

Council Meeting of  
December 11, 2018

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

**Members of the Council:**

**SUBJECT: Community Development – Authorize Issuance of Request For Proposals (RFP) to hire a consultant for revitalization of Downtown Area. Expenditure: None.**

**RECOMMENDATION**

Recommendation of the Community Development Director that City Council authorize the issuance of Request For Proposals (RFP) to hire a consultant to assist the City in revitalization efforts in the Downtown Area.

**FUNDING**

Funding is available from sources including Downtown project funding, the Entryway Signage fund, the Zoning Code Update fund, the Economic Development budget, and possibly Grant Funding.

**BACKGROUND & ANALYSIS**

The Downtown Torrance area has been the core of the Torrance Tract, since the city's founding in 1912. Downtown was the commercial hub of the "Balanced City" envisioned by City founder Jared Sydney Torrance. The area thrived for many years, however as new development patterns emerged in the post war era, 'downtowns' started to lose favor with the public across the country. With the new suburban development patterns taking hold, downtowns began to suffer. Later, programs to revitalize Downtown areas began. Downtown Torrance was identified as a Redevelopment Project area as a response to the deteriorating conditions in the area during the 1960's and 1970's.

**Prior City Efforts**

The Downtown Redevelopment Plan was adopted in 1979 and included programs for revitalization of the area, including a Commercial Rebate program that allowed businesses to renovate and upgrade the exterior of their buildings, with a rebate from the City of 50% of the cost up to \$40,000. Development standards were implemented in 1980 and included guidance for paint colors, awnings and signage, intended to enhance the appearance of the Downtown buildings; streamlined approval and review processes as well as special parking standards intended to allow a greater diversity of businesses to locate in the Downtown. The intent was to bring more business and activity to the Downtown while maintaining its historic character. The 1979 Downtown Redevelopment Plan and the 1980 Development Standards are included with this item as Attachment B and Attachment C.

The City Council has developed affordable housing in the Downtown through Redevelopment Housing Set-aside funds and by making use of public private partnership efforts. Several projects in the Downtown have made use of housing funds to provide both rental and for-sale affordable housing. The downtown Brisas del Sol condominium project consisted of 33 units of affordable for-sale housing, while the City also worked with the same private developer to rehabilitate the El Prado Apartments, which provides 26 affordable rental housing for families and singles. Coleman Court features 78 affordable senior rental units in the Downtown, built in conjunction with Thomas Safran and Associates. Most recently, a workforce housing project was completed on Cabrillo Avenue in the Downtown, Cabrillo Family Apartments provides 44 units of affordable family rental housing and commercial /retail space on the ground floor. The total number of city facilitated affordable units in downtown is 181 units.

Guiding principles and programs for the Downtown have included the provision of free parking, city support for litter cleanup and landscaping, the provision of decorative street lighting, and downtown banners. The Downtown Antique Fair was introduced to attract people to the area. In addition, as businesses expanded, sidewalk seating was allowed to bring life to the streetscape, while maintaining pedestrian access. Handicapped street parking was recently added to the Downtown.

Most recently the City Council has authorized a substantial investment of effort and funds to rehabilitate curbs, gutters, street lighting and sidewalks as part of the Downtown Torrance Active Transportation Improvement Project, I-135 and the Downtown Torrance Pedestrian Improvement Project on Cravens Avenue, T115. The total project cost is just under six million dollars.

There are also a number of ongoing current efforts as well as potential programs currently being considered in the Downtown. The discussion that follows provides an overview of these efforts.

### **City Support Services**

The City's graffiti abatement program is utilized in the Downtown. The City also currently maintains and provides the "street furniture" such as benches, trashcans and planters, and has added strings of 'twinkle lights' on certain streets with plans for additional streets to be included as funding allows.

Staff are also exploring options to bring back a façade improvement program similar to the Downtown Commercial Rebate program. Staff is currently in process of identifying possible funding sources, looking for new models of similar programs and gathering information from other cities that have existing programs.

### **Signage and Wayfinding**

Staff are coordinating a citywide way-finding signage program designed to guide visitors to Torrance to major destinations throughout the city such as Downtown, Del Amo Fashion Center, Airport, auto dealerships, hotels, beach and civic center. The Downtown would be included in this, keeping in mind preserving the "Old Torrance" aesthetic and allowing for way-finding signage which does not currently exist in the Downtown, but has been discussed with residents as a possible part of the Pedestrian Improvement Program.

### **Increasing Foot Traffic**

The City has been working with the downtown merchants to reinstitute a voluntary Business Association. They are also exploring the formation of a non-profit organization and potentially a Business Improvement District in the future. The Downtown Torrance Association plans to hold 3-4 large events per year to attract increased foot traffic to the area. To support events in the area, the City installed removable bollards at the intersection of El Prado and Sartori Avenues and alley next to the Police Substation/ Community Center to assist with regular street events involving street closure in this area and has looked into the possibility of something similar on Cabrillo Avenue, and several other intersections.

The South Bay Entrepreneurial Center, and others, are making use of the Police Substation/ Community Center at 1215 El Prado. Opportunity may exist to make use of the vacant commercial space at the Cabrillo Family Apartments (1642 Cabrillo) for startup businesses needing initial office space, or a “co-work” type of use.

### **Housing and Parking**

Staff has been exploring the potential to provide additional affordable housing in the Downtown through the use of the City’s housing set-aside funds, and/or the potential sale of property. The possibility of funding a parking structure is being explored for Downtown. Staff is also looking into the possibility of acquiring or partnering with a property owner(s) to build another parking structure in the area. Additionally, staff have discussed some parking reconfiguration in certain areas of the Downtown, such as converting the current parallel parking to diagonal parking along portions of Cabrillo Avenue. The City currently has \$1,725,719 in housing set aside funds as of November 30, 2018. This will increase by an approximate average of \$150,000 incrementally over the next 11 years from the increments tied to the settlement with the State of California related to the repayment of loans made by the City to the Redevelopment Agency.

### **Consultant for Downtown**

As noted, the City is carrying out a variety of programs and efforts to maintain and improve the downtown. Often these efforts originate from different departments or divisions within departments. Local funding that maybe earmarked for certain projects has at times been superseded by successful grant opportunities or alternate state or federal funding sources. There is a concern that due to age of the current Downtown Plan and the various departments involved with maintaining and improving the area that the City could benefit from a consultant who could assist with developing a Visioning and Revitalization Plan for Downtown Torrance. The City of Lomita recently concluded a similar effort which included a retail analysis and downtown strategy. The Lomita Downtown Vision was presented to the Lomita City Council in October 2018, see Attachment D. The contracted cost for the Lomita Study totaled \$34,480.

The funding for the Downtown Plan could come from a number of sources, downtown project funding, the zoning code update fund, the entryway signage fund, economic development funding or grant funding. Staff is currently working with our grant writers at Blais and Associates to prepare an application for the CalTrans Sustainable Cities Grant, which could help fund this effort. Staff also notes that the City is also embarking on the Strategic Plan update which will consist of phone surveys as well as focus group studies which will occur in early 2019 and may provide insight for future downtown efforts.

Potential Funding Sources	Amount
A158 Downtown Torrance Fund	\$504,759
FEAP 792 Zoning Code Update	\$166,367
FEAP 794 Gateway Signage Program	\$25,000
Grant Funding (Amount requested)	\$277,640
Economic Development Budget	\$20,000

In the judgement of staff, the City would benefit from the assistance of a consultant in the preparation of a Downtown Plan. Staff requests the concurrence of council in drafting an RFP to solicit proposals from consultants to prepare a Downtown Plan for the City of Torrance.

**RECOMMENDATION:**

Recommendation of the Community Development Director that City Council approve the creation of a Request For Proposals (RFP) to hire a consultant to assist the City in revitalization efforts in the Downtown Area.

Respectfully submitted,

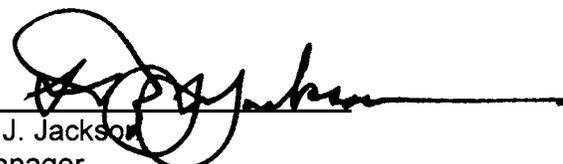
JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By   
Gregg Lodan, AICP  
Planning Manager

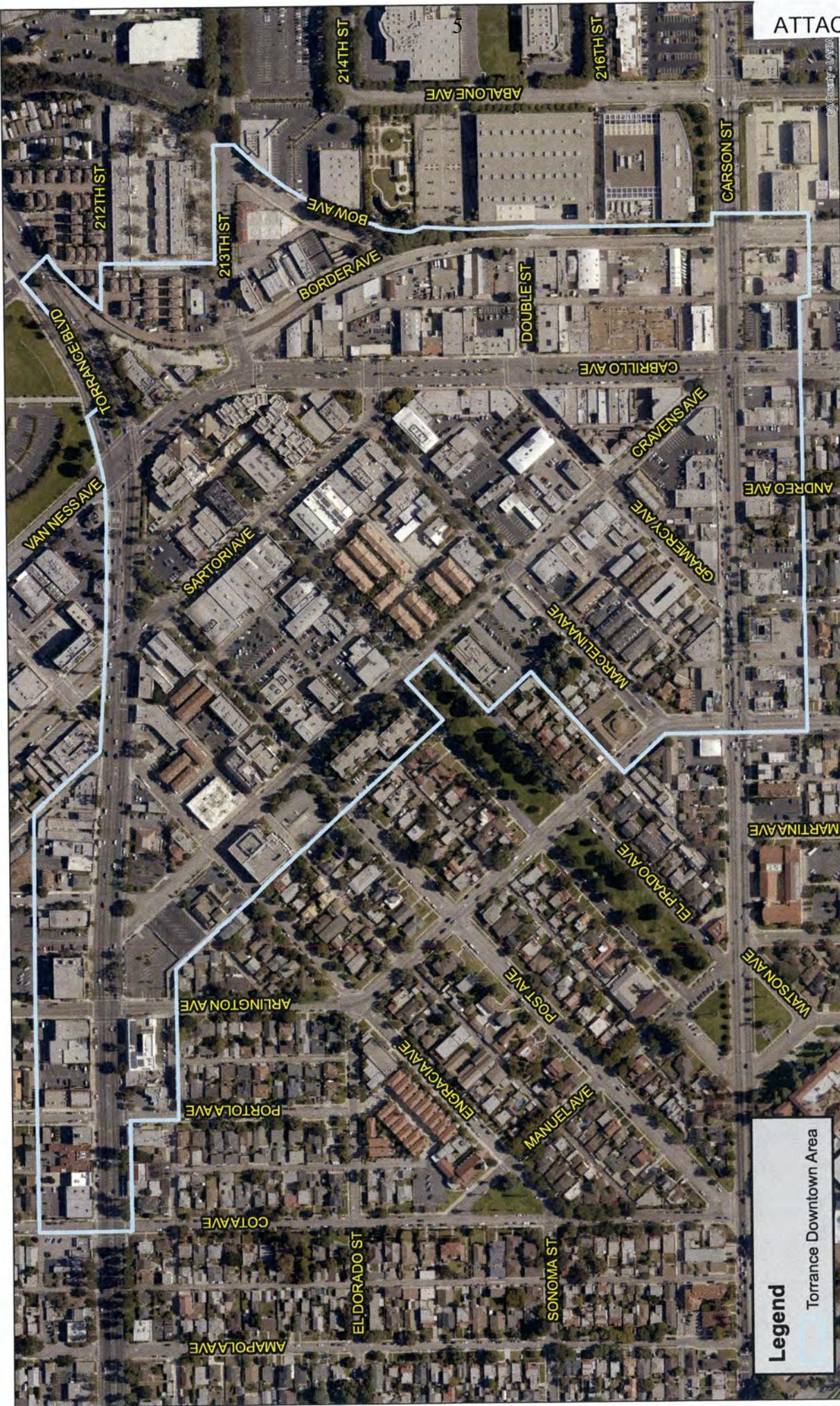
CONCUR:

  
Jeffery W. Gibson  
Community Development Director

*Concur:*

  
LeRoy J. Jackson  
City Manager

Attachments: A) Downtown Map  
B) 1979 Downtown Redevelopment Plan (Limited Distribution)  
C) 1980 Development Standards (Limited Distribution)  
D) Sample Lomita Plan (Limited Distribution)



Lines and photos are approximate, not to be used for establishing absolute or relative positions

### Torrance Downtown Area

**Legend**

Torrance Downtown Area

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**REDEVELOPMENT PLAN**

**for the**

**DOWNTOWN TORRANCE REDEVELOPMENT PROJECT**

**Adopted by Ordinance No. 2912**

**July 10, 1979**

**Redevelopment Agency of the City of Torrance**  
**3031 Torrance Boulevard**  
**Torrance, CA 90503**

**Telephone: (310) 618-5990**

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PROPOSED  
REDEVELOPMENT PLAN  
FOR THE  
DOWNTOWN TORRANCE REDEVELOPMENT PROJECT

I.        [§ 100]    INTRODUCTION

The Redevelopment Plan ("Plan") for the Downtown Torrance Redevelopment Project ("Project") consists of the Text and the Redevelopment Plan Map ("Map"). This Plan has been prepared by the Torrance Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et. seq.

II.       [§ 200]    PROJECT AREA BOUNDARY

The boundary of the Downtown Torrance Redevelopment Project area ("Project area") is illustrated on the Map. The legal description of the boundary of the Project area is as follows:

That certain real property in the City of Torrance, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the northerly line of the first alley north of Torrance Boulevard with the westerly line of Cota Avenue; thence easterly along said northerly line to the northeasterly line of the first alley lying southwesterly of Sartori Avenue; thence southeasterly along said northeasterly line to the northerly line of Torrance Boulevard; thence easterly and northeasterly along said northerly line to the centerline of Llewellyn Avenue; thence southeasterly along a prolongation of said centerline to the southeasterly line of Torrance Boulevard; thence southwesterly along said southeasterly line to the northerly line of 212th Street; thence easterly along said northerly line to the northerly prolongation of the easterly line of the first alley east of Torrance Boulevard; thence southerly along said northerly prolongation and the easterly line of said alley to the northerly line of 213th Street; thence easterly along said northerly line to the southeasterly line of Bow Avenue; thence southwesterly along the prolongation of said southeasterly line to the southerly line of 213th Street; thence easterly

along said southerly line to the easterly line of Bow Avenue; thence southwesterly and southerly along said easterly line of Bow Avenue to the northerly prolongation of the easterly line of Border Avenue; thence southerly along said easterly line to the easterly prolongation of the southerly line of Lot 4, Block 18 of the Torrance Tract; thence westerly along said southerly line to the westerly line of the first alley westerly of Border Avenue; thence northerly along said westerly line to the southerly line of the first alley southerly of Carson Street; thence westerly along said southerly line to the westerly line of Arlington Avenue; thence northerly and northwesterly along said westerly line to the southwesterly prolongation of the northwesterly line of the first alley northwesterly of Marcelina Avenue; thence northeasterly along said southwesterly prolongation and northwesterly line to the northeasterly line of the southwesterly 30' of Lot 18, Block 15, Torrance Tract; thence northwesterly along said northeasterly line and its northwesterly prolongation to the northwesterly line of the southeasterly El Prado Avenue; thence northeasterly along said northwesterly line to the southwesterly line of Cravens Avenue; thence northwesterly along said southwesterly line to the southeasterly line of the northwesterly El Prado Avenue; thence southwesterly along said southeasterly line to the southeasterly prolongation of the southwesterly line of the first alley southwesterly of Cravens Avenue; thence northwesterly along said southeasterly prolongation and southwesterly line to the southerly line of the first alley south of Torrance Boulevard; thence westerly along said southerly line to the westerly line of Portola Avenue; thence northerly along said westerly line to the southerly line of Torrance Boulevard; thence westerly along said southerly line to the westerly line of Cota Avenue; thence northerly along said westerly line to the point of beginning.

