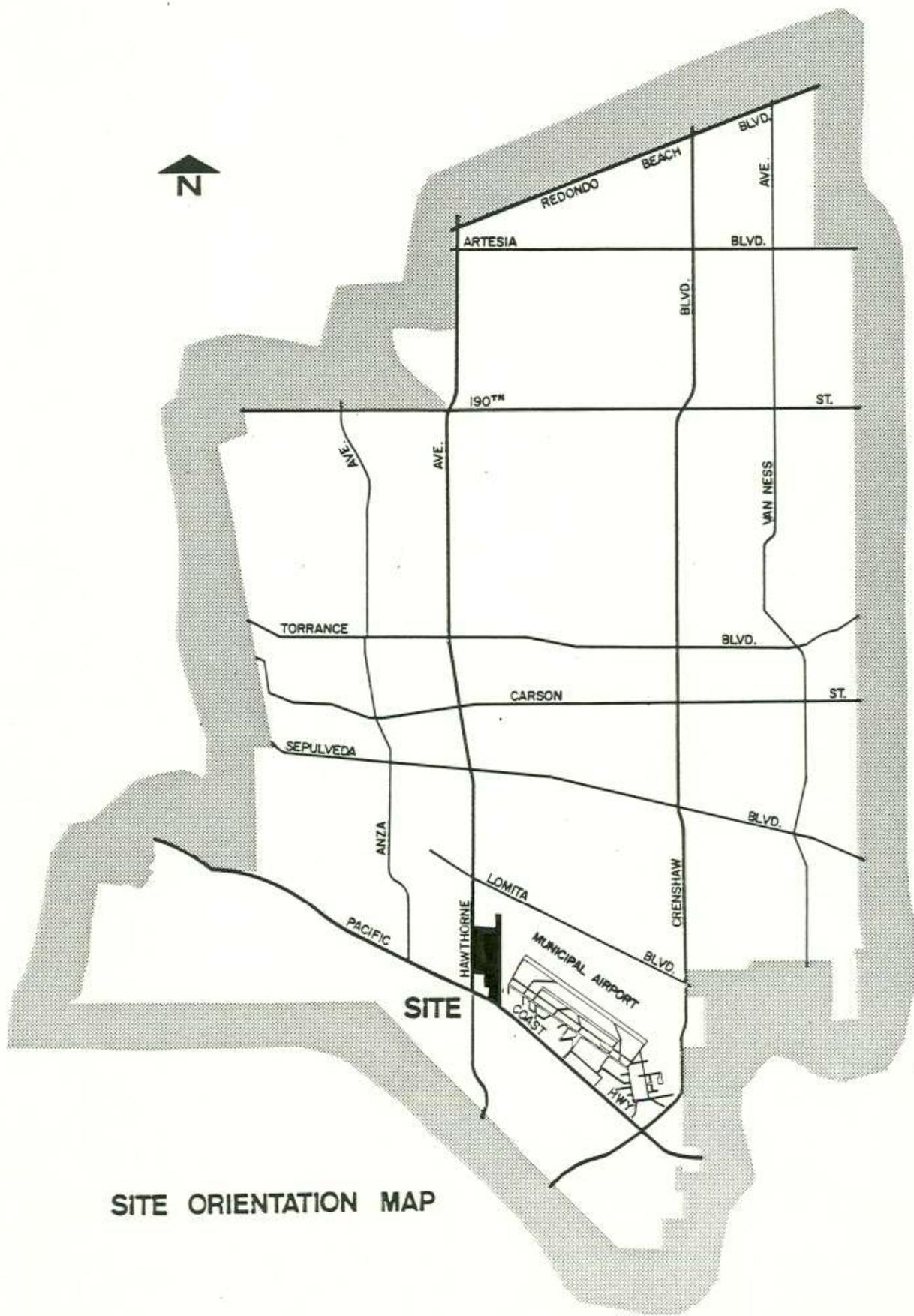
REDEVELOPMENT PLAN

MEADOW PARK REDEVELOPMENT PROJECT

CALIFORNIA R-93

Redevelopment Agency of
the City of Torrance

Revised June 1976
Revised August 1989



SITE ORIENTATION MAP

CITY OF TORRANCE, CALIFORNIA
CITY COUNCIL AND REDEVELOPMENT AGENCY

Kenneth M. Miller,
Mayor and Chairman

James R. Armstrong
George W. Brewster
Cathryn A. Geissert

George B. Surber
Richard P. Rossberg
Donald E. Wilson

Vernon Coil. City Clerk and Agency Clerk
Thomas Rupert. City Treasurer and Agency Treasurer
Stanley Remelmeyer. City Attorney and Agency Chief Counsel
William Dundore. City Director of Finance and Agency Chief Accountant

Edward J. Ferraro,
City Manager and Executive Director

Jerome I. Scharfman,
Assistant City Manager and Senior Deputy Executive Director

STAFF

Lenore Draper. Secretary
Mary Gordon. Senior Account Clerk

PLANNING COMMISSION

David B. Halstead, Chairman

Gerald Alter
Janet A. Pryor
Velma Shelbourn

Douglas S. Stenhouse
Kenny Uyeda
Daniel W. Walker

CONSULTANTS TO THE REDEVELOPMENT AGENCY

- PROJECT PLANNING & ENGINEERING. City of Torrance
 Planning Department
 Charles M. Shartle, Director
 James C. Hagaman, Senior Planner

 Engineering Department
 M. Glenn Weaver, City Engineer
- STRUCTURAL SURVEYS. City of Torrance
 Building Department
 Jack McKinnon, Superintendent
- LAND ECONOMICS & MARKETABILITY. Development Research Associates
 Lewis N. Wolff, Partner
 John W. McMahan, Partner
- FINANCIAL CONSULTANTS. John F. Gray and Associates
- REAL ESTATE CONSULTANT. Stephens Krenzer
- DESIGNER-ILLUSTRATOR. H. Douglas York

ACKNOWLEDGMENTS

The Agency gratefully acknowledges the splendid cooperation and assistance of all City officials, the Airport Commission, City Departments, and the Citizens' Advisory Committee in the preparation of the Redevelopment Plan for the Meadow Park Project.

The Plan has been prepared with the financial assistance of the Federal Government, administered through the Department of Housing and Urban Development and the Renewal Projects Administration.

MEADOW PARK REDEVELOPMENT PROJECT

REDEVELOPMENT PLAN

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MAP A - Project Boundary and Land Acquisition Map (Property Map)

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B. DESCRIPTION OF PROJECT

1. Boundaries of Redevelopment Project Area

The following description traces the perimeter boundary of the project area and is shown on Map B.

The Meadow Park Redevelopment Project, situated in the City of Torrance, County of Los Angeles, and State of California, is described as follows:

Beginning at the intersection of the Northerly line of 235th Street and the Easterly line of the Meadow Park Tract, as shown on Licensed Surveyor's Map in Book 82, Pages 34 and 35 of Record of Surveys on file in the office of the County Recorder of said County; thence Sputh 00 00' 10" West, 3224.74 feet along said Easterly line to a point of intersection with the Southwesterly line of Pacific Coast Highway, 100 feet wide, a radial through said point of intersection bears North 370 15' 56" East, thence Northwesterly along said Southwesterly line on a curve having a radius of 2,950 feet, through a central angle of 100 26' 04" an arc distance of 537.24 feet to a point of intersection with a line bearing North 00 00' 15" East, a radial through said point of intersection bears North 260 49' 52" East, thence North 00 00' 15" East, 392.55 feet; thence North 840 43' 28" West, 39.28 feet; thence North 0000' 15" West, 430.76 feet to a point of intersection with the Southerly line of 240th Street per said Licensed Surveyor's Map; thence North 840 43' 20" West, 605.44 feet along said Southerly line and its Westerly prolongation thereof to a point of intersection with the Westerly line of Hawthorne Boulevard, (formerly Hawthorne Avenue) 134 feet wide; thence North 00 00' 20" East, 1,748.27 feet along said Westerly line to a point of intersection with the Westerly prolongation of the Northerly line of 236th Street per said Licensed Surveyor's Map; thence South 840 42' 38" East, 934.50 feet along said Westerly prolongation and said Northerly line of said 236th Street to a point located North 840 42' 38" West, 166.84 feet from the intersection of the Easterly prolongation of the Northerly line of 236th Street and the Easterly line of the Meadow Park Tract, per Licensed Surveyor's Map; then North 00 00' 12" East, 410.72 feet to a point on the Northerly line of 235th Street per said Licensed Surveyor's Map, said point being located North 840 42' 15" West, 166.84 feet along the Easterly prolongation of and the Northerly line of said 235th Street from the true point of beginning; thence South 840 42' 15" East, 166.84 to the true point of beginning.

(B)

2. Redevelopment Plan Objectives

The objectives of this Plan are:

- a. The general objective of this Plan is to eliminate substandard and deteriorating housing conditions and an incompatible use of residential property in close proximity to the Torrance Municipal Airport.
- b. Establish reuses which will be compatible with the surrounding industrially zoned property in the Torrance Municipal Airport and to be a credit to the City of Torrance.
- c. To provide a complete clear zone for the main runway of the Torrance Municipal Airport, free of all structural obstacles.
- d. To provide a new street pattern to service the proposed reuses and to establish a new north-south collector street between Pacific Coast Highway and Lomita Boulevard.
- e. Establish landscaping and architectural controls on the reuse in accordance with general City objectives on beautification.
- f. To take full advantage of the proximity of the Torrance Municipal Airport in redeveloping this land to its highest and best use.
- g. To solve grading and drainage problems in this area.

To accomplish these objectives it will be necessary to remove structurally substandard buildings; eliminate blighting influences; remove impediments to land assembly, disposition and development; change land uses; and provide needed public facilities for the new uses.

3. Types of Proposed Redevelopment Actions

The renewal activities to be undertaken will involve the revision of certain environmental factors in the project area; the acquisition of property; a clearance of structures; removal and/or installation of certain site improvements; revision of vehicular circulation patterns; the consolidation of land; the disposition of land for redevelopment for the types of uses permitted under this Plan; the management of property while owned by the Agency; the relocation of occupants; underground placement of utility lines; height control in airport patterns regarding the sites; all pursuant to the provisions and requirements of Part I, Division 24 of the California Health and Safety Code (California Community Redevelopment Law).

C. LAND USE PLAN

1. The Land Use Plan Map

Exhibit Map A of this Redevelopment Plan indicates the type and location of land uses to be permitted in the project area.

2. Land Use Provisions and Building Requirements

a. Light Manufacturing Development Standards

The objective of the light manufacturing area is to provide suitable sites for industrial development in a parklike atmosphere. The uses are light manufacturing and research without extreme noises, odors, dust or vibrations. Design, landscaping, and aesthetics will be strong considerations in approval of the development plans of proposed redevelopments by the Local Public Agency. Notwithstanding any sections of these Development Standards and permitted uses, all development plans must be recommended by the Torrance Planning Commission and approved by the Redevelopment Agency in regards to design of buildings, landscaping, site plan and other information considered pertinent by the Torrance Planning Commission or Redevelopment Agency for their recommendation.

1) Permitted Land Use * **(REVISED Permitted Land Uses are attached at the end of this booklet.)**

All outdoor storage or operation shall be permitted in appropriately screened areas only.

a) Uses Permitted in Light Manufacturing Areas.

- (1) Administrative or executive offices of industrial establishments.
- (2) Scientific research and experimental development laboratories.
- (3) Engineering, industrial design and other professional offices directly related to industrial usage.
- (4) The assembly and repair of electrical equipment and appliances, electronic instruments and devices such as television and radio equipment.
- (5) The manufacturing, processing and packaging of pharmaceutical drugs, toiletries and cosmetics, except soap.
- (6) Manufacture of scientific, optical, medical, dental and drafting instruments, orthopedic and medical appliances, watches and clocks, precision instruments, musical instruments, cameras and photographic equipment.

(C.2.a.)

- (7) Blueprinting, photocopying, film processing, printing, engraving and lithographing.
- (8) Business service establishments such as electronic computer facilities and addressing services.
- (9) The manufacturing, assembling, compounding, packaging and processing of articles or products from the following previously prepared materials.
 - (a) Asbestos
 - (b) Bristles
 - (c) Bone
 - (d) Canvas
 - (e) Cellophane
 - (f) Cloth
 - (g) Cork
 - (h) Feathers
 - (i) Felt
 - (j) Fiber
 - (k) Fur
 - (l) Glass
 - (m) Hair
 - (n) Horns
 - (o) Leather (excluding any etching, burring or other odorous operations)
 - (p) Paint (excluding any boiling process)
 - (q) Paper
 - (r) Plastics (excluding any melting or odorous process)
 - (s) Shells
 - (t) Textiles
 - (u) Tobacco
 - (v) Yarn
- (10) Manufacturing, compounding, processing, canning or packaging of products such as bakery goods, candy and soft drinks, dairy products, food products (excluding fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils).
- (11) Manufacture and assembly of electrical equipment and supplies, such as coils, condensers, lamps, switches, wire and cable assembly.
- (12) Electric distribution substation, electric transmission substation and public utility buildings.
- (13) Manufacture of cutlery, hardware, hand tools and kitchen utensils.

(C.2.a.)

- (14) Catering services.
- (15) Mattress manufacture, repair, rebuilding and recovering.
- (16) Telephone company offices.
- (17) Machinery sales and service (excluding automobile agencies and used car lots but permitting aircraft sales).
- (18) Coffee Shop and restaurant.
- (19) Other similar uses which the Torrance Planning Commission finds not to be inconsistent with the purposes of this Development Standard and which would be similar to the uses listed as permitted uses, and which would be compatible to these uses.

b) Uses Specifically Prohibited

- (1) Warehousing.
- (2) Heavy manufacturing uses.
- (3) Residential uses.
- (4) Junk yards.
- (5) Drilling for oil, gas, etc.
- (6) Dumping, disposing, incineration, etc.
- (7) Uses considered dangerous or explosives.
- (8) New car agencies or used car lots and truck sales new and used.
- (9) Uses considered objectionable or nuisances by reason of odor, dust, fumes, smoke, noise or vibration.
- (10) Uses considered objectionable by reason of adverse affect on adjoining parcels and lots as determined by the Torrance Planning Commission.

(2) Land Coverage

Lot coverage for structures shall not exceed 40 percent of the site area except for those lots whose owners participate in a parking district to provide all or part of their required parking off-site. In such cases, the coverage may be increased as determined by the Planning Commission.

(C.2.a.)

3) Open Space Requirements

a) Front Yards

Each lot or parcel shall have a front yard setback of not less than 25 feet or more than 60 feet extending the full width of the parcel or lot. No parking of vehicles shall be allowed in the required 25 foot front yard area.

b) Side Yards

Each lot or parcel shall have a side yard of not less than 10 feet from the side property line except where the side property line abuts a street, in which case the exterior side yard shall be 15 feet. The Planning Commission may recommend developments with only one interior side yard subject to approval by the Redevelopment Agency. In such cases the criteria for approval shall be that all proposed structures meet architectural compatibility with proposed or existing structures on adjoining parcels.

c) Rear Yard

Each lot or parcel shall have a rear yard with a width of not less than 10 feet extending the full width of the parcel or lot. The Planning Commission may recommend developments with no rear yard. In such cases the criterion for approval shall be that all proposed structures meet architectural compatibility with proposed or existing structures on adjoining parcels.

d) Height Control

No building, structure, or pole erected north of 240th Street in Meadow Park shall have a height greater than 35 feet above finished grade. South of 240th Street, no building, structure or pole shall exceed a height of 100 feet. In addition, no building, structure, or pole may exceed height limitations established by the City of Torrance "Airport Height Limit Regulations" ordinance and amendments thereto.