The aforescribed property includes portions of the Torrance Tract as per map recorded in Book 22, Pages 94 and 95, Tract No. 1427 as per map recorded in Book 22, Pages 82 and 83, Tract No. 2807 as per map recorded in Book 33, Page 100 and Tract No. 1684 as per map recorded in Book 25, Page 19, all being recorded in the Office of the County Recorder of said County.

III. [§ 300] PROPOSED REDEVELOPMENT ACTIONS

A. [§ 301] General

The Agency proposes a comprehensive, coordinated and sequential process aimed at eliminating and preventing the conditions of physical, economic and social blight and at re-establishing the social, economic and physical stability of the Downtown area. The process, in general, will consist of:

- (1) Rehabilitation of residential, business and industrial structures and improvements by present owners, their successors, and the Agency. Owners and tenants within the Project will be extended preferences to remain or relocate within the Project. Businesses will be assisted in obtaining rehabilitation financing on reasonable terms.
- (2) Identifying buildings of historic significance and, to the extent practical, working with the owners and tenants so that such buildings may be protected, rehabilitated or restored.
- (3) Identifying and causing to be improved substandard structures, and removing such structures or uses which cannot be improved or made compatible with projected uses.
- (4) Establishing rehabilitation and new development opportunities which will be compatible with adjacent commercial, residential or industrial properties and which adhere to design and development controls established in accord with City objectives and in compliance with all aspects of the Torrance General Plan.
- (5) Providing opportunities for a variety of residential housing, with major consideration given to the provision of low and moderate income housing, by increasing overall densities within the Project area while maintaining the area's existing mixed land use character.
- (6) Providing adequate utilities, improving vehicular and pedestrian access and circulation, and installing other public improvements necessary to make the Downtown a viable living and shopping area.
- (7) Management of properties acquired by the Agency for purposes of removing substandard or incompatible uses or establishing new development opportunities.

- (7) Providing relocation assistance to persons, families and business owners and tenants who occupy properties acquired by the Agency.

B. [\$ 302] Property Acquisition

1. [\$ 303] Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, any real property located in the Project area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

No eminent domain proceeding to acquire property within the Project area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such time limitation may be extended only by amendment of this Redevelopment Plan.

To the extent permitted and in the manner required by law, the Agency may declare specific property within the Project area to be exempt from acquisition by eminent domain under this Plan. The Agency shall have no power of eminent domain as to property so designated, unless this Plan is thereafter amended to expressly make the property subject to acquisition by eminent domain.

The Agency shall not acquire interests in oil, gas, or other mineral or hydrocarbon substances of any kind or character within the Project area, except to preclude the right to explore for, produce or extract such substances through any opening or penetration for any purpose connected therewith within 500 feet from the surface of any property in the Project area.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the

standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Except when property is acquired for public improvements, the Agency shall attempt to the greatest extent feasible, to obtain an Owner Participation Agreement or Disposition and Development Agreement before acquiring property for redevelopment.

## 2. [§ 304] Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

### C. [§ 305] Participation by Owners and Tenants

#### 1. [§ 306] Opportunities for Owner and Tenant Participation

The Agency shall extend preferences to persons who are engaged in business in the Project area, to reenter in business within the redevelopment area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend preferences to other owners and tenants in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit residential, industrial, commercial, institutional and semi-public owners and tenants, if they so desire, to purchase and develop or develop real property in the Project area.

The Agency is also authorized to permit persons who are owners of residential, industrial, commercial and other types of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties in the Project area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by consideration of such factors as length of time in the area; accommodation of as many participants as possible; ability to perform; similar land use to similar land use; conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Participation is desired in the redevelopment of the Project area by as many residential, industrial and commercial owners and tenants as possible. Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of pub-

lic facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of areas for public and/or private development in accordance with this Plan.

2.     [§ 307]     Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

3.     [§ 308]     Participation Agreements

Each person desiring to become a participant must be willing to 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 such agreements, participants 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.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a participation agreement as defined herein, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency the provisions of this Plan are applicable to all public and private property in the Project area.

4.     [§ 309]     Certificates of Conformance

As an alternative to requiring a participation agreement for each property not to be purchased or subject to Agency acquisition by eminent domain, the Agency is authorized to make determinations of those properties which conform to the Redevelopment Plan. If such a determination is made by the Agency, the Agency may issue a Certificate of Conformance to qualifying properties and such property will not be subject to acquisition by eminent domain under this Plan so long as the property continues to conform to this Redevelopment Plan and to such further terms and conditions as the Agency may require as necessary or appropriate to carry out the Plan.

D.     [§ 310]     Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency

shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project area by a public body shall be subject to Agency approval.

The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside of the Project area) to the extent permitted by law.

The Agency may pay to any taxing agency with territory located within the Project area, other than the City, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

E. [§ 311] Property Management

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

The Agency may, but is not required, in any year during which it owns property in the Project area pay from tax increments actually received by the Agency from the Project directly to all taxing agencies involved an amount that would have been received by each taxing agency had the property not been exempt by virtue of Agency ownership.

F. [§ 312] Relocation of Persons Displaced by the Project

1. [§ 313] Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by Agency acquisition of property in the Project area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, if any, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs.

2. [§ 314] Relocation Payments

The Agency shall pay all relocation payments required by law. In addition, the Agency may make any additional relocation payments which in the Agency's opinion may be reasonably necessary to carry out the purposes of this Plan. Such payments shall be subject to the availability of funds for such purpose.

G. [§ 315] Demolition, Clearance, Public Improvements, and Site Preparation1. [§ 316] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2. [§ 317] Public Improvements, Public Facilities and Public Utilities

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas.

Prior consent of the City Council is required for the Agency to develop sites for industrial or commercial use by providing such improvements which an owner or operator of the site would otherwise be obliged to provide.

3. [§ 318] Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area.

H. [§ 319] Rehabilitation, Conservation and Moving of Structures by the Agency1. [§ 320] Rehabilitation and Conservation

It shall be the purpose of this Plan to allow for the retention of as many existing residences, industries and businesses as possible and to add to the economic life of these residences, industries and businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized t

conduct a program of assistance to encourage owners of property within the area to upgrade and maintain their property consistent with the Plan and such standards as may be developed for the area.

The extent of rehabilitation in the Project area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such Property Rehabilitation Standards as may be adopted by the Agency.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Plan.

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings and structures in the Project area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project area.

The Agency may adopt Property Rehabilitation Standards for the rehabilitation of properties in the Project area. Where there is a conflict between the building requirements set forth in this Plan and such Property Rehabilitation Standards as may be adopted, the Property Rehabilitation Standards shall prevail.

## 2. [§ 321] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project area.

### I. [§ 322] Property Disposition and Development

#### 1. [§ 323] Real Property Disposition and Development

##### a. [§ 324] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any

interest in real property. In the manner required and to the extent permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

No real or personal property of the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than its fair value for uses in accordance with this Redevelopment Plan and the covenants and controls recorded against the property by the Agency.

All real property acquired by the Agency in the Project area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public body without charge.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State and local laws.

b. [§ 325] Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition and development by owner and tenant participants on a preference basis over other persons.

c. [§ 326] Purchase 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, as well as all property subject to participation agreements 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, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, sex, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Redevelopment Project shall contain the nondiscrimination clauses prescribed in Section 33436 of the Health and Safety Code of the State of California.

d. [§ 327] Development of Publicly Owned Improvements

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any building, facility, structure or other improvement (either within or without the Project area) for itself or for any public body or entity.

The Agency may pay for, install or construct the following facilities, and may acquire or pay for the land required therefor:

- 1) Multi-purpose neighborhood center(s)
- 2) Parking structure(s)
- 3) Senior Center

2.    [§ 328]    Personal Property Disposition

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

J.    [§ 329]    Provision for Low and Moderate Income Housing

1.    [§ 330]    Definition of Terms

The terms "affordable rent, "replacement dwelling unit," "persons and families of low or moderate income" and "very low income households" as used in Section 329 through Section 336 shall have the meanings as defined by the Community Redevelopment Law and other State and local laws and regulations pertaining thereto.

2.    [§ 331]    Authority Generally

The Agency may, inside or outside the Project area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

3.    [§ 332]    Replacement Housing

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents within the Project area and/or the City.

4. [§ 333] New or Rehabilitated Dwelling Units  
Developed Within Project Area

At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project area by the Agency shall be for persons and families of low or moderate income; and of such thirty percent, not less than fifty percent (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the Project area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income; and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project area and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require, by contract or other appropriate means, that whenever any low or moderate income housing units are developed within the Project area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low and moderate income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

5. [§ 334] Duration of Dwelling Unit  
Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 332 and 333 shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 800 for the duration of this Plan.

6. [§ 335] Relocation Housing

If insufficient suitable housing units are available in the City for use by persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside of the Project area.

7. [§ 336] Tax Increment Funds

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 502 shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of low or moderate income and very low income households unless one of the following findings is made:

- (1) That no need exists in the City, the provision of which would benefit the Project area to improve or increase the supply of housing for persons and families of low or moderate income or very low income households; or
- (2) That some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 502 is sufficient to meet such housing need; or
- (3) That a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from state, local, and federal sources for low and moderate income housing alone or in combination with the taxes allocated under this Section, is equivalent in impact to the funds otherwise required to be set aside pursuant to this Section.

IV. [§ 400] USES PERMITTED IN THE PROJECT AREA

A. [§ 401] Map

The Map attached hereto illustrates the location of the Project boundary, major streets within the Project area, and the proposed land uses to be permitted in the Project for all land, public, semi-public and private.

B. [§ 402] Commercial

The area shown on the Map for Commercial uses shall be used for general commercial uses including but not limited to retail and wholesale sales and services; business and professional offices; restaurants and convenience food establishments; motels, financial institutions; automotive and related sales and service; entertainment; and related commercial uses customarily located in downtown areas.

Compatible residential uses with appropriate parking may be permitted in any location on the second floor and above, subject to conformity with the requirements of the City's zoning ordinance or specific development standards adopted by the Agency.

C. [§ 403] Residential

The area shown on the Map for residential uses shall be used for multiple-family and single-family residences and related areas.

Land coverage, densities, building heights, and other development and/or use controls shall be in conformity with local codes and ordinances or specific development standards adopted by the Agency.

D. [§ 404] Public Uses

1. [§ 405] Rights-of-Way

As illustrated on the Map, the major public streets in the Project area are Torrance Boulevard, Cabrillo Avenue, Cravens Avenue, and Carson Street.

Additional public streets, alleys, and easements may be created in the Project area as needed for proper development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper development of the Project.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. [§ 406] Public, Semi-Public, Institutional, and Nonprofit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious, and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and use in the Project area.

E. [§ 407] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project area for interim uses not in conformity with the uses permitted in this Plan.

F. [§ 408] Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project area. However, the owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development.

G. [§ 409] General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [§ 410] Construction

All construction in the Project area shall comply with all applicable State and local laws in effect from time to time, including without limitations, the Building, Electrical, Plumbing, Housing, Mechanical, Health and Sanitation, Public Health, Noise, Fire Prevention and Dangerous Chemicals Codes of the City.

In addition to applicable codes, ordinances, or other requirements governing development in the Project area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project area.

2. [§ 411] Parking and Loading

Parking and loading areas shall be provided in a manner consistent with the requirements of the Torrance Municipal Code or development standards adopted for the project by the Agency.

3. [§ 412] Rehabilitation and Retention of Properties

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Property Rehabilitation Standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

4. [§ 413] Limitation on the Number of Buildings

The number of buildings in the Project area shall not exceed 300.

5. [§ 414] Approximate Number of Dwelling Units

It is intended that the approximate number of dwelling units in the Project area shall not be less than 400.

6. [§ 415] Limitation on Type, Size, and Height of Buildings

Except as set forth in other Sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations.

7. [§ 416] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project area shall be determined by the development standards for the Project area and shall include the total of all areas which will be in public grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project area to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light and air to the maximum extent feasible.

8. [§ 417] Signs

All signs shall conform to adopted sign ordinances or development standards for the project as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures of this Plan.

9. [§ 418] Buildings of Historic Significance

Prior to any development, redevelopment or rehabilitation on any parcel within the Project area, the Agency shall determine whether any structure located on such parcel is of historic significance. To the extent practical, special consideration shall be given to the protection, rehabilitation or restoration of any structure determined to be historically significant.

10. [§ 419] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

11. [§ 420] Incompatible Uses

No use or structure by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors which would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area.

12. [§ 421] Nondiscrimination and Nonsegregation

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

13. [§ 422] Resubdivision of Parcels

No parcel in the Project area, including any parcel retained by a participant, shall be resubdivided without the approval of the Agency.

14. [§ 423] Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

H. [§ 424] Design for Development

As to development for which Agency funds are expended and within the limits, restrictions, and controls established in the Plan, the Agency, in consultation with the PAC and Planning Commission, is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project area.

I. [§ 425] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project area from the date of adoption of this Plan until the application for such permit has been processed in the manner herein provided and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency Board, unless and until the application for such permit has been approved by the Agency Board. Any such permit that is issued must be in conformance with the provisions of this Plan.

Upon receipt of such an application for permit the Executive Director of the Agency shall be requested by the City to review the application to determine what affect, if any, the issuance thereof would have upon the Plan. Within twenty-five (25)

days thereafter said Executive Director shall file with the City a written report setting forth his finding of fact. Said report shall include, but is not limited to, the following:

1. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan; and
2. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan; and
3. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted development plans to the Agency.

After receipt of said report, or if no report is submitted by the Executive Director within said 25-day period, the City may issue the permit with or without conditions; provided, however that the City shall withhold the issuance of the permit if the Executive Director finds in said report that the proposed improvement does not meet the requirements of this Plan. Within five (5) days after allowing or withholding issuance of the permit the City shall notify by certified mail the applicant and the Executive Director of its decision.

The applicant may appeal the findings of the Executive Director to the Agency Board by filing a written notice of appeal within ten (10) days of receipt of the City notice. The Agency Board may at its option hear the appeal and affirm, reverse or modify the findings of the Executive Director.

V. [§ 500] METHODS FOR FINANCING THE PROJECT

A. [§ 501] General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project have been and are to be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City as it is able will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Also all or a portion of the parking may be installed through a parking authority or otherwise.

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. [§ 502] Tax Increments

All taxes levied upon taxable property within the Project area each year by or for the benefit of that State of California, County of Los Angeles, City of Torrance, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

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 said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such 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 (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); 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 bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value 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 (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, 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.
3. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent taxing agency has elected in the manner required by law to receive such allocation.

The portion of taxes mentioned in paragraph (2) is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Redevelopment Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 shall not exceed Ten Million Dollars (\$ 10,000,000 ) except by amendment of this Redevelopment Plan.

No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred after twelve (12) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes, which can be outstanding at one time shall not exceed Five Million Dollars (\$ 5,000,000 ), without an amendment of this Redevelopment Plan.

C. [\$ 503] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available as appropriate in carrying out the Project.

VI. [§ 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions 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:

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

C. Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.

D. 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.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VII. [§ 700] ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan including the preparation and execution of any documents implementing this Plan shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

## VIII. [S 800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 35 years from the date of adoption of this Plan by the City Council.

## IX. [S 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

**AMENDMENT NO. 1 TO THE  
TORRANCE DOWNTOWN REDEVELOPMENT PLAN**

1. Section 800 is amended to read as follows:

"Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for fifty (50) years from the date of adoption of the Plan by the City Council."

2. Section 502, paragraph 8, is amended to read as follows:

"The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 shall not exceed Fifty (50) Million Dollars except by amendment of this Redevelopment Plan."

3. Section 502, paragraph 10, is amended to read as follows:

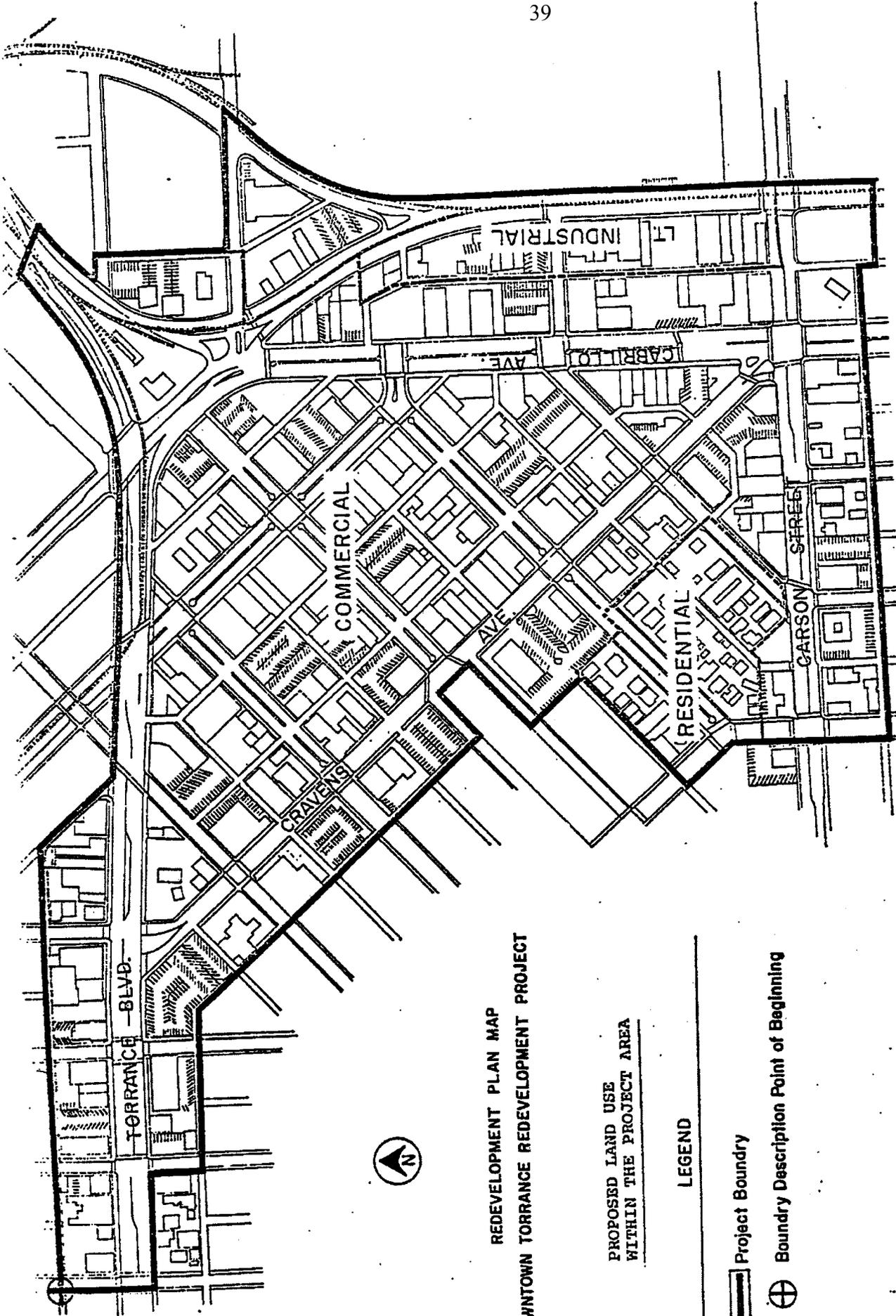
"The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes, which can be outstanding at one time shall not exceed Eighteen (18) Million Dollars, without an amendment of this Redevelopment Plan."

4. Section 303, paragraph 3, is amended to read as follows:

"No eminent domain proceeding to acquire property within the Project area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting Amendment No. 1 to this Redevelopment Plan. Such time limitation may be extended only by amendment of this Redevelopment Plan."

5. Section 502, paragraph 9, is amended to read as follows:

"No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred after twenty (20) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan."



REDEVELOPMENT PLAN MAP  
 DOWNTOWN TORRANCE REDEVELOPMENT PROJECT

PROPOSED LAND USE  
 WITHIN THE PROJECT AREA

LEGEND

-  Project Boundary
-  Boundary Description Point of Beginning



**DEVELOPMENT STANDARDS  
AND REVIEW PROCEDURES  
FOR THE  
DOWNTOWN REDEVELOPMENT PROJECT**

**APPROVED  
by the  
REDEVELOPMENT AGENCY  
OF THE CITY OF TORRANCE**

**February, 1980**

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## DEVELOPMENT STANDARDS FOR DOWNTOWN TORRANCE

## I INTRODUCTION

## PURPOSE

These Development Standards have been adopted to regulate development in the Downtown Torrance Redevelopment Project Area, in accordance with both the Redevelopment Plan for that Project Area and in compliance with the Land Use Zoning covering the land.

## REFERENCE TO TORRANCE MUNICIPAL CODE

All aspects of land use regulation, building development and design, site design and development, and property maintenance not addressed by these Standards shall be regulated by the appropriate Sections of the Torrance Municipal Code (TMC).

## DEFINITIONS

All words and terms shall be interpreted according to their definition within the Torrance Municipal Code (TMC).

## EXISTING BUILDINGS

Buildings or structures to which additions, alterations, or repairs are made shall comply with all requirements for new buildings or structures except as provided in Section 104 of the Uniform Building Code, 1976 edition, and any amendments thereto adopted by the City of Torrance.

## NONCONFORMING USES

Any lawful use of land or structure thereon not conforming to these Standards is a nonconforming use, and any improvement of that land or building is governed by the following:

a) All nonconforming uses shall be continuous and any interruption of such use for ninety (90) days shall cause the use to be deemed to have ceased and such uses shall not be reinstated or further continued unless specifically permitted by the Planning Commission after a hearing in accordance with the TMC.

b) No building, structure or facility used for such nonconforming use shall be added to, structurally altered or enlarged in any manner, except as required by other provisions of this Code or by State law, or in order to bring the building and its use into conformity with the provisions of this Article pertaining to buildings hereafter constructed.

c) No nonconforming use occupying a conforming building or portion thereof or occupying any land shall be enlarged or extended (1) into any other portion of said building or said land by displacing a conforming use or (2) into premises not actually so occupied.

d) Nothing herein shall be construed to preclude normal maintenance and repairs except that repairs and alterations may be made to a damaged building or structure, the use of which does not conform to the requirements of this Code or the laws of the State, provided that no structural alteration shall be made if the expense of such restoration exceeds fifty (50) percent of the replacement cost of the building or structure at the time such damage occurred. Any nonconforming building or structure partially destroyed may be restored provided restoration is started within ninety (90) days of the date of partial destruction and diligently prosecuted to completion. Whenever a nonconforming building or structure is damaged in excess of fifty (50) percent of its replacement cost at the time of damage, the repair or reconstruction of such building or structure shall conform to all the regulations of the district in which it is located and it shall be treated as a new building or structure.

#### DESIGN MANUAL

The Design Manual for the Downtown Torrance Redevelopment Project Area is incorporated by reference into these Development Standards. Building color and design, landscaping, signage, and other elements discussed in the manual shall be incorporated into plans for new construction or changes to existing structures.

## II LAND USE REGULATIONS

### A. RESIDENTIAL SECTOR

#### 1. BOUNDARY

The boundary of the Residential Sector of the Downtown Redevelopment Project is shown on Map 1.

#### 2. PERMISSIBLE USES

No building, structure, improvement, or premises shall be used, and no building, structure, or improvement shall be erected, constructed, established, altered, or enlarged in the Residential Sector which is designed, arranged, or intended to be occupied or used for any purposes other than the following:

Single-family residences  
Two-family residence (duplex)  
Multiple-family residences

#### 3. BUILDING HEIGHT

The maximum building height shall be regulated by the Building Code of the City of Torrance.

## B. COMMERCIAL SECTOR

### 1. BOUNDARY

The boundary of the Commercial Sector of the Downtown Redevelopment Project Area is illustrated on Map 1.

### 2. PERMISSIBLE USES

No building structure, improvement, or premises shall be used, constructed, established, altered, or enlarged within the Commercial Sector which is designed, arranged, or intended to be occupied or used for any purpose other than those listed below.

The following land uses shall be permitted:

**PUBLIC ADMINISTRATIVE SERVICES.** The public administrative services use type refers to public/quasi-public consulting, record keeping, clerical or public contact services that deal directly with the public, together with incidental storage and maintenance of necessary equipment and vehicles.

**CULTURAL EXHIBITS AND LIBRARY SERVICES.** The cultural exhibits and library services use type refers to nonprofit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.

**MEDICAL OFFICES.** The medical offices use type refers to professional offices providing medical, dental or psychiatric services by persons licensed by the State of California to practice the healing arts, but excludes clinic services. This use type includes medical and dental testing and analysis services and health maintenance organizations.

**ADMINISTRATIVE AND PROFESSIONAL SERVICES.** The administrative and professional services use type refers to offices of private firms or organizations which are primarily used for the provision of professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, or architectural firms.

**BUILDING MAINTENANCE SERVICES.** The building maintenance services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses includes janitorial, landscape maintenance, or window cleaning services. This activity may include the storage of vehicles and equipment.

**BUSINESS EQUIPMENT SALES AND SERVICE.** The business equipment sales and service use type refers to establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.

**BUSINESS SUPPORT SERVICES.** The business support services use type refers to establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms rather than individuals and where the storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services, or blueprint services.

**CONVENIENCE SALES AND PERSONAL SERVICES.** The convenience sales and personal services use type refers to establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents or tenants within reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery, news stands, drug stores, barber and beauty shops, self-service laundromats and laundry or dry cleaning pick-up station.

**FINANCE, INSURANCE AND REAL ESTATE SERVICES.** The finance, insurance and real estate services use type refers to establishments primarily engaged in the provision of financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies or real estate firms.

**FOOD AND BEVERAGE RETAIL SALES.** The food and beverage retail sales use type refers to establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores or delicatessens.

**PARTICIPANT SPORTS AND RECREATION: INDOOR.** This use type refers to establishments or places primarily engaged in the provision of sports or recreation by and for participants, where those uses are conducted within an enclosed building. Any spectators would be incidental and on a non-recurring basis. Typical uses include bowling alleys, billiard parlors, health clubs, racquetball clubs, and gymnasiums.

**PERSONAL SERVICES, GENERAL.** The personal service, general use type refers to establishments primarily engaged in the provision of informational, personal improvement, repair, and agent services but excludes services classified as Finance, Insurance, and Real Estate Services, Spectator Sports and Entertainment, Participant Sports and Recreation, or Hotel/Motel. Typical uses include photography studios, ticket agencies, travel agencies, employment agencies, small appliance repair shops, and shoe makers.

**PARKING FACILITIES.** The parking facilities use type refers to the parking of motor vehicles on a temporary basis within publicly or privately owned off-street parking areas with or without a fee. Typical uses include commercial parking lots or garages.

**RETAIL SALES, GENERAL.** The retail sales, general use type refers to establishments or places of business primarily engaged in the retail sale or rental from the premises of goods and merchandise for personal or household use; but excludes those classified as Animal Sales and Services, Automotive and Equipment, Business Equipment Sales and Services, Construction Sales and Services, Food and Beverage Retail Sales and Gasoline Sales. Typical uses include department stores, apparel stores, furniture stores, hardware stores or stationery stores.

**ANIMAL SERVICES.** Animal services refers to establishments or places of business primarily engaged in animal-related sales and services. No boarding or overnight care is permitted.

**ANIMAL SERVICES: GROOMING.** Grooming of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops.

**ANIMAL SERVICES: PET SHOPS.** Sale of dogs, cats, birds, similar small animals, and pet supplies.

**ANIMAL SERVICES: OUTPATIENT CLINICS.** Emergency treatment for illness. No boarding is permitted.

**TRANSPORTATION FACILITIES: TERMINAL.** Facilities designed to accommodate the transport of goods and people, including municipal and private bus terminals and railway transit facilities.

**COMMUNICATIONS SERVICES.** The communications services use type refers to establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as Major Impact Services and Utilities. Typical uses include television studios, telecommunication service centers or telegraph service offices.

**FUNERAL AND INTERMENT SERVICES: UNDERTAKING.** Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

**CUSTOM MANUFACTURING.** The custom manufacturing use type refers to establishments primarily engaged in the on-site production of goods by hand manufacturing which involved only the use of hand tools or domestic mechanical equipment not exceeding two horsepower or single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops or custom jewelry manufacturers.

The following land uses shall be permitted upon the approval of a Conditional Use Permit and upon compliance with the conditions set forth in that Permit:

**SPECTATOR SPORTS AND ENTERTAINMENT: LIMITED.** Spectator sports and entertainment: limited refers to establishments or places primarily engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as those involving social or fraternal gatherings, and are limited to those uses conducted within an enclosed building with a capacity of 500 people or less. Typical uses include small theaters or meeting halls.