4) Off-street Parking and Loading Facilities

Refer Section b.4) page 10

5) Landscaping

a) Every site on which a building or structure is placed shall be landscaped in the required front yard area and the side yard abutting a public street. A landscaping

(C.2.a.)

plan shall be submitted to the Torrance Planning Commission for their recommendation to the Redevelopment Agency. Landscaping, as approved by the Redevelopment Agency, shall be installed within 90 days following occupancy or completion of buildings or structure, whichever occurs first.

- b) All other areas of the parcel or lot that are not used for driveway, parking, building or loading shall be landscaped and maintained.
- c) Landscaping may consist of the following: Grass lawns, ground cover, trees, decorative masonry walls, screening, terraces, fountains, pools and other water arrangements.
- d) A permanent water sprinkling system shall be required in all landscaped areas.

6) Building Design

- a) Roofs visible from the streets shall not be permitted, unless structurally and architecturally recommended by the Torrance Planning Commission to the Redevelopment Agency.
- b) Loading docks shall be set back and landscaped to minimize unattractiveness from public streets. In no case shall any loading dock or loading space or area be allowed in the required front or side street side yard. No loading dock, space or area shall be visible from the street or public way, without a recommendation of the Torrance Planning Commission to the Redevelopment Agency.
- c) Exterior walls shall be painted or suitably treated, subject to the recommendation of the Torrance Planning Commission to the Redevelopment Agency.
- d) Accessory buildings, markings and enclosures shall be consistent as to design and quality of materials used with the buildings to which they are accessory.
- e) Enclosed trash areas shall be provided on the rear one-half of the property, and are specifically not permitted in the side yards abutting a street.

7) Signs

- a) No billboards shall be permitted.
- b) No roof signs shall be permitted.
- c) The main buildings on each parcel or lot may carry the identity of the use, provided such sign is architecturally compatible with the structure.

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- d) Each parcel or lot may contain an identification sign in the front yard or exterior side yard area not to exceed 6 feet in height above finish grade and not to contain in excess of 100 sq. ft. of sign area. No other pole signs shall be permitted.
- e) Directional signs pointing to parking areas and loading areas are permitted provided they do not exceed 6 sq. ft. in area.
- f) Temporary signs advertising the property within Meadow Park for sale or lease may be permitted subject to the recommendation of the Torrance Planning Commission.

b. Conditional Development Standards

1) Permitted Land Use in Commercial Area

- a) Restaurants.
- b) Business and professional offices.
- c) Banks and financial institutions.
- d) Theaters.
- e) Shopping centers. subject to the recommendation of a Precise Plan by the Torrance Planning Commission and approved by the Redevelopment Agency.
- f) Light manufacturing uses as permitted in the industrial area. and subject to the recommendation of a Precise Plan by the Torrance Planning Commission and approval by the Redevelopment Agency.

2) Land Coverage

The lot coverage of any structure permitted. excluding floor area used for parking. shall not exceed 60 percent of the area of the lot or parcel of land.

3) Open Space Requirements

a) Yards

A 10 ft. deep landscaped area shall be provided adjacent to and for the full frontage of all public rights-of-way abutting the parcel or lot (except areas necessary for driveways). Such landscaping is not required on Pacific Coast Highway frontage except as required by the off-street parking requirement above.

b) Height Control

No building, structure or pole erected north of 240th Street in Meadow Park shall have a height greater than 35 feet above finished grade. South of 240th Street, no building, structure or pole shall exceed the height of 100 feet. In addition, no building, structure or pole may exceed height limitations established by the City of Torrance "Airport Height Limit Regulations" as set forth hereinabove in Paragraph 2.a.3)d) of the Light Manufacturing Development Standards.

4) Provisions for Off-Street Parking and Loading

- a) Erection or substantial alteration. No building or structure shall be erected, substantially altered, or changed in its use unless off-street parking therefor has been provided as set forth in this section.

Nonsubstantial, nonresidential alteration. The provisions of this section, except where there is a change of use, shall not apply to any existing building or structure which is used for other than residential purposes if the total value of the structural alterations or additions thereto made on or after February 1, 1966, is less than 30 percent of the replacement value of such building or structure, based on the Uniform Building Code.

(1) Bank

For each lot or parcel of land used for a bank there shall be provided one parking space for each 175 sq. ft. of modified gross floor area on lobby floor. Office area not on lobby floor shall be treated in the same manner as business and professional offices.

(2) Business, professional, and savings and loan offices.

For each lot or parcel of land used for business, professional, and savings and loan offices there shall be provided one parking space for each 300 sq. ft. of modified gross floor area for each office in which no activity is carried on catering to retail trade with the public and no stock of goods. Such business shall include but not be limited to offices for attorneys, architects, accountants, managers and administrators.

(3) Food and beverage establishment

For each lot or parcel of land used for a food and

(C.2.b.4)a)

beverage establishment there shall be provided one parking space for each 100 sq. ft. of modified gross floor area.

(4) Furniture and major appliance store

For each lot or parcel of land used for a furniture and major appliance store there shall be provided one parking space for each 400 sq. ft. of modified gross floor area.

(5) Manufacturing uses and processing plants

For each lot or parcel of land used for manufacturing uses and processing plants, including but not limited to testing labs, ceramics, bottling, bakeries, canneries, printing and engraving shops, there shall be provided one parking space for each two employees during the shift of maximum employment or one space for each 400 sq. ft. of open or enclosed area devoted to the compounding, manufacturing or processing of any goods or articles, whichever is greater, plus one stall for each vehicle used in conjunction with the use.

In cases where storage areas are required for shipping purposes, parking spaces will be required at one space for 1500 sq. ft. of such areas provided such areas do not exceed 15% of the total floor area of the building or buildings on the property.

(6) Medical/dental clinics, medical professional offices

For each lot or parcel of land used for medical and dental clinics and medical professional offices there shall be provided one parking space for each 200 sq. ft. of modified gross floor area.

(7) Open area uses not in buildings

For all open area uses not in buildings the number of spaces shall be determined on recommendation of the Planning Commission and approval of the Redevelopment Agency on the basis of employer and customer needs, design and type of use.

(8) Retail and service commercial uses

For each lot or parcel of land used for retail or service commercial uses there shall be provided, except as otherwise specified, one parking space for each 200 sq. ft. of modified gross floor area.

(9) Retail food market

For each lot or parcel of land used for a retail food market there shall be provided one parking space for each 150 sq. ft. of modified gross floor area.

(10) Theater

For each lot or parcel of land used for a theater there shall be provided one parking space for each three seats.

(11) Required off-street loading space

One off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a modified gross floor area of less than 10,000 sq. ft. One loading space shall be provided for each additional 20,000 sq. ft. of modified gross floor area over 10,000 sq. ft. to 90,000 sq. ft., and one additional loading space shall be provided for each additional 100,000 sq. ft. of modified gross floor area over 90,000 sq. ft. Each required off-street loading space shall be not less than 10 feet in width and 25 feet in length, with a minimum height clearance of 14 feet and shall be so arranged that it will not impede traffic circulation within the parking area or will not block parking stalls. Where the occupancies are integrated or connected in design, loading space area may be based solely on the floor area involved without reference to separate occupancy.

(12) Maintenance

The owner of property used for parking shall maintain such area in good condition without holes and free of all weeds, dust, trash and other debris.