**EDUCATIONAL FACILITIES: COMMERCIAL.** Facilities operated for profit primarily to teach a trade, music, dancing or other pursuits. Trade schools are only allowed in districts permitting the trade being taught.

**CLINIC SERVICES.** The clinic services use type refers to facilities providing nonprofit medical services to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.

**EATING AND DRINKING ESTABLISHMENTS: EXCLUDING ALCOHOLIC BEVERAGES.** Preparation and sale of food and beverages for on-premise consumption or takeout, excluding the sale or consumption of alcoholic beverages. Typical uses include restaurants and fast food establishments.

**EATING AND DRINKING ESTABLISHMENTS: INCLUDING ALCOHOLIC BEVERAGES.** Preparation and sale of food and beverages, including alcoholic beverages in conjunction with the sale of food for on-premises consumption.

**EATING AND DRINKING ESTABLISHMENT: ALCOHOLIC BEVERAGES.** Establishments primarily engaged in the on-premise sale and consumption of alcoholic beverages.

**HOTEL/MOTEL.** Hotel/Motel refers to establishments primarily engaged in the provision of lodging services on a less than monthly basis with incidental food drink, and other sales and services intended for the convenience of guests.

**GASOLINE SALES.** The gasoline sales use type refers to establishments or places of business primarily engaged in the retail sale, from the premises, of petroleum products with incidental sale of tires, batteries and replacement items, lubricating services and minor repair services. Typical uses include automobile service station, filling station or truck stops. The gasoline sales use is permitted only on those parcels which front on Torrance Boulevard, Cabrillo Avenue or Carson Street.

**RESIDENTIAL: RESIDENTIAL ABOVE NON-RESIDENTIAL.** Residential apartments above non-residential land uses such as retail stores.

**COMMERCIAL ACCESSORY USE TYPES.** The following accessory uses shall be permitted where commercial use types are permitted.

Separate commercial structures containing less than four hundred (400) square feet of gross floor area for accessory use on commercial parking lots, shall require a conditional use permit.

### 3. PROHIBITED USES

The following land uses are expressly prohibited in the Commercial Sector:

- 1) Adult book stores, adult motion theaters and adult mini-motion picture theaters, and sexual paraphernalia stores as defined below.
  - a) Adult Book Store: An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and periodicals which are distinguished by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined herein, or an establishment which devotes five (5) percent or more of its retail floor space to the sale or display of such material.
  - b) Adult Motion Picture Theatre: An enclosed or unenclosed building or structure with a capacity of fifty (50) or more persons, used more than ten (10) percent of the time for presentation of material distinguished or characterized with an emphasis on matter depicting, describing, or related to specified sexual activities or specified anatomical areas as defined herein, for observation by patrons therein.

c) **Adult Mini-Motion Picture Theater:** An enclosed or unenclosed building or structure having a capacity of fifty (50) persons or less which is used for presentation of material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or to specified anatomical areas as defined herein, for observation by patrons therein.

d) **Sexual Paraphernalia Store:** An establishment having as a substantial or significant portion of its stock in trade, materials such as those commonly known as "adult novelties" which are distinguished by their emphasis on items depicting, describing or relating to specified sexual activities or specified anatomical areas as defined below.

e) **Specified Sexual Activities:**

- 1) Human genitals in a state of sexual stimulation or arousal;
- 2) Acts of human masturbation, sexual intercourse, sodomy, sadism or masochism;
- 3) Fondling or other erotic touching of human genitals, pubic regions, buttock or female breast.

f) **Specified Anatomical Areas:**

- 1) Human genitals or pubic region, buttocks or female breasts below a point immediately above the top of the areola when not completely and opaquely covered.

2) **Junk Yards.**

3) **Storage of damaged or wrecked vehicles or equipment where visible from surrounding property, i.e. such use generally called junk yards, wrecking yards, impound yards, auto storage, equipment storage, used auto parts yards, auto repair, wheel alignment shops.**

4) **Manufacturing uses excluding CUSTOM MANUFACTURING as described herein, and light manufacturing uses incidental to the retail sale of goods from the premises only, provided:**

a) **That not more than twenty-five (25) percent of the ground floor area of any building shall be used for such purposes;**

b) **That no motor exceeding one (1) horsepower be used in connection therewith and that the total horsepower so used shall not exceed five (5) horsepower;**

c) That no portion of any building or premises used for such incidental manufacturing shall be less than fifty (50) feet from any residential zone. Other similar enterprises or businesses which, in the opinion of the Commission, are not more obnoxious or detrimental to the public welfare than the enterprises or business herein enumerated provided, however, that no junk or auto wrecking yard or establishment shall be established or maintained in Zone C-2.

#### 4. MAXIMUM BUILDING HEIGHT

The maximum building height shall be regulated by the Building Code of the City of Torrance.

### C. TRANSITIONAL COMMERCIAL/INDUSTRIAL SECTOR

#### 1. BOUNDARY

The boundary of the Transitional Commercial/Industrial Sector is illustrated on Map 1.

#### 2. PERMISSIBLE USES

No building, structure, improvement, or premises shall be used, constructed, established, altered, or enlarged within the Transitional Commercial/Industrial Sector which is designed, arranged, or intended to be occupied or used for any purpose other than those listed below.

Any use which is categorically permitted in the Commercial Sector.

Any use which is conditionally permitted in the Commercial Sector, upon the approval of a conditional use permit.

The following uses, upon the approval of a Conditional Use Permit:

**PRODUCT ASSEMBLY.** The product assembly use type refers to industrial plants primarily engaged in final or partial assembling or packaging of pre-manufactured, treated or fabricated components, materials or products.

**RESEARCH SERVICES.** The research services use type refers to establishments primarily engaged in research of an industrial or scientific nature which is provided as a service or which is conducted by and for a private firm, but excludes those classified as medical offices. Typical uses include electronics research laboratories, space research and development firms or pharmaceutical research labs.

**WHOLESALE, STORAGE AND DISTRIBUTION: LIGHT.** Wholesaling, storage, warehousing and distribution services within enclosed structures. Typical uses include wholesale distributors, storage warehouses or moving and storage firms.

**AUTOMOTIVE AND EQUIPMENT: CLEANING.** Washing and polishing of automobiles. Typical uses include auto laundries or car washes.

**AUTOMOTIVE AND EQUIPMENT: LIGHT EQUIPMENT REPAIRS.** Repair of automobiles and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shops, auto repair garages or glass shops.

**AUTOMOTIVE AND EQUIPMENT: LIGHT EQUIPMENT SALES/RENTALS.** Sales retail or wholesale and/or rental from the premises of autos, noncommercial trucks, motorcycles, motorhomes and trailers together with incidental maintenance. Typical uses include automobile dealers, car rental agencies or recreational vehicle sales and rental agencies.

**CONSTRUCTION SALES AND SERVICES: SALES.** Retail, wholesale or rental, from the premises, of building materials, supplies or equipment, other than retail sale of paint, fixtures and hardware. Typical uses include building materials stores or tool and equipment rental or sales.

**CONSTRUCTION SALES AND SERVICES: SERVICES.** Construction enterprises and activities with the incidental storage of construction materials, supplies and equipment, on lots other than construction sites; but excludes use types classified as automotive and heavy equipment.

### 3. PROHIBITED USES

The land uses expressly prohibited in the commercial sector are prohibited in the transitional commercial/industrial sector, except for the permitted PRODUCT ASSEMBLY uses noted above.

No residential uses are permitted in the transitional commercial/industrial sector until all industrial uses have been removed from the subject city block.

### 4. MAXIMUM BUILDING HEIGHT

The maximum building height shall be regulated by the Building Code of the City of Torrance.

### III SITE DEVELOPMENT

#### A. BUILDING AND SITE DESIGN

##### 1. EXTERIOR STRUCTURE COVERING

No structure shall have an exterior covering of galvanized iron or sheet metal for all or part of the structure or building.

##### 2. BUILDING DESIGN LIMITED

No structure or building, shall be of an unusual and unorthodox architectural design, commonly referred to as a novelty building.

##### 3. BUILDING ADDITIONS TO BE SIMILAR

No structure or building shall be substantially different in appearance, materials used or methods of construction from other structure utilized for the same purpose for which the said proposed structure or building is to be utilized.

##### 4. BUILDINGS IN SAME ZONE TO BE SIMILAR

Any building or structure shall conform in size, type of construction or location on the premises and to the general character of the buildings or structures in the particular zone in which the same is to be located, as such zone is described in the Zoning Ordinance and/or maps of the City, and shall conform to the general character of the buildings or structures in comparable areas or zones in said City.

##### 5. BUILDINGS TO CONFORM TO CODE PROVISIONS

Any building or structure shall conform to the provisions of any Zoning Ordinance, Fire Ordinance or any regulation of said City, adopted for the preservation of the public health or safety.

##### 6. BUILDING RELOCATION LIMITED

No building or structure shall be moved into the City or from one part of the City to another when said building or structure does not conform with the provisions in this Code or any ordinance of the City of Torrance.

##### 7. REFUSE AND STORAGE AREAS

a) All plans submitted for uses described in this Section shall specify the location of refuse collection areas.

b) All refuse and storage areas shall be enclosed on three (3) sides by a solid fence or wall at least five (5) feet high and constructed of material compatible with the main structure. All storage areas shall be screened from view from any public street. All refuse areas shall be provided with adequate access for collection vehicles and shall be paved.

## 8. ENCLOSURE OF TRASH, LOADING AND STORAGE AREAS

a) All trash, loading and storage areas shall be enclosed with a decorative masonry block wall or other materials architecturally compatible with the main buildings of the development. The doors to such trash enclosures shall be closed at all times except during loading and unloading of the trash containers.

b) All trash shall be kept at all times in enclosures of this type.

c) Trash enclosures as required in this Section shall be bounded on three (3) sides by walls of material compatible in color, texture and appearance with the main structure and having a gated opening of sufficient width to permit the removal and replacement of standard size commercial trash bins. The gate of said enclosure shall be constructed of solid, opaque material.

d) Trash bins shall remain in the enclosure except during trash pickup.

## 9. ENCLOSURE OF MECHANICAL EQUIPMENT

All mechanical equipment; plumbing lines, storage tanks and duct work shall be screened on all sides with solid material architecturally compatible with the main structure.

## 10. UNIMPROVED AREAS

No portion of any lot shall be unimproved at time of occupancy. All unpaved areas shall be graded, planted and properly maintained in permanent landscaping. This is not to preclude phase development.

## 11. SWIMMING POOL SEPARATION

Swimming pools and adjacent deck areas shall be separated from walkways and entrances to living quarters by a landscaped buffer strip or decorative masonry wall designed to provide for pedestrian safety.

## B. YARDS

### 1. UNOBSTRUCTED FROM GROUND TO SKY

Where yards are required in this Division, they shall be not less in depth and width than the minimum dimension, specified in any part, and they shall be at every point open and unobstructed from the ground to the sky except as required in the following Sections.

## 2. STAIRWAYS AND BALCONIES

Outside stairways, porches, balconies or landing places, if unenclosed on three (3) sides, may extend into the required interior side yard for a distance not to exceed three (3) feet but in no case shall be closer than two (2) feet from property line and/or into the required rear yard, front yard, or side street yard for a distance not to exceed four (4) feet.

## 3. EAVE OVERHANGS

Eave overhang for dwellings shall not exceed three (3) feet six (6) inches into any required rear, front or side yard, and no closer than thirty (30) inches from the property line in any required side yard of five (5) feet or less, nor more than thirty (30) inches into any required ten (10) foot yard between dwellings and shall be closer than three (3) feet from each other measured horizontally where the required building separation is not less than six (6) feet.

## 4. PERGOLAS

One (1) pergola, one (1) covered but unenclosed passenger landing when attached to the dwelling or one (1) carport may extend into a required inside yard to within six (6) inches from the side property line; provided, its length is not over twenty-five (25) feet, otherwise the setback shall be five (5) feet. In no case shall outside edge of eaves be less than six (6) inches from the property line.

## 5. BAY WINDOWS

Bay windows, either with or without foundations, shall not extend any closer than three (3) feet from the property line on a five (5) foot or less side yard or more than three (3) feet into any required rear, front or side street yard; provided its other dimension is no more than ten (10) feet; and further provided, that only one (1) bay window shall be allowed in any required side yard, and no more than two (2) in any required rear, front or side street yard.

## 6. ONE STORY ACCESSORY BUILDINGS

A detached accessory building, or accessory living quarters in all residential zones not exceeding one (1) story in height and located on the rear one-quarter ( $\frac{1}{4}$ ) of the property may be one (1) foot from the rear property line and one (1) foot from one (1) interior side property line only if the wall adjacent thereto is a one (1) hour wall with no openings therein, the side yard setback on the other side shall be no less than ten (10) percent of the width of the rear property line but in no case less than three (3) feet or be required to be more than five (5) feet.

## 7. TWO STORY ACCESSORY BUILDINGS

A detached accessory building or accessory living quarters in all residential zones two (2) stories in height and located on the rear one-quarter ( $\frac{1}{4}$ ) of the property shall have interior side yard setbacks no less than five (5) feet and may have a rear yard setback of not less than five (5) feet if the required rear yard, for the zone, is located between the rear building and the front building, but in no case shall an accessory building occupy more than one-third ( $\frac{1}{3}$ ) of the required rear yard area. Garages opening onto an alley shall have a setback of not less than five (5) feet from the property line adjacent to the alley.

## 8. REAR YARD ADJACENT TO ALLEYS

Where a public alley exists at the rear line of a lot, requiring a twenty (20) foot rear yard, one-half ( $\frac{1}{2}$ ) but not to exceed ten (10) feet of such alley may be considered as a portion of such rear yard. In cases of lots requiring a rear yard of ten (10) feet, no part of the alley shall be considered as a portion of such rear yard.

## 9. SWIMMING POOLS

A swimming pool in residential zones or any zone used for residential purposes may occupy a portion of the required rear yard, but in no case shall the outer walls of the pool be less than five (5) feet from an interior side property line or rear property line or be less than ten (10) feet from any side street property line or less than twenty (20) feet from the front property line. Where a swimming pool is located in an inner court or yard in conjunction with multiple family dwellings or apartments, the minimum distance between the outer edge of the pool and the exterior wall of the building shall be ten (10) feet and such space shall be open and unobstructed, except for landscaping.