(13) Modified Gross floor area

Modified gross floor area shall be calculated by measuring the total floor area from within the exterior surface of the walls of the building. The following areas on each floor shall not be included in that calculation and shall not be charged for parking:

- (a) Stairs
- (b) Toilets
- (c) Elevator shafts
- (d) Plumbing shafts
- (e) Air shafts
- (f) Mechanical equipment rooms for the maintenance of the which are used solely building.

b) Standards of Development for Commercial and Light Manufacturing Parking Areas

(1) Plot plan approval required

At the time a building permit is requested for any new building or structures or at the time a new use of land which would require off-street parking is established, a plot plan shall be submitted showing the proposed development of the property, including the layout and development of the parking and loading facility. All parking and loading spaces shall be designated as well as the access aisles and other improvements.

(2) Size of parking space

The minimum size of each parking space in a parking lot serving commercial uses shall be no less than eight feet six inches in width and nineteen feet in depth. Where employee parking for industrial parking uses is required by this section, eight feet by nineteen feet shall be the minimum size required.

(3) Access to parking areas

The parking lot or parking areas shall be so designed as to permit vehicular traffic to move into and out of the parking area without the backing of any automobile into or upon a public right-of-way, except that an alley may be used as a turning radius into and out of a parking stall.

(4) Parking area access roads and driveways

(a) The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by means of access roads shall maintain the following minimum standards: for one-way traffic the minimum width of 11 feet, and for two-way traffic a minimum width of 24 feet.

(b) Parking areas having more than one aisle or driveway shall have directional signs or markings provided in each aisle or driveway.

(c) Driveways shall be located on the same lot or parcel of land as the parking or loading spaces which they serve or connected by easement for ingress or egress over adjoining property with recommendation by Planning Director and approval by the Redevelopment Agency.

(d) The grade for any driveway or ramp providing access to any off-street parking space shall be in conformity with the standards set by the City on the basis of the transition distance available between the property line grade and the parking lot pad elevation. In no event shall the algebraic difference in grade between any two adjacent six-foot chords in the approach ramp profile exceed 12 percent.

(5) Parking space striping

All parking areas shall be striped with double lines (6 inches both sides of center) between stalls to facilitate the movement into and out of the parking stalls .

(6) Border barricades

Posts, bumpers or wheel-stops shall be provided where parking areas border sidewalks which are not elevated, public and private property lines, buildings, fences, or walls, in such a manner that no vehicle shall overhang or encroach over a property line.

(7) Lighting of parking areas

Any lighting used to illuminate off-street parking facilities or vehicle sales areas shall be so arranged as to reflect the light away from the adjoining premises in any residential zone or residential use.

(8) Paving of parking areas

All off-street parking areas, vehicle sales areas, and any driveway used for access thereto shall be paved. Such paving shall consist of an untreated rock base material four inches thick in sandy soils and six inches thick in clayey soils, and topped with hard, durable plant mix asphaltic paving at least two inches thick. The surface shall be graded and drained so as to dispose of all surface water.

(9) Joint uses

The Planning Commission may recommend for approval of the Redevelopment Agency a reduction in the total number of spaces when the joint use of a parking facility has divergent needs in relation to user on. the basis of non-use by one user during a period of use by another during nighttime in relation to daytime hours, or weekdays in relation to Saturdays or Sundays.

(C.2.b.4)b)

Notwithstanding the provisions of the above paragraph there may be a reduction in the number of spaces required when the joint use of a parking facility shall include the use of parking for a church or an auditorium incidental to a public or parochial school and a use considered to be primarily a daytime use.

(10) Conditions for allowing joint uses

The Planning Commission shall require, with the approval of the Redevelopment Agency, for the above joint uses that:

- (a) The buildings and uses shall be within 150 feet of the nearest point by walking distance within a parking facility to said building or use; and
- (b) The applicant shall show that there is no conflict in the principal operating hours of the buildings or uses for which the joint parking facilities are proposed; and
- (c) The parties concerned in the joint use of offstreet parking facilities shall evidence by agreement for such joint use by a proper legal instrument approved by the Chief Legal Counsel of the Redevelopment Agency as to form and content. Such instrument when approved as conforming to the provisions of this section shall be recorded in the office of the County Recorder and copies thereof filed with the Building Department and the Planning Department of the City of Torrance, and with the Redevelopment Agency.

(11) Location and control of parking facilities

The off-street parking facilities required by this Article shall be located on the same lot or parcel of land as the use they are intended to serve.

(12) Exception to location requirement

Exceptions to (11) above may be recommended by the Planning Commission for the approval by the Redevelopment Agency subject to the following conditions:

- (a) That all or part of substitute location is within 400 feet of the principal use for which the parking is being provided, measured in walking distance along a way open to public pedestrian passage.

(13) Temporary location

The requirements of (12) above shall be suspended if a substitute location or locations within a distance of 400 feet for all or part of the parking facilities is assured under an agreement or other instrument approved by the Legal Counsel as to form and content.

(14) Parking facilities required for more intensive use

When the intensity of use of any building, structure, or premises is increased through the addition of dwelling units, floor area, seating capacity, or other use of measurement specified in this Plan, additional parking and loading facilities for such use shall be provided as required by this plan.

(15) Parking facilities required for change of use

Whenever the existing use of a structure or existing use of land is changed to another use for which this plan requires the provision for a greater number of parking spaces than the existing use, parking and loading facilities shall be provided as required by this plan.

(16) Parking facilities provided beyond required facilities

Nothing in this plan shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities in excess of those required by this plan, provided that all regulations herein governing the location, design and operation of such facilities are adhered to.

(17) Reserved parking spaces

No parking space designated toward providing the minimum parking requirements shall be reserved in the name or title of a specific individual for exclusive use of such individual. Parking areas and spaces designated toward providing minimum parking requirements may be reserved or designated in the name of an occupant within a building for the joint use of such.

(C.2.b.4)b)

occupant and the patrons of such occupant or reserved for the exclusive use of employee of such occupant. Such areas shall contain a minimum of ten parking spaces.

(18) Restriction on parking space use

Patrons or employees of an occupant of a building can not be charged for the use of parking spaces designated toward providing minimum parking requirements except under the following circumstances:

- (a) Where there is validated parking any patron of such an occupant may be charged a fee for any parking in excess of two (2) hours or any longer duration as determined by the owner of the parking facilities.
- (b) Whether or not there is validated parking, employees of any occupant may be charged for parking provided that every employee of such occupant is required to pay a uniform amount and such employees thereafter are granted parking during working hours without further payment.
- (c) An employer may exempt an employee from paying such uniform charge for any period if such employee signs and delivers to employer a sworn statement in a form suitable for the Legal Counsel setting forth (1) that such employee will not require the use of such parking, (2) the period or times during which such parking will not be required, and (3) that during such period or at such times such employee will not park in a substitute location without the parking area designated for his use during his hours of employment and while present within the building.

(19) Combined or mixed uses

The required off-street parking and loading facilities may be provided collectively for two or more buildings or two or more uses in the same building provided that the total number of parking spaces shall be not less than the sum of the requirement for each of the individual uses and provided all other requirements of this chapter are met.

(20) Continuing obligation

The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continue. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required parking or loading area which meet all requirements.

(21) Deviations from parking lot design requirements

Deviations from parking lot design requirements may be permitted only in the following manner:

- (a) The applicant or proponent must file detailed plans of the proposed parking area with the Planning Director.
- (b) The Planning Director shall within a reasonable time consider such application and recommend to the Planning Commission approval or denial of the plans.
- (c) The Planning Commission shall review the plans and the Planning Department recommendation and by motion make recommendation for approval or disapproval of said plans to the Redevelopment Agency.
- (d) Deviations shall be allowed only in the following instances:
 - 1) When reduced space size in parking areas designed for small automobiles is proposed.
 - 2) When there is attendant parking and either reduced size, tandem or both are proposed.
- (e) The Planning Commission shall recommend to the Redevelopment Agency approval of permission under the above deviations only if it determines that adequate parking will be provided and design flexibility requires the deviation.
- (f) Any modification of the proposed plan or failure to supply attendant parking as provided above shall terminate any permission granted for deviation.

(22) Exemption from parking requirements

Areas may be exempt from the parking requirements as otherwise set up provided:

- (a) Such an area shall be accurately defined and approved by the Planning Commission and the Redevelopment Agency; and
- (b) Such an area shall be within a vehicle parking district before being eligible for exemption from parking requirements; and
- (c) No such-an area shall be established and exempt from the parking requirements of the plan unless sixty percent or more of all lots of record comprising said area are devoted to uses first permitted in a C or M zone; and
- (d) No exemption shall apply in other than C or M zones; and
- (e) Before such defined district shall be exempt as provided in this plan active proceedings under any applicable legislative authority shall be instituted to assure that the exempt area shall be provided with comprehensive parking facilities which will reasonably serve the entire district.

(23) Maintenance

The owner of property used for parking shall maintain such area in good condition without holes and free of all weeds, dust, trash and other debris.

(c) Wall Enclosure requirement - Landscaping

- (1) Except for driveways and other entrances, parking lots shall be enclosed with a decorative masonry wall as follows:
 - (a) When a parking lot abuts property in a residential zone or property used for residential purposes, a decorative masonry wall six feet in height shall be erected along said abutting property line. Such wall shall not be less than four feet in height above the surface of the adjoining property provided, however, that such walls shall uniformly step down to a height of 30-36 inches within the required front yard set back area of the adjacent property.

- (b) Where a parking lot is located across a street or highway from property in a residential zone or property used for residential purposes, a decorative masonry wall 30-36 inches in height shall be erected along and not less than three feet from the property line of said parking lot which shall parallel said street and highway. Provided, however, that a tree well, having a minimum depth of five feet from property line shall be provided on an average spacing of every fifty feet of street frontage, unless trees have been provided in the parkway area on an average spacing of fifty feet. The setback area shall be landscaped and continuously maintained.

(2) Amount of Landscaping required

Not less than five percent of the interior of a parking lot which provides ten or more parking spaces shall be landscaped and continuously maintained. Any unused spaces may be used for planting purposes. A planting bed shall have an average width of three or more feet and a minimum area of nine or more square feet. A method of irrigating all planting areas shall be provided by permanent water system.

(3) Planting List

A planting list shall be shown on the required plot plan to obtain a grading permit, or building permit for the building for which the parking lot is provided, which planting list shall give the botanical and common names of the plants to be used, the sizes to be planted, that is, the quantity of each, and the spacing to insure balance and design. The plants shall be listed alphabetically and assigned key numbers to be used in locating the plants on the plan.

(4) Choice of plant material

The choice of plant material shall be either trees or shrubs or both, with a ground cover in keeping with the size or limitations of the area. Ground covers alone are not acceptable.

5) Landscaping

- a) A landscaping plan shall be submitted to the Torrance Planning Commission for recommendation to the Redevelopment Agency. Landscaping as recommended by the Torrance Planning Commission and approved by the redevelopment Agency shall be installed within 90 days

(C.2.b.5)

of occupancy or completion of the buildings or structures, whichever occurs first.

- b) All other areas of the parcel or lot that are not used for driveway, parking, buildings or loading shall be landscaped and maintained.
- c) Landscaping may consist of the following: grass lawns, ground covers, trees, decorative block walls, screenings, terraces, fountains, pools and other water arrangements.
- d) A permanent water sprinkler system shall be provided in all landscaped areas.

6) Signs

- a) No billboards or roof signs shall be permitted.
- b) The main building on each parcel or lot may carry the identity of the use or uses provided such signs are architecturally compatible with the structure.
- c) A freestanding identification sign may be used provided the area does not exceed one square foot of sign per one lineal foot of street frontage for street on one side only.
- d) Directional signs pointing to parking areas and loading areas are permitted provided they do not exceed six square feet in area.

c. Design Control

In specific instances where proposals by a developer warrant special consideration, the development proposal will be considered as a planned unit development and will be subject to a review and recommendation by the City Planning Commission and approval by the Redevelopment Agency. Development proposals shall be accompanied by site plans, development data, and other appropriate material that clearly describes the extent of the development proposed, including land coverage, setbacks, heights, and both proposed elevations and materials of construction, off-street parking and loading to be provided, a landscaping plan, and all other pertinent data determined necessary or requested by the City Planning Commission or the Redevelopment Agency. The disposition of project land for the proposed reuses described under this Redevelopment Plan shall be made on the basis of the Redevelopment proposal determined to be the most appropriate and in conformance with the objectives sought.

(C.2.d.)

d. Variances

Where unnecessary hardships, practical difficulties, or consequences inconsistent with the general purposes of this Plan result from the literal interpretation and enforcement of the restrictions and limitations imposed by this Plan, the Urban Renewal Agency upon receipt of a verified application from the owner of the property affected stating fully the grounds of the application and facts relied upon and upon its own further investigation may grant adjustments of variance under such conditions and safeguards as it may determine consistent with the general purposes and intent of this Plan, provided that in no instance shall any adjustments or variance be granted that will change or alter the land uses or other basic requirements of the Redevelopment Plan. All such applications will be subject to review and recommendations by the City Planning Commission and approval by the Redevelopment Agency.

e. Duration and Effective Date of Plan Controls

The provisions and requirements of this Redevelopment Plan shall be covenanted running by the land for a period of forty (40) years. The effective date of the planned controls shall be the date of the original approval of this Plan by the City Council of the City of Torrance, California.

f. Real Property Net: to Be Acquired

As all property in the project area will be acquired and cleared, there will be no property which is not to be acquired.

D. PROJECT PROPOSALS

1. Land Acquisition

a. The Project Boundary and Land Acquisition Map, Exhibit B, identifies all real property to be acquired for purposes of clearance and redevelopment, development of vacant land, and also that land to be acquired for public facilities.

b. Public Improvements

1) The Redevelopment Agency shall acquire and dedicate to the City of Torrance new public rights-of-way required by this Plan.

2) The Agency and/or the City shall construct public streets. Streets shall include curbs, gutters, paving, sidewalks, lighting, and landscaping in accordance with City standards.

3) The City pursuant to provisions of law respecting street vacation and abandonment shall abandon certain existing streets or parts thereof at the request of the Redevelopment Agency.

4) Public and private utilities will be installed underground in accordance with other improvements.

c. All real property located in the project area except as specifically exempted herein, shall be acquired by the Agency by gift, devise, exchange, purchase, condemnation, or any other lawful method.

d. Persons who are engaged in business within the project area must be extended reasonable preference to reenter the area. Owners of property within the project shall be given the opportunity to participate in redeveloping and using their property within the project in accordance with and in conformity with the Plan. Each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In those agreements, ownerparticipants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties. Failure to execute such an agreement will make it necessary for the Redevelopment Agency to proceed with the acquisition of the property for redevelopment in the same manner as if no owner participation had been anticipated.

2. Rehabilitation and Conservation

As it is anticipated that all property within the Project area will be acquired for clearance, no rehabilitation will be applicable to the Meadow Park Project.

3. Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, right of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

4. Redevelopers Obligations

Disposition agreements will require developers to begin making specified improvements within one year with provisions for a six-month extension subject to the written approval of the Local Public Agency, after transfer of project land in conformance with provisions of this Plan. In addition, the following provisions will be included in the agreement.