## 10. SIDE YARDS AND COURT WIDTHS

No building shall be erected, structurally altered, converted, enlarged, moved or maintained for use as a bungalow court, apartment, dwelling, multiple unit group dwelling, motel or hotel, unless the following side yards and court widths are provided and maintained in connection therewith:

a) For buildings having not more than one (1) rear or service entrance opening upon a required side yard, the side yard shall be the same width as required for the R-1 zone.

b) For buildings having more than one (1) rear or service entrance opening upon a required side yard, the side yard shall be increased by six (6) inches for each service entrance opening thereon, but need not exceed five (5) feet. The side yard requirements set forth in Section 91.9.6 herein shall be complied with.

c) For buildings arranged around three (3) sides or two (2) opposite sides of a court or yard, the average width of the court or yard shall be not less than twenty (20) feet.

d) The minimum distance between single-family dwellings, either one of which has not more than one (1) entrance or a rear or service entrance opening upon the intervening space, shall not be less than ten (10) feet, and the minimum distance between single-family dwellings in all other cases shall be not less than twenty (20) feet.

e) For buildings arranged around only one (1) side and the rear of a court or yard, the average width of the court or yard and the side yard shall not be less than ten (10) feet.

f) In the case of group houses or a row of dwellings arranged so as to front upon a required side yard, the average width of the side yard upon which such dwellings front shall be not less than ten (10) feet.

g) In addition to the foregoing side yard requirements, the front and rear yard requirements for lots in the zone in which such dwellings are located shall be complied with; provided, however, that a minimum front yard of fifteen (15) feet will be allowed on cul-de-sac streets only when such streets cannot be prolonged and only on those lots that front on the extreme radius at the end of the street.

#### 11. DISTANCE BETWEEN BUILDINGS

No detached dwelling or other main building shall be less than ten (10) feet from any other dwelling or main building on the same lot or parcel of land and no accessory building shall be less than six (6) feet from any main building unless attached thereto by a solid roof.

#### C. ACCESSORY BUILDINGS

##### 1. DETACHED ACCESSORY BUILDING; HEIGHT, LOCATION OF

No detached accessory building shall exceed thirty-five (35) feet in height, nor shall any such building occupy the front yard of a corner lot, or the side yard of any lot, or be less than six (6) feet from any other building on the same lot.

##### 2. ACCESSORY BUILDING FOR MULTIPLE FAMILY RESIDENCES

For any multiple family residence, accessory buildings constructed for use primarily as garages shall be of masonry or concrete construction and be designed to substantially conform to the main structure in quality and appearance.

## D. SIGNS

## 1. SIGNS TO COMPLY WITH SIGN ORDINANCE

All signs erected, maintained or located in the Downtown Redevelopment Project Area shall comply with the provisions of both the Sign Ordinance of the City of Torrance and the Downtown Design Manual.

## E. FENCES, WALLS, RETAINING WALLS AND HEDGES

## 1. RESIDENTIAL PURPOSES

The following provisions shall apply to all land used for residential purposes:

a) No fence or wall three (3) feet or greater in height shall be constructed without first obtaining a building permit therefor.

b) No metal fence or metal wall shall be permitted except when constructed of chain link, open smooth wire, ornamental wrought iron, decorative metal beams or decorative panels.

c) No barbed wire is permitted.

d) No fence shall be constructed which is charged or chargeable with electricity.

e) Height limit:

1) Front yard area:

Any fence, wall or hedge within the required setback area of any lot shall not exceed a height of four (4) feet nor shall be constructed of materials other than decorative material compatible with the residential structure and the scheme of the general neighborhood, explicitly excluding the use of chain link, chicken wire, hog wire and fiberglass. However, if all the following conditions are met, a fence, wall or hedge up to six (6) feet in height may be constructed in the front setback:

A) That no portion of said fence or wall shall project nearer than ten (10) feet to the front property line except where the average front setback in a block is less than twenty (20) feet, then it shall be allowed to project no nearer than five (5) feet to the front property line. That no portion of said fence or wall shall project into a triangle, the base of which coincides with the front property line of the subject and/or adjacent property, the apex of said triangle being ninety (90) degrees and located along a perpendicular line extending twenty (20) feet from the front property line along the centerline of the right-most driveway lane.

B) That permanent landscaping shall be provided between fence or wall and the front property line and a permanent irrigation system be provided for all landscaping including parkways and street trees.

2) Side Yard Area:

Any fence, or wall within the required side yard setback area of any lot shall not exceed a height of six (6) feet, except that, the Planning Director, may permit a greater height, not to exceed eight (8) feet, for that portion of yard to the rear of the front forty (40) feet upon a determination that a greater height will not be detrimental to the public welfare or to abutting property and that greater height is necessary for one (1) or more of the following reasons:

A) Enclosure of a private swimming pool or outdoor recreation area;

B) Rear yard areas abutting commercial or multiple residential uses;

- C) Capping of a six (6) foot fence with less than an eight (8) inch cap or decoration;
- D) Fences constructed on terrain with a grade difference of one (1) foot fall in five (5) linear feet.

3) Rear yard area:

Any fence, or wall within the required rear yard setback area of any lot shall not exceed a height of six (6) feet, except that the Planning Director, may permit a greater height not to exceed eight (8) feet, upon a determination that the standards for an exception, established in Section 92.13.1. e-2) are satisfied.

4) Notice and appeal:

A) Upon receipt of an application for an exception to the side yard or rear yard area fence or wall height units, the Planning Director shall notify by mail the owner of any property which immediately abuts the fence or wall indicated on the application, that there is an application on file with the Planning Department and that the abutting property owner has ten (10) days in which to protest the application either in writing or in person;

B) If any protest is made against the application or the Planning Director grants the application or the Planning Director denies the application or grants the application with conditions, the Planning Director shall notify the protesting property owner or the applicant, as the case may be, of his decision and of the right to appeal;

C) Any property owner who has made a protest to the Planning Director, or applicant whose application has been denied or granted with conditions and who is not satisfied with the decision of the Planning Director may file an appeal with the Planning Commission. Any such appeal must be filed in writing within twenty-one (21) days after notice of the decision of the Planning Director has been mailed and must be accompanied by a fee of one half ( $\frac{1}{2}$ ) the application fee provided in Section 99.1.12. of this Code.

D) The decision of the Planning Commission may be appealed to the City Council as provided in Article 5, Division 1 of this Code.

f) **Swimming Pool Enclosures:** A fence or wall shall be constructed to a minimum height of five (5) feet above adjacent property elevations in such a manner as to completely enclose any swimming pool or other body of water which, at any point, reaches a depth of twelve (12) or more inches. The wall of a building may be considered part of such wall. Such wall or fence surrounding a swimmingpool or other body of water shall have no openings greater than four (4) inches in width nor less than two (2) feet in height, shall not be a ladder-like design, and shall be constructed of a material and design to prevent any access thereto except by opening a self-closing, self-latching gate upon which a latch is located at least four (4) feet six (6) inches above the bottom of the gate.

g) **Retaining Walls:** That portion of a wall which retains an earth bank and provides internal support to a grade shall not be considered as contributing to the permissible overall height of a fence or wall when constructed within the rear yard or interior side yard setback area, provided however:

1) That no retaining wall shall be constructed which exceeds five (5) feet in height. If the grade to be retained exceeds five (5) feet, additional retaining walls may be constructed at higher elevations provided a planter area not less than two (2) feet in width is constructed between said retaining walls and is landscaped.

2) That any retaining wall which exceeds three (3) feet in height must be topped by a wall or fence not less than three (3) feet in height unless the retaining wall is one of the lower of a series of retaining walls as described above.

h) Fences on residential property within the Commercial Sector shall be regulated by 2f, 2g, and 2h below.

## 2. COMMERCIAL AND INDUSTRIAL PURPOSES

The following provisions shall apply to all land used for commercial and industrial purposes:

a) No fence or wall three (3) feet or greater in height shall be constructed without first obtaining a building permit therefor;

b) No metal fence or wall shall be permitted except when constructed of open smooth wire, ornamental wrought iron, decorative metal beams or decorative panels;

c) No fence shall be constructed which is charged or chargeable with electricity;

- d) No fence, wall or hedge shall exceed eight (8) feet in height;
- e) No barbed wire fence shall be constructed, provided, however, that barbed wire may be placed above a fence that is at least five (5) feet in height.
- f) Wooden fencing shall not be permitted along the front of lots or along the sides and rear if exposed to public view.
- g) Walls to be used as screens shall be of masonry construction and shall be treated as an integral part of the structure in material, design, and color.
- h) The use of chain link fencing is prohibited.

### 3. EXCEPTIONS

Nothing contained herein shall be construed to prohibit the erection of a fence, wall or hedge as required by any federal or state law or regulations.

## F. COMMERCIAL DEVELOPMENT

### 1. BUILDING SETBACK REQUIREMENTS

a) All non-residential structures shall be set back at least five feet from front, side, and rear property lines where adjacent to a public way. This provision can be modified by the Planning Commission where innovative design techniques are used to create an equivalent result, or where required by these Standards.

b) No building or structure which is adjacent to a residential zone shall have a setback of less than ten feet from any point on the property line which borders residentially zoned property, except where code requirements are more restrictive.

c) These setbacks shall be landscaped and provided with an irrigation system. Landscaping shall be permanently maintained. In no case shall vehicle parking be allowed in this area. Front, side and rear yard setbacks are required for residential structures as required in the Residential Sector.

### 2. EXTERIOR WALLS, COMMERCIAL AND INDUSTRIAL BUILDINGS

All walls of all commercial and industrial buildings facing or abutting on residential property shall be plastered, or otherwise covered with an exterior finish material, in conformity with the Building Code of the City of Torrance, and shall be maintained thereafter in a neat and presentable condition throughout the life of the building.

### 3. RESTRICTION ON USE

No building, structure or improvement shall be used for commercial purposes on any lot until all buildings, used or designed or constructed to be used for residential purposes, except hotels and motels, and accessory structures existing thereon have been removed, unless a Conditional Use Permit therefor has been obtained.

### 4. OUTSIDE EQUIPMENT

All roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls of any building shall be completely screened from public view with materials compatible with the main buildings on the subject property. Such equipment shall be constructed in such a manner that noises emanating from them shall not be discernible beyond the property lines of the subject property.

5. TIME FOR PICKUP AND DELIVERY

Pickup, deliveries, and parking lot sweeping shall be allowed only between 7:00 a.m. and 10:00 p.m. where residential uses abut the subject property. Loading operations or trash pickup shall be permitted on any street which also serves residential uses.

6. LIGHTING

All lighting on the subject property shall be constructed in such a manner that glare shall be directed away from all surrounding residential land uses.

7. LANDSCAPING

A landscape plan for the subject property shall be approved by the City and said landscape plan shall comply with Article 6, Chapter 3, Division 9 of the Torrance Municipal Code.

8. DIMENSIONS OF DRIVEWAYS, AISLES, PARKING SPACES AND LANDSCAPING

The dimensions of all driveways, aisles, parking spaces, and landscaping shall be as shown on the plot plan of the subject property, and shall not be changed without the approval of the City. Features such as walls, hedges, architectural embellishments, utility meters, planters, low eaves, power poles and other projections shall not reduce the dimensions of the driveways, aisles, parking spaces or landscaped areas below the size shown.

9. ACCESS TO LOCAL RESIDENTIAL STREETS PROHIBITED

No vehicular access shall be permitted to a local residential street from a commercially zoned through lot which also has frontage on a major or secondary street. In no case shall a commercial lot be developed in such a manner that traffic from the commercial uses on it will be channeled onto any single family residential street.

10. BUILDING SETBACK REQUIREMENTS

No commercial building or structure which is adjacent to a residential zone shall have a setback of less than ten (10) feet from any point on the bordering residential property line, except where code requirements are more restrictive. This setback shall be landscaped, provided with an irrigation system and in no case shall vehicle parking be allowed.

## G. RESIDENTIAL DEVELOPMENT

### 1. LOT DIMENSIONS

The minimum lot area shall be one (1) recorded lot or parcel of land not less than six thousand (6000) square feet in area. Each lot shall be not less than eighty (80) feet in depth. Each interior lot shall have a minimum width of fifty (50) feet. Each exterior lot shall have a minimum width of sixty (60) feet. The width of any lot fronting on a cul-de-sac or on the radius of a curve shall be measured at the building setback line.

### 2. FRONT YARD

A front yard shall be provided with an average depth equal to the average depth of front yards on immediately adjacent parcels, provided, however, that:

- a) An average depth exceeding twenty (20) feet shall not be required.
- b) No building shall be constructed nearer than fifteen (15) feet to the front property line; however, in no case shall garages with doors facing the street be set back less than twenty (20) feet.
- c) Front yards on vacant lots shall be considered as having an average front setback of twenty (20) feet.
- d) Where fifty (50) percent or more of the face of a building is set back more than the required distance the remainder may project into the required front yard to within ten (10) feet of the property line; provided, that the total front yard area shall not be less than provided by a uniform twenty (20) foot setback.
- e) A minimum of fifty (50) percent of the total front yard area shall be permanently maintained in landscaping, and provided with a sprinkler system.

### 3. SIDE YARD

Side yard setbacks shall be provided as follows:

- a) Interior side yards shall equal ten (10) percent of the width of the lot except:
  - 1) No setback shall be required to exceed five (5) feet nor be less than three (3) feet.
  - 2) Provided, however, that construction may be permitted in any required interior side yard subject to the City and Building Codes and meeting the following conditions:
    - A) That the distance between buildings on any two (2) adjacent lots shall not be less than ten (10) percent of the combined widths of the lots.

B) That the consent of the adjacent property owner shall be recorded as provided in Section 92.26.1 of the Torrance Municipal Code.

b) Exterior side yards shall be not less than ten (10) feet in width.

#### 4. DRIVEWAY SEPARATION

Where the main entrance to any dwelling unit faces a driveway, a separate walkway shall be provided. Said walkway shall be unobstructed and physically separated from the driveway by a twenty-four (24) inch wide buffer strip permanently maintained in landscaping. The minimum distance between said driveway and the main entrance to any unit shall be ten (10) feet. The minimum distance between said driveway and a secondary entrance shall be five (5) feet.

#### 5. REAR YARD

There shall be a rear yard not less than ten (10) feet in depth and such yard shall be level, open and unoccupied; provided, however, that an unoccupied yard ten (10) feet in depth located between a building on the rear of the property and the building on the front of the property may be considered as the required rear yard, excepting that no main building shall be less than five (5) feet from the rear property line.

Where all off-street parking is provided within the main building and not accessory buildings are constructed, the main building may be constructed to within five (5) feet of the rear property line.

#### 6. LOCKABLE STORAGE

Private lockable storage shall be provided for each dwelling unit in the amount of one cubic foot for each ten square feet of living area, with a minimum of one hundred cubic feet per dwelling unit.

#### 7. PARKING, OPEN SPACE, AND LAND AREA PER DWELLING UNIT

a) EXISTING UNITS For residential units existing on March 1, 1979, one parking space shall be provided on site or within a parking district. Additional parking spaces on site shall be maintained if required by Code at the time of construction.

b) NEW UNITS For new single-family homes and duplexes, two garage spaces shall be provided for each dwelling unit. Parking for new multiple-family dwelling units must be on-site and can be uncovered except for units of over 2,000 feet.