- a. That the redeveloper will submit to the Redevelopment Agency a plan and schedule for the proposed development.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation.
- c. The real property will be devoted to and only to and in accordance with the uses specified in this plan, as hereafter amended from time-to-time.
- d. Maintain the cleared land he acquires and the cleared land he owns within the project area in a neat and orderly condition between the date of acquisition and the commencement of construction.

5. Underground Utilities

All utilities will be placed underground with the exception of the extreme southern boundary of the Project, Pacific Coast Highway.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Conformity with the California Community Redevelopment Law

The Redevelopment Plan has been prepared in conformity with provisions of the California Community Redevelopment Law. The purposes of the Community Redevelopment Law, as a declared policy of the State of California..."To protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the communities in which the area exists by remedying such injurious conditions through the employment of all appropriate means" ...will be obtained:

- a. By the elimination of the blighting influences which now exist in the Project area. The environmental deficiencies of the residential uses now in the area will be solved and the incompatible residential land use in close proximity to the Torrance Municipal Airport will be eliminated. Elimination of these problems will contribute substantially to the economic well being of the community.
- b. By making land in the Project area available for new uses which are compatible with the surrounding uses. Due to the location of the Project area, the reuse into industrial and commercial land uses will make this land again productive, useful, and valuable to the community.

2. Financing

a. Powers of the Agency

The Redevelopment Agency may accept financial or other assistance from any public or private source, for the Agency's activities, powers, and duties, and may expend any funds so received for any of the purposes of community redevelopment. The Agency may borrow money or accept financial or other assistance from the State or the Federal Government for this project, and may comply with any conditions of such loan or grant. The Agency may issue bonds and expend the proceeds to carry out this Redevelopment Plan. Principal and interest on such bonds may be payable from the proceeds of sale or lease of Project area land; or in whole or in part from taxes allocated to and paid into a special fund of the Agency pursuant to Article 5 and 6, Chapter 6 of the California Community Redevelopment Law (tax allocation bonds); or from any other source of income, including contributions or other financial assistance from the City of Torrance, the State of California, or the Federal Government.

b. Method of Financing

The Redevelopment Agency is authorized to utilize any available loans, grants, or financial assistance from the United States, or any other public or private source to finance the execution of the project.

(E.2.b.)

It is contemplated that redevelopment of the Meadow Park Project will be financed with assistance from the Federal Government pursuant to the provisions of Title I of the Housing Act of 1949, as amended, under which the costs of redevelopment are shared between the local community and the Federal Government.

Survey and Planning work for the Project has been financed from Federal planning advances.

It is contemplated that the execution of the Plan, which shall include land acquisition, site clearance, site improvement, and land disposition activities will be financed with the assistance of Federal loan funds made available pursuant to a Loan and Grant Contract with the Department of Housing and Urban Development.

It is contemplated that two-thirds of the net project costs, which are defined as the difference between the gross project costs and the proceeds from sale or lease of project land, will be met by Federal grant under the Loan and Grant Contract. The remaining one-third of net project costs will be met by the community in the following manner:

- 1) Non-cash grants-in-aid, which include donations, at cash value, of public land within the project area (excluding public rights-of-way) to be acquired by the Redevelopment Agency; provision of demolition and removal work, at cost, within the project area; installation, construction, or reconstruction within the project area, at cost, of streets, utilities, and other site improvements which are essential to the preparation of sites for use in accordance with the Redevelopment Plan and provision of certain public facilities, such as streets and highways, and utility installations either within or without the project area.
- 2) Under California law, the Redevelopment Agency is not obligated to pay taxes on real estate, or is it obliged to make payments in lieu of taxes. However, the amount of taxes which normally would have been levied on the property during the period it is in Agency ownership may, at the discretion of the Administrator of the Department of Housing and Urban Development, be included both in the gross project costs and as part of the local grants-in-aid.

c. Tax Allocation

The Redevelopment Agency proposes to obtain assistance in the financing of the Meadow Park Project by either issuing and selling tax allocation bonds or dividing the incremental tax revenues in accordance with provisions of Article 5 and 6, Chapter 6 of the California Redevelopment Law, and it is hereby provided that taxes, if any, levied upon taxable property in the Meadow Park Project area each year by or for the benefit of the State of California, any city, county, district or other public corporations (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

(E.2.c.)

- 1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by said taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid; and
- 2) That portion of said levied taxes each year in excess of such amount shall, be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph number 1 hereof, all of the taxes levied and collected upon the taxable property in such Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

d. Estimates of Total Project Cost, Project Revenue, and Bond Issue

The estimated total cost to complete the project is \$8,220,985. The total project revenue from various funds and credits is estimated at \$8,220,985. It is estimated that the amount of the Agency bond issue, if any, will be \$3,000,000.

3. Statement of Non-Discrimination

a. Policy

There shall be no discrimination or segregation based upon race, color, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property in the project area.

(E.3.b.)

b. Documents

All property in the project area sold, leased or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, or ancestry, in the sale, lease, sub-lease, transfer, use, occupancy, tenure, or enjoyment of property in the project area. In addition, such property shall be made subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sub-lease or other transfer of land in the project shall contain such nondiscrimination and nonsegregation clauses as are required by law.

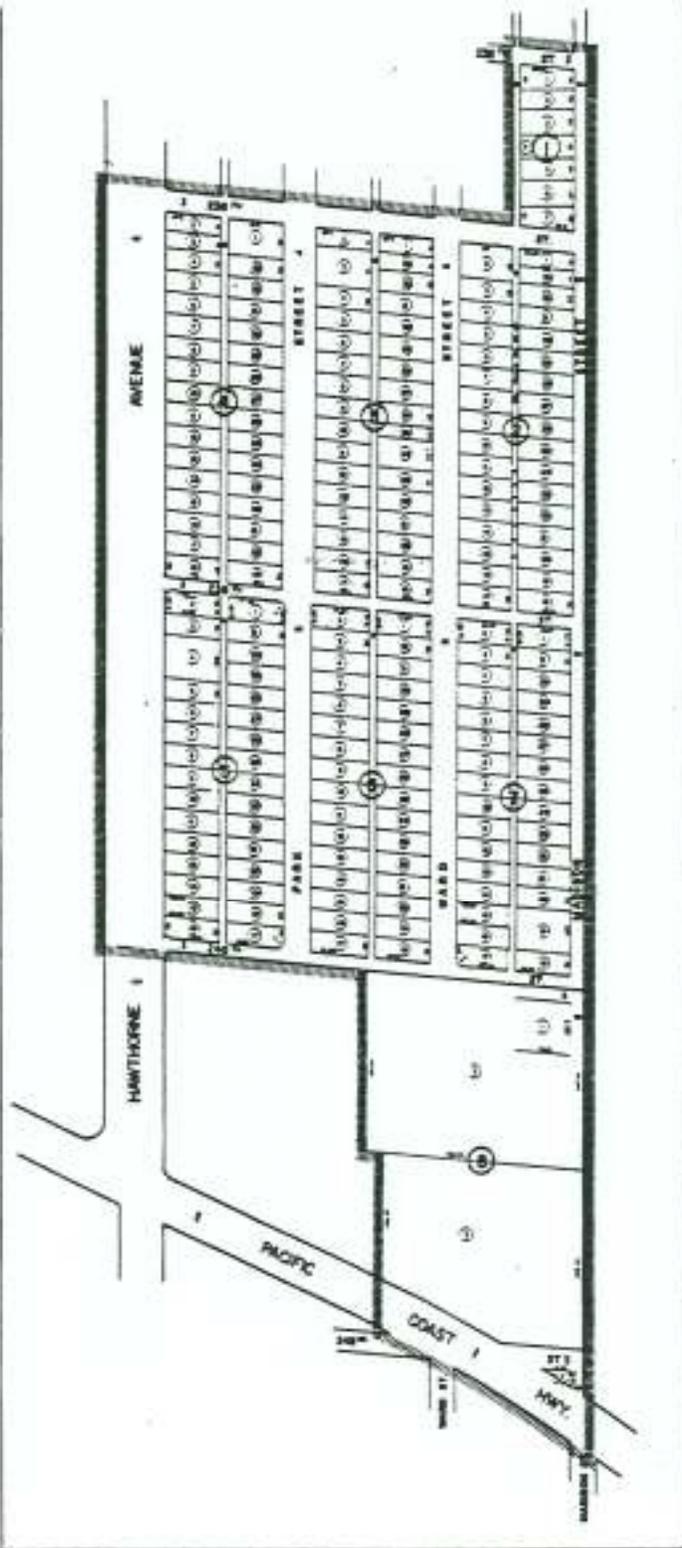
F. PROCEDURES FOR CHANGES IN APPROVED PLAN

If, at any time after the adoption of this Plan by the City Council of the City of Torrance, it becomes necessary or desirable to amend or modify such Plan, the City Council may amend such plans upon recommendation of the Redevelopment Agency, provided that the procedures for permitting the Plan as specified in the California Community Redevelopment Law are followed. If an approved Plan is to be modified after the sale or lease of property in the project area, a modification shall first be consented to in writing by the owners or leasees of the property affected by the proposed modification.

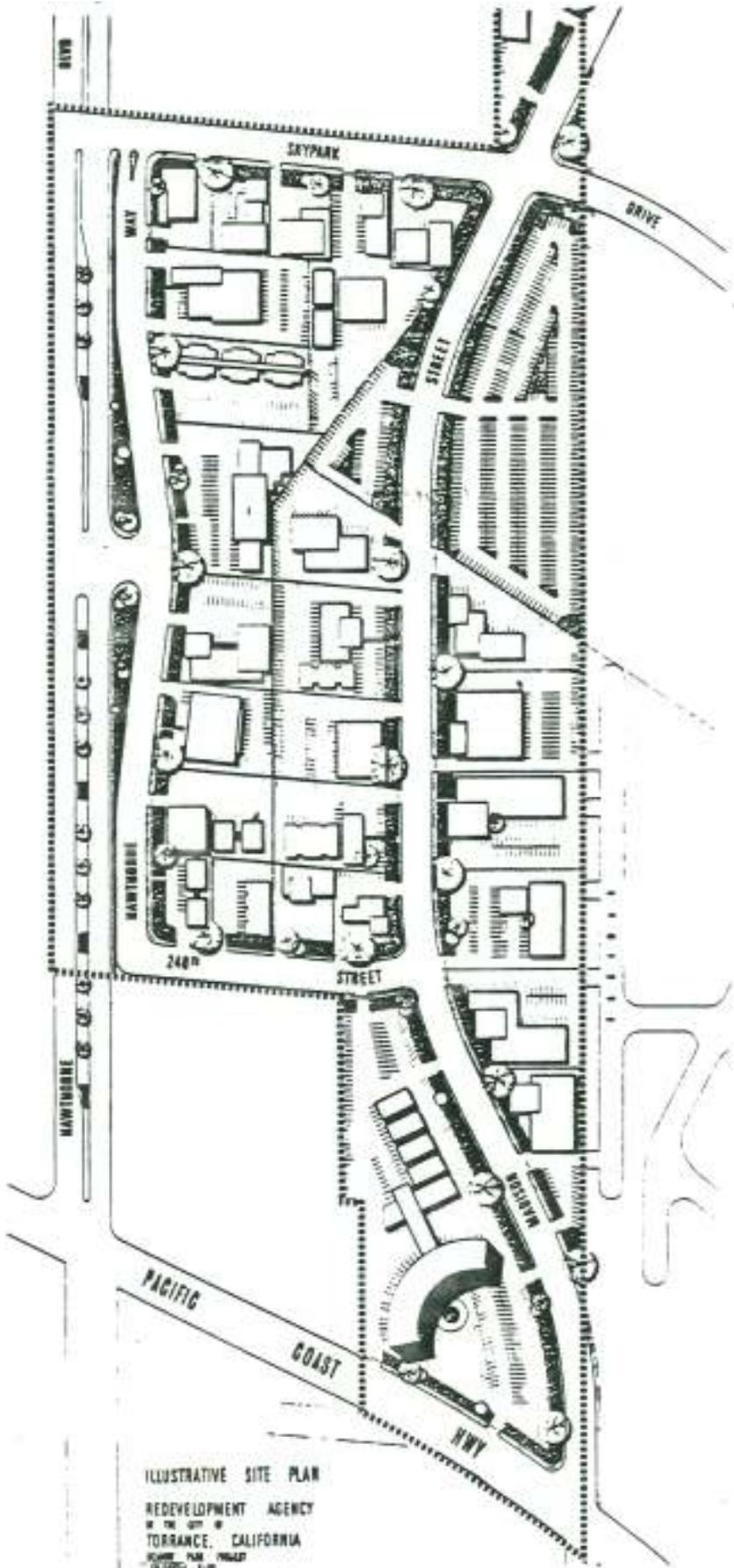
G. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include but not be limited to the following:

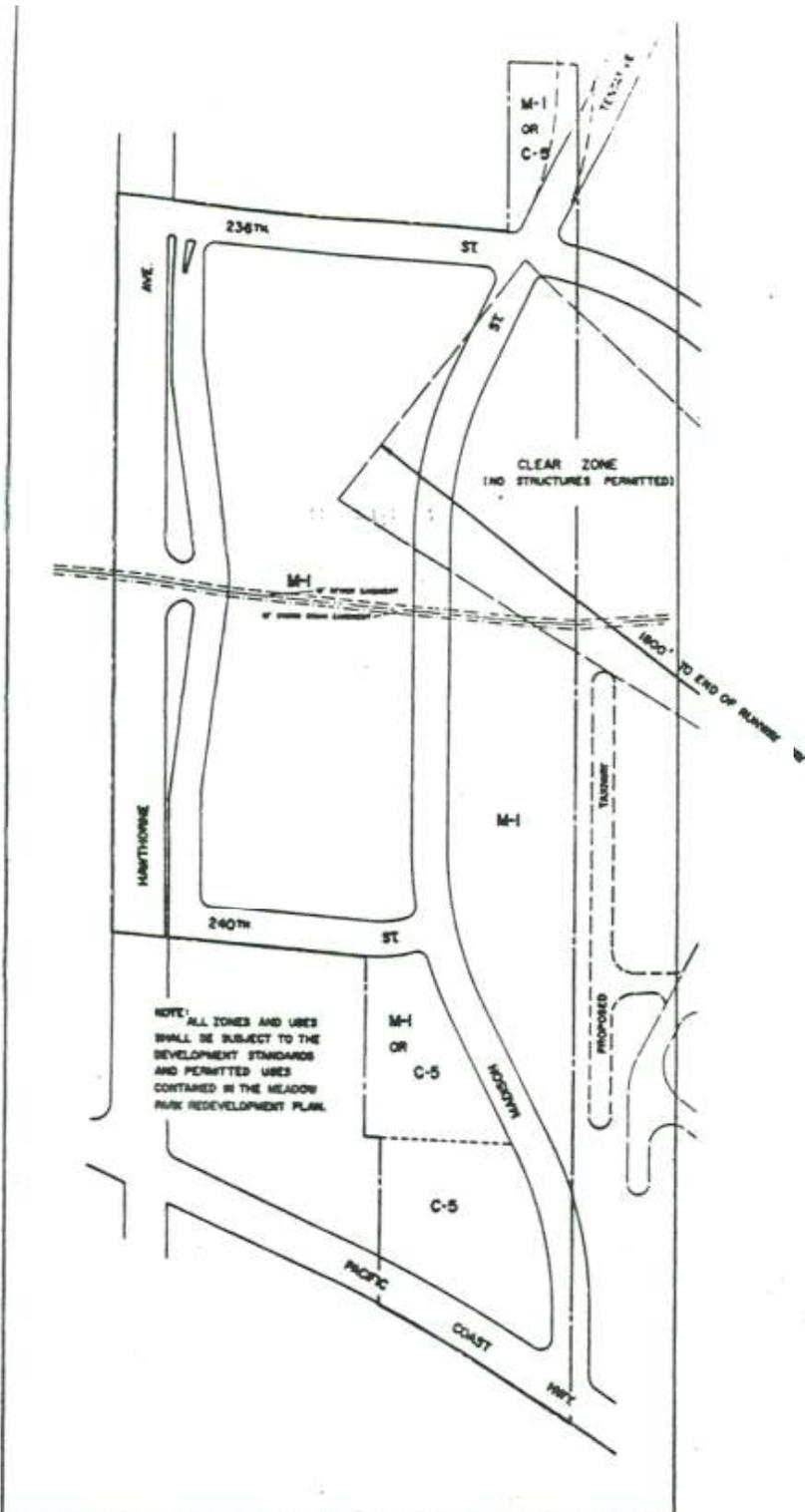
1. Institution of proceedings for opening, closing, vacating, widening, or changing the grades of streets and alleys, and for other necessary modifications of the street layout in the project area.
2. Institution of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the project area.
3. Revision of zoning within the project area to conform as closely as possible to the land use provisions of this Plan.
4. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the project area to ensure their proper development and use.
5. Provision for administrative enforcement of this Plan.
6. Performance of the above, and of all other functions, and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the project area to be commenced and carried to completion without unnecessary delays.
7. The undertaking and completing of any other proceedings necessary to carry out the Project.