Standards for parking, open space, and land area per dwelling unit shall be based upon the living area of each dwelling unit as follows:

<u>Unit Size</u>	<u>Parking Required</u>	<u>Open Space</u>	<u>Land Area per Dwelling Unit (maximum density)</u>
Any unit with over 1500 sq. ft. of living area	2 garage spaces 1 open space	900 sq. ft.	At least 2000 sq. ft. of land per unit; max. 21 units per acre
Any unit with 700-1500 sq. ft. of living area	1 covered space 1 open space	600 sq. ft.	At least 1600 sq. ft. of land per unit; max. 27 units per acre
Any unit with less	1 space	300 sq. ft.	At least 1000 sq. ft. of land per unit; max. 43 units per acre
Special senior citizens' housing, units with 500 sq. ft. of living area or less	2 spaces each 3 units	200 sq. ft.	At least 750 sq. ft. of land per unit; max. 58 units per acre

For the purpose of these standards, a senior citizen is defined as any person fifty-eight years of age or older or his/her spouse.

c) USABLE OPEN SPACE Required open space shall be governed by the following:

1) Each two (2) square feet of balconies shall count as three (3) square feet toward the usable open space requirement to a maximum of one hundred fifty (150) square feet and each two (2) square feet of private patios shall count as three (3) square feet to a maximum of three hundred (300) square feet, when the minimum inside dimensions are six (6) feet by ten (10) feet.

2) Courtyards to qualify as usable open space must have a minimum area of two hundred (200) square feet times the number of dwelling units and must be a minimum of twenty (20) percent landscaped with ornamental planting. For developments containing ten (10) or more units, courtyards shall have minimum dimensions of forty (40) feet by one hundred (100) feet. For developments containing fewer than ten (10) units, courtyards shall have a minimum dimension of forty (40) feet.

3) Yard areas to qualify as open space must have a minimum dimension of fifteen (15) feet, be readily accessible to adjacent units, be properly graded with a slope not to exceed five (5) percent except for ornamentally landscaped areas, and be completely improved for recreation or leisure outdoor activities.

4) All usable open space, excluding private patios, balconies, and fenced swimming pool areas shall be surfaced with functional lawn, except for walkways and ornamental planted areas. Yard areas may be surfaced with blacktop or concrete for designated game areas, by approval of the Planning Director.

5) Roof decks may contribute up to thirty three and three tenths (33.3) percent of the usable open space requirement when they are open and easily accessible, aesthetically surfaced and provided with active recreational equipment or outdoor leisure furniture and ornamental effects, and have a minimum dimension of thirty (30) feet.

6) Enclosed areas properly improved and designated for recreational purposes may contribute to a maximum of twenty-five (25) percent of the open space requirement.

7) All required open space for residential units in the commercial sector may be provided as balconies, roof decks and recreation rooms as defined by the Torrance Municipal Code, with a maximum of 25 percent of required open space in recreation rooms.

8) Specifically excluded as usable open space are all areas devoted to automobiles, such as driveways, parking spaces, aisles, loading zones, etc. Also excluded are storage areas, and any area fenced or otherwise inaccessible to tenants. Usable open space may include, but is not limited to the following:

- Areas devoted to sports and games
- Barbecue and picnic areas
- Gardens
- Golf courses and putting greens
- Hobby areas
- Swimming pools
- Recreation rooms, gyms, etc.

#### IV OFF-STREET PARKING AND LOADING

##### A. PARKING REQUIRED FOR COMMERCIAL USES

For each lot or parcel of land used for commercial purposes, off-street parking shall be provided as noted below. Property owners may participate in a parking district in lieu of providing private parking, and will be credited for spaces already purchased in the existing parking district. Square footages shall be measured in terms of "gross modified floor area", as defined in the Torrance Municipal Code.

1. For uses existing as of the date of adoption of these Standards, one parking space shall be provided for each 570 square feet. Additional parking shall be provided if required at the time of construction. For any additions to the structure as it existed on March 1, 1980, parking shall be provided as required for new structures.
2. For new uses in structures existing on the date of adoption of these Standards except for those uses listed in Section 4 below, one parking space per 570 square feet.
3. For new structures, except those housing uses listed in Section 4 below, one parking space per 300 square feet.
4. HIGH INTENSITY COMMERCIAL USES

For each of the commercial uses listed below, off-street parking shall be provided as required for the specific use. Parking shall be provided within 300 feet of the use.

- a. FOOD AND BEVERAGE RETAIL SALES, One space per 150 sq. ft.
- b. PARTICIPANT SPORTS AND RECREATION, INDOOR
  - 1) Bowling Alleys, 5 spaces for each lane, plus one space for each 100 square feet used for consumption of food or beverages or other recreational area.
  - 2) Dance Halls, one parking space for each thirty-five (35) square feet of dance floor area, plus one parking space for each five fixed seats or for each thirty-five square feet of seating area where there are no fixed seats.
  - 3) Gymnasiums and Health Spas, one space for each 150 square feet.
  - 4) Pool and Billiard Halls, one space per one hundred square feet.
- c. SPECTATOR SPORTS AND ENTERTAINMENT: LIMITED
  - 1) Stadiums and Places of Public Assembly, one space for every five seats or one space for every thirty-five square feet of floor area where there are no fixed seats, whichever is the greater.

- 2) Theaters, one space for each three seats.
- d. EATING AND DRINKING ESTABLISHMENTS: Alcoholic Beverages, Excluding Alcoholic Beverages, Including Alcoholic Beverages, one space per 100 square feet.
- e. GASOLINE SALES, three parking spaces per service bay.
- f. EDUCATION FACILITIES, COMMERCIAL
  - 1) Beauty Colleges, one and one-quarter (1¼) spaces per student plus one space for every two instructors and/or employees.

#### B. OFF-STREET LOADING

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 ten thousand (10,000) square feet. One loading space shall be provided for each additional twenty-thousand (20,000) square feet of modified gross floor area over ten thousand (10,000) square feet to ninety thousand (90,000) square feet and one additional loading space shall be provided for each additional one hundred thousand (100,000) square feet of modified gross floor area over ninety thousand (90,000) square feet. Each required off-street loading space shall be not less than ten feet in width and twenty-five feet in length with a minimum height clearance of fourteen 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.

#### C. STANDARDS FOR PARKING LOT DEVELOPMENT AND LANDSCAPING

Parking lots shall be developed and landscaped according to the appropriate standards as set forth in Division 9 of the Torrance Municipal Code. For facility of reference, the appropriate sections of the Torrance Municipal Code are included herein as Appendix 1.

### V ADMINISTRATIVE PROCEDURES

#### A. CONDITIONAL USE PERMIT

Where uses are permitted under a Conditional Use Permit, that permit may be granted or denied by the Planning Commission, following the procedure outlined in Sections 95.2.1 - 95.2.8 of the Torrance Municipal Code.

**B. BUILDING PERMIT**

Building permit applications are reviewed by Redevelopment staff with regard to these Development Standards and the criteria specified in the Design Manual. An Owner Participation Agreement between the Redevelopment Agency and the applicant is required before a building permit will be issued.

**C. VARIANCES, WAIVERS, TIME EXTENSIONS, FEES**

These shall be governed by the appropriate sections of the Torrance Municipal Code.

APPENDIX 1  
STANDARDS FOR PARKING LOT DEVELOPMENT AND  
LANDSCAPING  
TORRANCE MUNICIPAL CODE

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SEC. 93.4.1.

ARTICLE 4 - STANDARDS OF DEVELOPMENT FOR  
COMMERCIAL AND INDUSTRIAL PARKING AREAS

## SECTION 93.4.1. 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. The Planning Director may disapprove such plans if he finds they are inconsistent with the requirements of this Section.

## SECTION 93.4.2. SIZE OF PARKING SPACE.

The minimum size of each parking space in a parking lot serving commercial uses shall be no less than eight (8) feet six (6) inches in width and nineteen (19) feet in depth. Where employees parking for industrial uses is required by this Section, eight (8) feet by nineteen (19) feet shall be the minimum size required.

## SECTION 93.4.3. TABLES AND CHARTS.

The tables and charts entitled "Parking Lot Layout" are hereby incorporated by this reference.

## SECTION 93.4.4. 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.

## SECTION 93.4.5. PARKING AREA ACCESS ROADS AND DRIVEWAYS.

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

b) Parking areas having more than one (1) 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 and egress over adjoining property with the approval of the Planning Director.

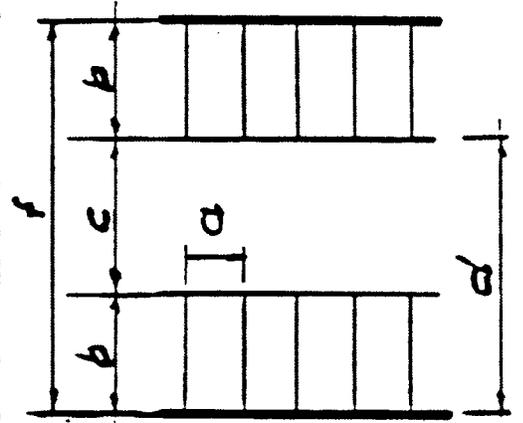
d) The grade for any driveway or ramp providing access to any off street parking space shall be in conformity with standards set by the City on the basis of the transition distance available between the property line grade and the parking lot pad elevation. In no event shall the algebraic difference in grade between any two (2) adjacent six (6) foot chords in the approach ramp profile exceed twelve (12) percent.

# PARKING LOT LAYOUT

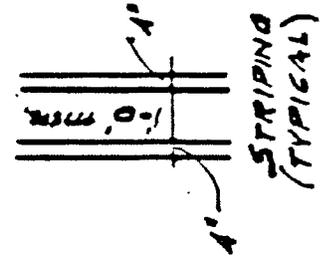
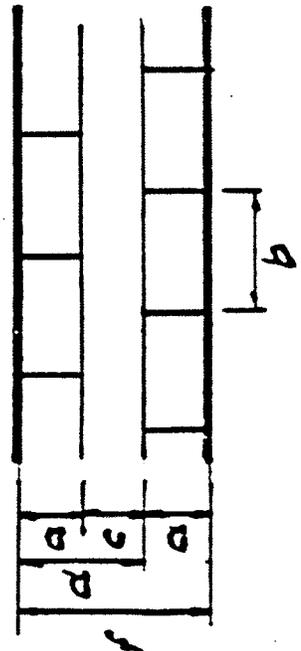
a	b	c	d	f
8.6		25.0	44.0	63.0
9.0	19.0	25.0	44.0	63.0
9.6		24.0	43.0	62.0
10.0		24.0	43.0	62.0

a	b	c	d	f
8.6			20.6	29.0
9.0	22.0	12.0	21.0	30.0
9.6			21.6	31.0
10.0			22.0	32.0

## RIGHT ANGLE



## PARALLEL

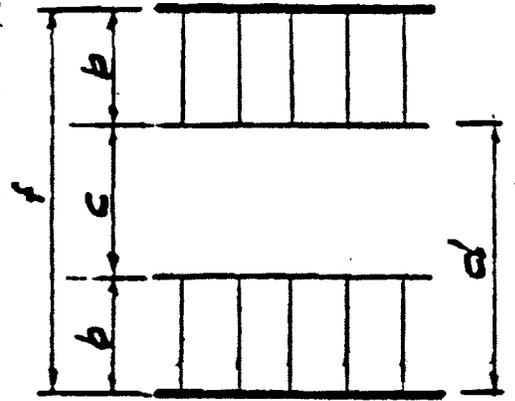


PARKING LOT LAYOUT

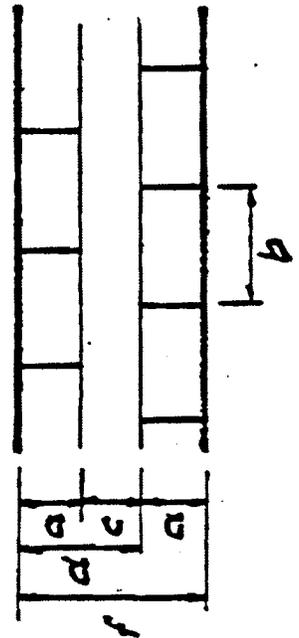
a	b	c	d	f
8.6		25.0	44.0	63.0
9.0	19.0	25.0	44.0	63.0
9.6		24.0	43.0	62.0
10.0		24.0	43.0	62.0

a	b	c	d	f
8.6			20.6	29.0
9.0	22.0	12.0	21.0	30.0
9.6			21.6	31.0
10.0			22.0	32.0

RIGHT ANGLE



PARALLEL

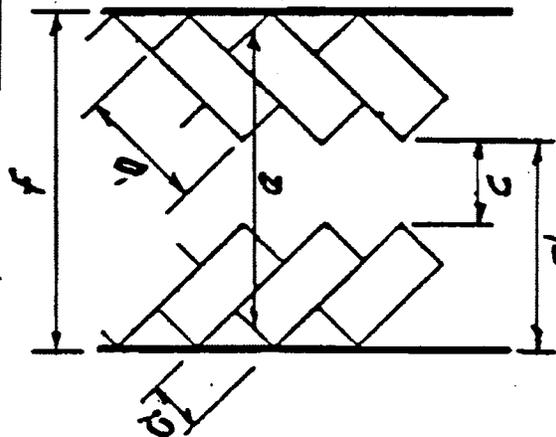


# PARKING LOT LAYOUT

Calculated Values

a	b	c	d	e	f
8.6			28.10	38.4	45.8
9.0	19.0	12.0	29.9	38.10	46.8
9.6			29.9	39.3	47.6
10.0			30.2	39.8	48.4

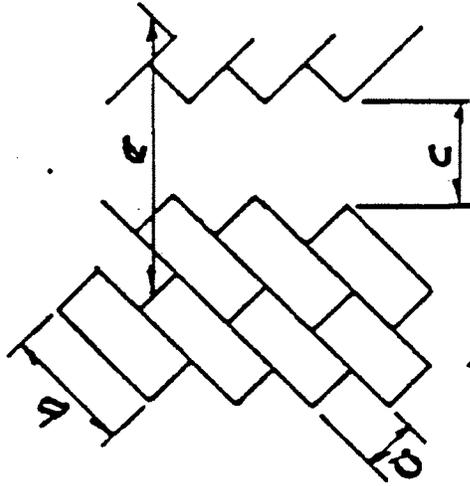
30°



Calculated Values

a	b	c	d	e	f
8.6			31.5	44-11	50-10
9.0	19.0	12.0	31.9	45-3	51-6
9.6			32.2	45-7	52-4
10.0			32.6	45-11	53-0

45°



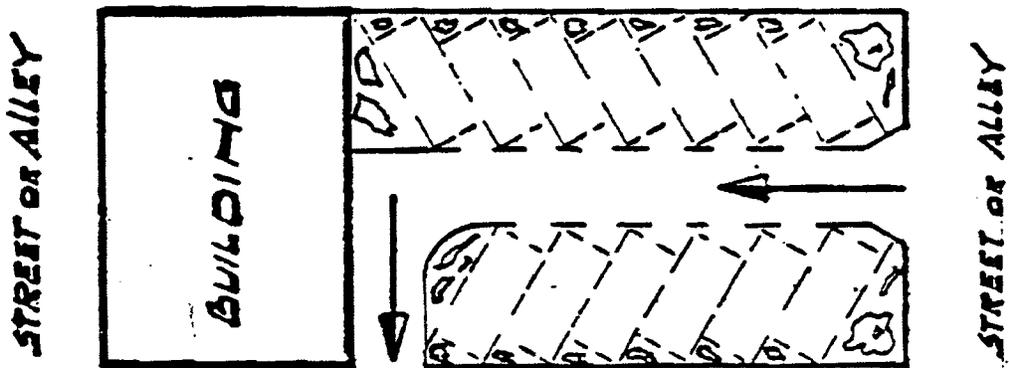
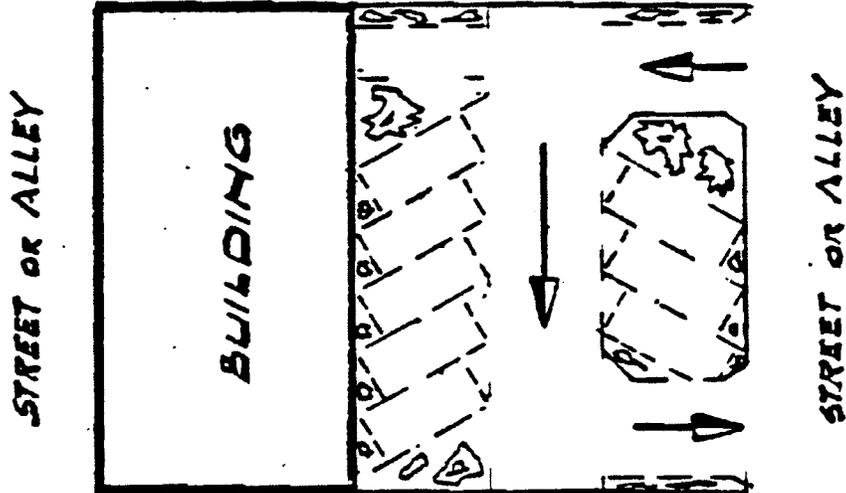
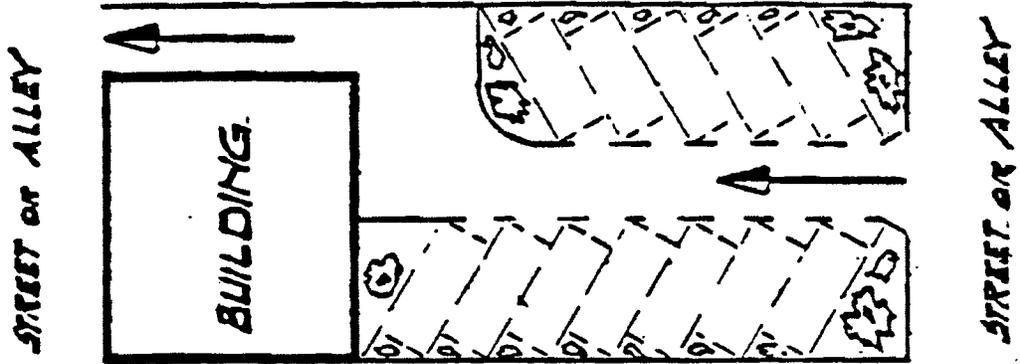
OVERLAP

Calculated Values

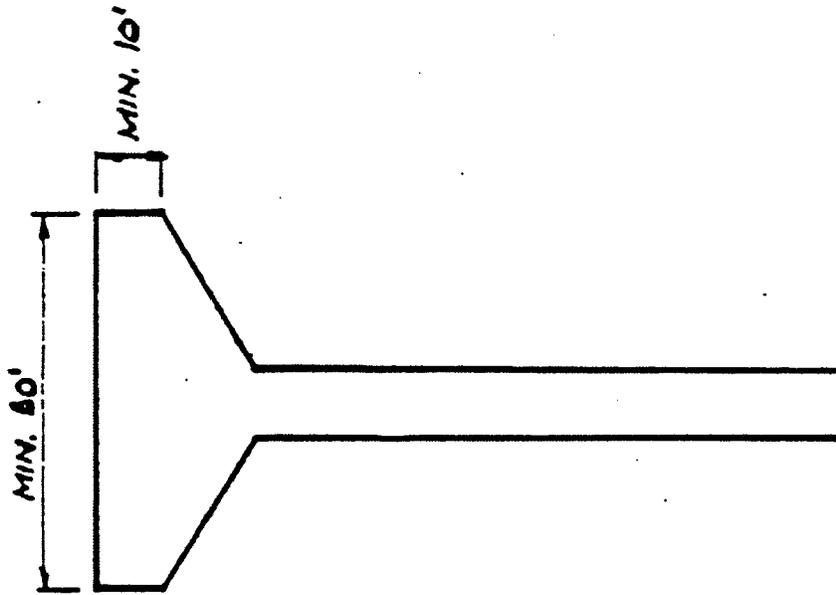
a	b	c	d	e	f
8.6			38.8	55-2	59.4
9.0	19.0	18.0	38.11	35-5	59-10
9.6			39.2	55-8	60-4
10.0			39.6	55-11	60-10

60°

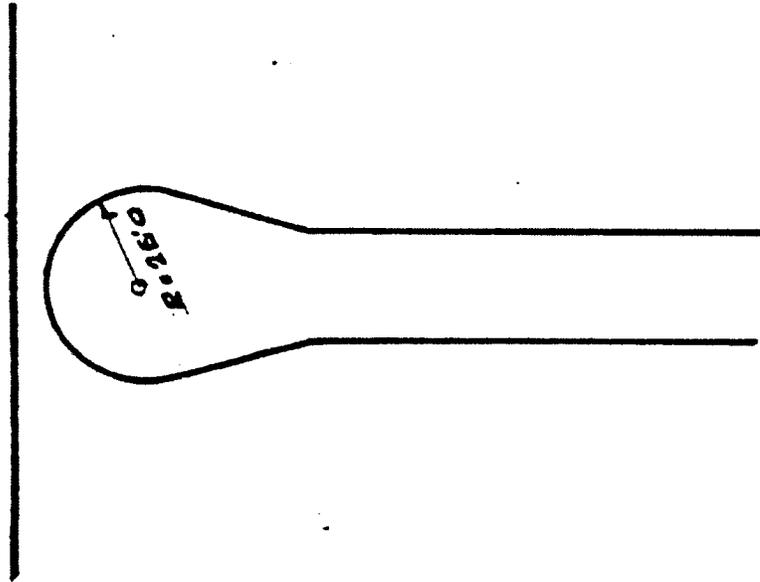
**TYPICAL COMMERCIAL PARKING LAYOUT**



TYPICAL RESIDENTIAL TURN AROUND AREAS



HAMMERHEAD



CUL-DE-SAC

TORRANCE MUNICIPAL CODE**SECTION 93.4.6. PARKING SPACE STRIPING.**

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

**SECTION 93.4.7. 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.

**SECTION 93.4.8. 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.

**SECTION 93.4.9. 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 (4) inches thick in sandy soils and six (6) inches thick in clayey soils, and topped with hard, durable plant mix asphaltic paving at least two (2) inches thick. The surface shall be graded and drained so as to dispose of all surface water.

**SECTION 93.4.10. JOINT USES.**

a) The Planning Commission may grant 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 (1) user during a period of use by another during nighttime in relation to daytime hours, or weekdays in relation to Saturdays or Sundays.

b) Notwithstanding the provisions of Section 93.4.10.(a), 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.

**SECTION 93.4.11. CONDITIONS FOR ALLOWING JOINT USES.**

The Planning Commission shall require for the above joint uses that:

a) The buildings and uses shall be within one hundred fifty (150) feet of the nearest point by walking distance within a parking facility to said building or use;

b) The applicant shall show there is no conflict in the principal operating hours of the buildings or uses for which the joint parking facilities are proposed; and

TORRANCE MUNICIPAL CODE

c) The parties concerned in the joint use of off street parking facilities shall evidence an agreement for such joint use by a proper legal instrument approved by the City Attorney 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.

**SECTION 93.4.12. 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.

**SECTION 93.4.13. EXCEPTION TO LOCATION REQUIREMENT.**

(Amended by 0-2864)

Exceptions to Section 93.4.12. may be approved by the Planning Director subject to the following conditions:

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

b) That the substitute lot is in the same possession as the property containing the use it is to serve. Such possession may be by deed or by long term lease approved by the City Attorney as to form and content.

**SECTION 93.4.14. TEMPORARY LOCATION.**

The requirements of Section 93.4.13. shall be suspended if a temporary substitute location or locations within a distance of four hundred (400) feet for all or a part of the parking facilities is assured under an agreement or other instrument approved by the City Attorney as to form and content until such time as a permanent substitute location complying with the provisions of Section 93.4.13. is effected.

**SECTION 93.4.15. 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 Code, additional required parking and loading facilities for such use shall be provided as required in this Chapter.

**SECTION 93.4.16. 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 Chapter requires the provisions for a greater number of parking spaces than the existing use, parking and loading facilities shall be provided as required by this Chapter.

TORRANCE MUNICIPAL CODE**SECTION 93.4.17. CHANGE OF USE INSPECTION FEE.**

(Amended by 0-1791)

Whenever there is a change in use or a substantial building alteration, a fee of Five Dollars (\$5.00), in addition to any other applicable charge, shall be paid to the License Department of the City as reasonable cost for inspection to determine whether an occupancy permit should be granted.

**SECTION 93.4.18. PARKING FACILITIES PROVIDED BEYOND REQUIRED FACILITIES.**

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

**SECTION 93.4.19. 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. Parking areas or 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 occupant and the patrons of such occupant or reserved for the exclusive use of employees of such occupant. Such areas shall contain a minimum of ten (10) parking spaces.

**SECTION 93.4.20. RESTRICTION ON PARKING SPACE USE.**

(Amended by 0-2907)

Neither patrons nor employees of an occupant of a building may be charged for use of a parking space designated to meet minimum parking requirements, except they may be charged a fee for parking in excess of one (1) hour or longer duration where:

- a) Validated parking is provided during the hours for which a parking fee is charged, provided no fee may be charged prior to 7:00 a.m. nor after 10:00 p.m.; and
- b) There are more than three hundred (300) parking spaces in an integrated parking facility.

7-12-79

TORRANCE MUNICIPAL CODE

## SECTION 93.4.21. COMBINED OR MIXED USES.

The required off street parking and loading facilities may be provided collectively for two (2) or more buildings or two (2) or more uses in the same building provided that the total number of parking spaces shall be not less than the sum of the requirements for each of the individual uses and provided all other requirements of this Chapter are met.

## SECTION 93.4.22. NONCOMPLIANCE WITH STATEMENT; A MISDEMEANOR.

If at any time after an employee signs a statement pursuant to Section 93.4.20. the employee, when present within the building during his hours of employment, is parked in a substitute location outside the designated area contrary to the contents of the written statement, such employee shall be guilty of a misdemeanor punishable by fine of not less than Two Hundred Dollars (\$200.00) or imprisonment in the County jail for not less than six (6) months, or both such fine and imprisonment.

## SECTION 93.4.23. 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 vehicle parking or loading area which meet the requirements of this Chapter.

## SECTION 93.4.24. DEVIATIONS FROM PARKING LOT DESIGN REQUIREMENTS.

(Amended by 0-1767; 0-1790; 0-2864)

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 review the plans and approve or disapprove said plans.
- c) Deviations shall be allowed only in the following instances:
  - 1) When reduced space size for small automobiles is proposed in parking areas containing at least ten (10) parking spaces, provided that such compact spaces shall be no less than seven (7) feet six (6) inches in width and fifteen (15) feet in length and that such spaces may not comprise more than ten (10) percent of the required parking.
  - 2) When there is attendant parking and either reduced size, tandem parking or both are proposed.
  - 3) When, in the opinion of the Planning Director, the use of a substandard type of pavement and base material or landscaping, or thickness of pavement or base material would be satisfactory for a parking lot that is clearly to be of short term, temporary nature and which the Planning Director finds will, within a period of five (5) years be replaced with other development.

TORRANCE MUNICIPAL CODE

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d) Any modification of the proposed plan or failure to supply attendant parking as provided in subsection c-2) of this Section shall terminate any permission granted under this Section.

**SECTION 93.4.25. EXEMPTION FROM PARKING REQUIREMENTS.**

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

a) Such an area shall be accurately defined and approved by the Planning Commission and the City Council;

b) Such an area shall be within a vehicle parking district before being eligible for exemption from parking requirements;

c) No such an area shall be established and exempt from the parking requirements of this Section unless sixty (60) percent or more of all lots of record comprising said area are devoted to uses first permitted in a "C" or "M" zone;

d) No exemption shall apply in other than the "C" or "M" zones; and

e) Before such defined district shall be exempt as provided in this Section, 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.

10-19-78

**TORRANCE MUNICIPAL CODE****ARTICLE 5 - DEVELOPMENT STANDARDS FOR RESIDENTIAL  
PARKING AREAS****SECTION 93.5.1. PLOT PLAN APPROVAL REQUIRED.**

At the time a building permit is requested for any new building or structure, 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 lay-out and development of the parking, access and other improvements. The Planning Director may disapprove such plans, when found to be inconsistent with the requirements of this Chapter.

**SECTION 93.5.2. SIZE OF RESIDENTIAL PARKING SPACES.**

(Amended by 0-1937; 0-1938)

a) All enclosed residential parking areas shall conform to the following minimum standards:

1) For a single enclosed parking space, a minimum dimension shall be ten (10) feet by twenty (20) feet clear, unpartitioned, inside dimensions. For all other required parking spaces, the minimum dimensions shall be nine (9) feet by twenty (20) feet clear, unpartitioned, inside dimensions. The minimum doorway width to an enclosed parking space shall be seven (7) feet six (6) inches for single car openings and fifteen (15) feet six (6) inches for double car openings. All garages shall have a minimum clear height, free of all obstructions of seven (7) feet except for door openings and the rear three (3) feet of a garage may have projections extending downward not closer than four (4) feet six (6) inches above the floor.

b) In any parking structure containing more than two (2) parking spaces, the parking spaces adjacent to any wall shall have a minimum interior clearance of ten (10) feet.

**SECTION 93.5.3. GARAGE DOORS.**

a) Whenever a private garage is provided in connection with a single family residence or duplex, garage doors shall be required therefor.

b) Whenever a private garage is provided in connection with a multiple family residence, garage doors shall be provided therefor, except in those cases where in the opinion of the Planning Director or the Planning Commission, a substantial part of the interior of such garages is not visible from a public street, alley or way, or is not visible from a private street, alley or way serving more than one (1) lot or parcel of land.