<p>LEGEND</p> <p>PROJECT BOUNDARIES</p> <p>⑦ BLOCK NUMBER</p> <p>① PARCEL NUMBER</p> <p>ALL PROPERTY WITHIN THE PROJECT BOUNDARY TO BE ACQUIRED</p> <p>THE CITY OF TORRANCE</p> <p>THE CITY OF LOS ANGELES</p> <p>THE CITY OF INGLEWOOD</p> <p>THE CITY OF WENDELL</p> <p>THE CITY OF CARSON</p> <p>THE CITY OF TORRANCE</p> <p>THE CITY OF LOS ANGELES</p> <p>THE CITY OF INGLEWOOD</p> <p>THE CITY OF WENDELL</p> <p>THE CITY OF CARSON</p>		<p>PROJECT BOUNDARY AND LAND ACQUISITION MAP (PROPERTY MAP)</p> <p>MEADOW PARK REDEVELOPMENT PROJECT</p> <p>California P-92</p> <p>REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE</p> <p>TORRANCE, LOS ANGELES COUNTY, CALIFORNIA</p> <p>Scale: 1" = 500'</p> <p>North Arrow</p>	
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ILLUSTRATIVE SITE PLAN
 REDEVELOPMENT AGENCY
 7th ST
 TORRANCE, CALIFORNIA
 SCALE: PLAN 1/8" = 1'-0"
 12/19/68



<p>LEGEND</p>	<p>REUSE MAP AND STREET DESIGN</p>
<p>C-5 CONDITIONAL COMMERCIAL DISTRICT</p> <p>M-1 LIGHT MANUFACTURING DISTRICT</p> <p>--- SEWER EASEMENT</p> <p>--- STORM DRAIN EASEMENT</p>	<p>MEADOW PARK REDEVELOPMENT PROJECT California R-93 REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE TORRANCE, LOS ANGELES COUNTY, CALIFORNIA</p> <p>PROJECT BY: A. J. ... (111 W. ...)</p> <p>DATE: 12/23</p> <p>NORTH</p> <p>Code: 91</p> <p>R 213</p>

Uses Permitted in Light Manufacturing Zone

1. Administrative or executive offices of industrial establishments.
2. Assembly and repair of electrical equipment and appliances, electronic instruments and devices such as television and radio equipment.
3. Blueprinting, photocopying, film processing, printing, engraving and lithographing.
- * 4. Business and Professional offices (excluding medical and dental offices).
5. Business service establishments such as electronic computer facilities and addressing services.
6. Catering services.
7. Detective bureau-- Police patrol offices
8. Electric distribution substation, electric transmission substation and public utility buildings.
9. Engineering, industrial design and other professional offices directly related to industrial usage.
- * 10. Financial services such as escrow offices, mortgage loan offices, collection agencies and wholesale banks.
- * 11. Frozen food locker.
- * 12. Furniture repair and reupholstering.
- * 13. Glass sales, storage, cutting and installation.
- * 14. Interior decorating studios.
- ** 15. Light manufacturing including construction material manufacturing, machine shop, various manufacturing companies, sheet metal fabricators.
- * 16. Locksmith.
17. Machinery sales and service (excluding automobile agencies and used car lots but permitting aircraft sales) .
18. The manufacturing, processing and packaging of pharmaceutical drugs, toiletries and cosmetics, except soap.
19. Manufacture of scientific, optical, medical, dental and drafting instruments, orthopedic and medical appliances, watches and clocks, precision instruments, musical instruments, cameras and photographic equipment.
20. The manufacture, assembling, compounding, packaging and processing of articles or products from the following previously prepared materials:

- a. Asbestos
 - b. Bristles
 - c. Bone
 - d. Canvas
 - e. Cellophane
 - f. Cloth
 - g. Cork
 - h. Feathers
 - i. Felt
 - j. Fiber
 - k. Fur
 - l. Glass
 - m. Hair
 - n. Horns
 - o. Leather (excluding any etching, burring or other odorous operations)
 - p. Paint (excluding any boiling process)
 - q. Paper
 - r. Plastics (excluding any melting or odorous process)
 - s. Shells
 - t. Textiles
 - u. Tobacco
 - v. Yarn
21. Manufacturing, compounding, processing, canning or packaging of products such as bakery goods, candy and soft drinks, dairy products, food products (excluding fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils).
22. Manufacture and assembly of electrical equipment and supplies such as coils, condensers, lamps, switches, wire and cable assembly.
23. Manufacture of cutlery, hardware, hand tools and kitchen utensils.
24. Mattress manufacture, repair, rebuilding and recovering.

- ** 25. Offices and office type uses including but not limited to the following:
 - a. Real Estate Developer
 - b. Construction offices
 - c. Architect and Engineering
 - d. Design Services
 - e. Headquarters
 - f. Sales, advertising, services
 - g. Consultants, Insurance
 - h. Research and development
 - i. Computer, data, electronics
 - j. Services businesses
 - k. Sales, Service and distribution
 - l. Photography
 - m. Graphics businesses
- * 26. Photographic studio, laboratory, sales, service
- * 27. Picture frames, manufacturing, sales
- * 28. Post offices
- * 29. Publishing offices and plants
- * 30. Retail uses as part of an approved use so long as it occupies not more than 35% of the space or 20% of the building.
- * 31. Scientific research and experimental development laboratories.
- * 32. Secretarial services.
- * 33. Service businesses, electronics, computers, addressing and mailing, repairs, maintenance, providing industrial, commercial and residential services.
- * 34. Social Services
- * 35. Swimming pool supplies and maintenance services
- * 36. Telephone answering services
- * 37. Telephone company offices
- * 38. Wholesale sales with no retail component and not open to the general public
- * 39. Coffee shop and restaurant
- * 40. Other similar uses which the Torrance Planning Commission finds not to be inconsistent with the purposes of this Development Standard and which would be similar to the uses listed as permitted uses, and which would be compatible to these uses.

***Uses added 08-16-89**

****Uses added 04-23-75**