**SECTION 93.5.4. LOCATION OF PARKING SPACES.**

In no case shall any portion of a public street or alley right-of-way be counted as part of the required parking or loading space. Parking spaces having direct access from a public right-of-way shall be so located and designated as to avoid undue interference with the public use of streets and alleys.

**SECTION 93.5.5. Repealed by 0-2338.**

**TORRANCE MUNICIPAL CODE**

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**SECTION 93.5.6. ACCESS.**

The grade for any driveway or ramp providing access to any off street parking space shall be in conformity with 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 (2) adjacent six (6) foot chords in the approach ramp profile exceed twelve (12) percent.

**SECTION 93.5.7. DRIVEWAY WIDTHS.**

The required width of driveways shall apply to the full length of the driveways which shall be free and clear of all obstacles such as utility poles, meter boxes, stairways and building overhangs less than eight (8) feet in height above the surface of the driveway. The width of the driveway entrance and exits from a public street shall be measured at the property line and shall comply with the following:

Driveways serving less than eleven (11) parking spaces shall have a minimum width of ten (10) feet; driveways serving eleven (11) or more parking spaces shall have a minimum width of twenty (20) feet or two (2) ten (10) foot driveways. Additional driveways for apartment houses providing more than one hundred (100) parking spaces may be required to eliminate traffic congestion upon review by the Planning Director, the Planning Commission, or both.

**SECTION 93.5.8. SUBTERRANEAN GARAGES.**

Subterranean garages may be constructed to any rear property line or side property line exclusive of the front yard setback. The finished floor of the first floor, which shall be the same as the roof of the subterranean garage shall not project more than three (3) feet at its highest point above the natural grade of any lot or parcel in a required side or rear yard area. Subterranean garages may be constructed to the front property line provided they remain entirely underground and the roof is landscaped and maintained as if no garage existed.

**SECTION 93.5.9. LINE OF SIGHT STANDARD.**

Each entrance and exit to said parking area shall be constructed and maintained so that any vehicle entering or leaving the parking area shall be visible to a person approaching such entrance or exit on any pedestrian walk, footpath or public right-of-way a minimum distance of ten (10) feet from the driveway or parking space.

**SECTION 93.5.10. RESTRICTION ON USE.**

There shall be no charge, or similar regulation for the use of parking facilities required by this Article.

**SECTION 93.5.11. REQUIRED STORAGE AREA.**

Where covered parking is required, for three (3) or more units, there shall be provided a minimum of fifty (50) cubic feet of lockable enclosed storage space for each unit.

**TORRANCE MUNICIPAL CODE**

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**SECTION 93.5.12. TANDEM PARKING.**

(Amended by 0-1790; 0-1937; 0-1938; 0-2307)

Tandem parking will not be considered as satisfying the parking required by this Article except on those lots or parcels of land 1) which are less than sixteen thousand (16,000) square feet in area and zoned R-3 (limited multiple family residence district) or 2) for which a waiver is granted as provided in Article 2 of Chapter 4 of this Division.

**SECTION 93.5.13. PAVING OF DRIVEWAYS AND GARAGE AREAS.**

All driveways, open parking areas, and turnaround areas shall be paved with four (4) inches of untreated base material and topped with hard, durable plant mix asphaltic paving at least two (2) inches thick. All paved surface shall be graded and drained so as to dispose of all surface water.

**SECTION 93.5.14. SEPARATION FROM WINDOWS.**

(Added by 0-1937; 0-1938)

Ground level off street parking areas shall be separated from any portion of a building having windows opening on the parking area by a minimum ten (10) foot buffer strip permanently maintained in landscaping of sufficient height and texture, or fenced to provide an effective screen from headlights.

**SECTION 93.5.15. WHEEL STOPS.**

(Added by 0-1937; 0-1938)

All off street parking interior and exterior shall be provided with concrete wheel stops securely anchored and placed a minimum of four (4) feet from the protected wall.

**SECTION 93.5.16. PARKING LOT ILLUMINATION.**

(Added by 0-1937; 0-1938)

Parking areas shall be provided with adequate illumination for the protection and safety of tenants. Said lighting to be properly shaded and reflected away from public streets and adjacent living area.

**TORRANCE MUNICIPAL CODE****ARTICLE 6 - LANDSCAPE REGULATIONS****SECTION 93.6.1. WALL ENCLOSURE REQUIREMENT.**

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 (6) feet in height shall be erected along said abutting property line. Such wall shall not be less than four (4) 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 setback 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 (3) 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 (5) feet from property line shall be provided on an average spacing of every fifty (50) feet of street frontage, unless trees have been provided in the parkway area on an average spacing of fifty (50) feet. The setback area shall be landscaped and continuously maintained.

**SECTION 93.6.2. AMOUNT OF LANDSCAPING REQUIRED.**

(Amended by 0-1902; 0-2276)

Not less than five (5) percent of a parking lot comprising more than twenty (20) parking spaces shall be landscaped and continuously maintained; not less than four (4) percent of a parking lot comprising not more than twenty (20) parking spaces shall be landscaped and continuously maintained; and not less than three (3) percent of a parking lot comprising not more than ten (10) parking spaces shall be landscaped and continuously maintained. Upon the approval of the Planning Director, the landscaped area between the front property line and the building on the site may be counted up to one (1) percent as part of the required area for landscaping. Any unused space resulting from the design of the parking spaces should be used for planting purposes, but an even distribution of the planting beds must be maintained throughout the parking area. The planting bed area shall have a minimum width of three (3) feet and a minimum area of nine (9) square feet. Upon approval of the Planning Director, the front portion of parking spaces may be used to fulfill the minimum width and area requirements. A method of irrigating all planting areas shall be provided by a permanent water system. For the protection of the landscaped areas a minimum four (4) inch high curb shall be provided on all sides.

**SECTION 93.6.3. 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, 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.

## SEC. 93.6.4.

TORRANCE MUNICIPAL CODE

## SECTION 93.6.4. CHOICE OF PLANT MATERIAL.

(Amended by 0-1902; 0-2276)

The choice of plant material shall be trees or shrubs combined with ground cover. All planters shall be provided with a minimum of one (1) five (5) gallon shrub for each twenty (20) square feet of planter area. One (1) twenty-four (24) inch boxed tree shall be provided for each ten (10) parking spaces or portion thereof. For parking lots with ten (10) or less spaces, two (2) fifteen (15) gallon trees may be substituted for the one (1) twenty-four (24) inch boxed tree.

## SECTION 93.6.5. LANDSCAPING PLAN REVIEW.

(Added by 0-1902)

A plot plan indicating the location of all landscaping shall be submitted for approval by the Planning Director. The decision of the Planning Director may be appealed to the Planning Commission.

## SECTION 93.6.6. EXCLUSION OF EMPLOYEE PARKING AREAS IN M-1 AND M-2 DISTRICTS.

(Added by 0-1902)

Upon approval of the Planning Director, parking lots in the M-1 and M-2 Districts may be excluded from the provisions of Article 6 of this Code upon determination that:

- a) The parking area is used primarily for employee parking;
- b) Sufficient landscaping is provided to screen such parking areas from the view of the general public.

## SECTION 93.6.7. CONFORMANCE TO LANDSCAPE REGULATIONS.

(Added by 0-1902; Amended by 0-1946)

Notwithstanding the provisions of Section 93.1.3.(a), the provisions of this Article shall apply to parking lots used with buildings and structures used for nonresidential purposes which are hereafter constructed or expanded; provided, however, that the provisions of this Article shall not apply (1) to parking areas enclosed within a building, or (2) to an addition to or alteration of any building or structure which is required by other provisions of this Code or State Law, or (3) an addition to or alteration of any building or structure the cost of which does not exceed One Thousand Dollars (\$1,000.00) as provided in the Building Code of the City for building permit valuation purposes.

## SEC. 93.6.8.

TORRANCE MUNICIPAL CODE

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## SECTION 93.6.8. LANDSCAPING OF OPEN RESIDENTIAL PARKING.

(Added by 0-2307)

Not less than five (5) percent of the total paved area for driveways and for open parking shall be landscaped where such areas are visible from apartment units on the property or from adjacent residential uses or from public rights-of-way. A planter bed shall have an average width of three (3) feet and a minimum area of nine (9) square feet. One (1) twenty-four (24) inch box tree shall be provided for each ten (10) open parking spaces. All planting areas shall be provided with a permanent sprinkler system.

TORRANCE MUNICIPAL CODE

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## ARTICLE 7 - VARIANCES, WAIVERS AND NONCONFORMING USES

## SECTION 93 7 1. VARIANCES

(Amended by 0-1754)

Variances may be granted from any of the provisions of this Chapter in accordance with the provisions of Article 1, Chapter 4, Division 9; provided, however, that with the approval of the Chairman of the Planning Commission, a petition for a variance may be heard by the City Council without a hearing thereon having been held before the Planning Commission; and provided further that the decision of the City Council shall be final and effective upon the passage of the motion granting the variance. The Chairman of the Planning Commission may delegate such authority to any other member of the Commission with the approval of the Commission. Such approval shall not be given unless, in the opinion of said Chairman or nominee, the petitioner otherwise will suffer irreparable harm. The decision of the Chairman or such nominee shall not be appealable.

## SECTION 93.7.2. PROVISIONS FOR WAIVERS

The standards required in Article 6 of this Chapter shall apply to land used for commercial, industrial, schools, churches, hospitals, or public assembly purposes; provided, however, that an exception may be granted by waiver as set forth in Article 2 of Chapter 4 of this Division.

## SECTION 93.7.3. NONCONFORMING USES.

Exceptions to nonconforming uses shall be granted in relation to the provisions of this Chapter pursuant to Article 22 of Chapter 2 of this Division

# DOWNTOWN TORRANCE SIGNAGE STANDARDS

All signs erected, maintained or located in the Redevelopment Project Area, shall comply with the provisions described herein. In circumstances where said provisions do not address a particular aspect of signage, the Sign Ordinance of the City of Torrance will take precedence. The Downtown Design Manual shall be used as a guideline for establishing aesthetic standards. No sign shall be erected or altered before acquiring a sign permit. Moreover, no sign permit shall be issued for any additional sign or alterations to existing signs until all signs on the property or development conform to said provisions.

## 1. DEFINITIONS

- a) Area of Sign. "Area of Sign" shall mean the total area within the extreme perimeter of the attraction area intended to draw attention to the sign, including all open spaces and the supports which the sign rests upon.
- b) Ground Sign. "Ground Sign" shall mean a sign not wholly supported on a building or on a structure other than a sign structure.
- c) Projecting Sign. "Projecting Sign" shall mean a sign suspended from or supported from a building or structure and projecting out therefrom more than one (1) foot.
- d) Hanging Sign. "Hanging Sign" shall mean a sign suspended from a building or structure which is perpendicular or parallel to the facade of the building.
- e) Roof Sign. "Roof Sign" shall mean any sign supported by the roof of a building or placed above the apparent flat roof or eaves of a building as viewed from any elevation.
- f) Temporary Sign. "Temporary Sign" shall mean a banner type sign constructed of a sturdy material, such as canvas, so as to prevent rapid deterioration. Such sign is intended to be displayed for a short period of time only.
- g) Wall Sign. "Wall Sign" shall mean any sign painted on, attached to or projecting from the wall surface of a building (including permanent window signs and signs on awnings). A wall sign shall not project above the apparent flat roof or eave line as viewed from all elevations.
- h) Awning. "Awning" shall mean any structure, such as canvas, projecting from the wall of a building over a window or entrance.
- i) Qualified Street Frontage. "Qualified Street Frontage" shall mean the width of storefront of a commercial or industrial development fronting on a major or secondary thoroughfare. In cases of corner or through lots, only one (1) street frontage may be used as qualified street frontage for purposes of calculating permitted sign area.
- j) Monument Sign. "Monument Sign" shall mean an independent structure supported from grade to the bottom of the sign with the appearance of having a solid base.

## 2. SIGNAGE: TYPES PERMITTED

The types of signs permitted in the Downtown Project Area will be limited to wall signs, temporary signs, hanging signs, and logo signs,. Awnings and Monument signs will also be permitted. Illuminated signs will be permitted and shall conform with the Torrance Municipal Code Sign Ordinance

Following are restrictions for each type sign:

- a) Wall Signs. Wall signs shall not exceed fifteen (15) percent of the exposed area of the wall on which they are located. Said fifteen (15) percent also to include valance, permanent window signs and temporary signs.
- b) Hanging Signs. Hanging signs will be limited to nine (9) square feet in area and will be attached to the building. Material used for fastening or supporting hanging signs will be restricted to metals with porcelain enamel, stainless steel, brass or bronze finished. For adequate clearance, hanging signs will be placed no lower than eight feet above grade. Those over publicly owned rights-of-way shall require an encroachment permit.
- c) Temporary Signs. Temporary signs shall not exceed ten (10) percent of the window.
- d) Monument Signs. Monument signs shall not exceed five (5) feet in height and twenty-five (25) square feet in area.

## 3. SIGNAGE: TYPES NOT PERMITTED

The following types of signs will be prohibited in the Downtown Redevelopment Project Area:

- a) Ground/pole signs
- b) Roof signs or any type of sign which is placed above the apparent flat roof or eaves of a building.
- c) External rotating, moving, flashing, changing, blinking signs.
- d) Permanent signs will be for business identification only; brand names or product advertising are not permitted.
- e) Permanent signs will not cover windows, building details, trim, roof or tower over the building.

## 4. SIGNAGE AREA

Total sign area allotment permitted will be one and one-half (1.5) square of sign for each linear foot of qualified street frontage with a minimum allowance twenty-five (25) square feet. Maximum height of letters will be restricted to eighteen (18) inches; maximum height of letters on canvas awnings will be limited to ten (10) inches. Business identification shall not exceed two (2) feet, six (6) inches.

## 5. SECOND STORY SIGNAGE

Where leasable office space occurs on a second level, signage will be allowed for building identification. Window signs consisting of lettering only shall be allowed for business identification. Letters can be no higher than six inches.

On a parapet or windowless wall, signage may include representational graphics, symbols or logos not to exceed sixteen (16) square feet in area. This will not be counted as part of the allowable sign footage.

## 6. COLORS

Signage colors will compliment building colors and materials and will be limited to three (3) accent colors from the approved color palette for Downtown.

## 7. MULTI-TENANT BUILDING

Any change in signage of a multi-tenant building fosters a review of all non-conforming signage on the property or development by the Environmental Quality and Energy Conservation Commission. The Commission shall have the authority to review the signage for consistency in color, size, location and lettering styles, and to require formulation and implementation of comprehensive signage program for the property or development.

## 8. NON-CONFORMING SIGNS

All applications for signs which do not conform to the provisions described herein shall be submitted by the Director of Building & Safety to the Environmental Quality and Energy Conservation Commission. Additionally, a sign application will be submitted to the Environmental Quality & Energy Conservation Commission when other signs located on the same property or development do not conform with signage provisions.

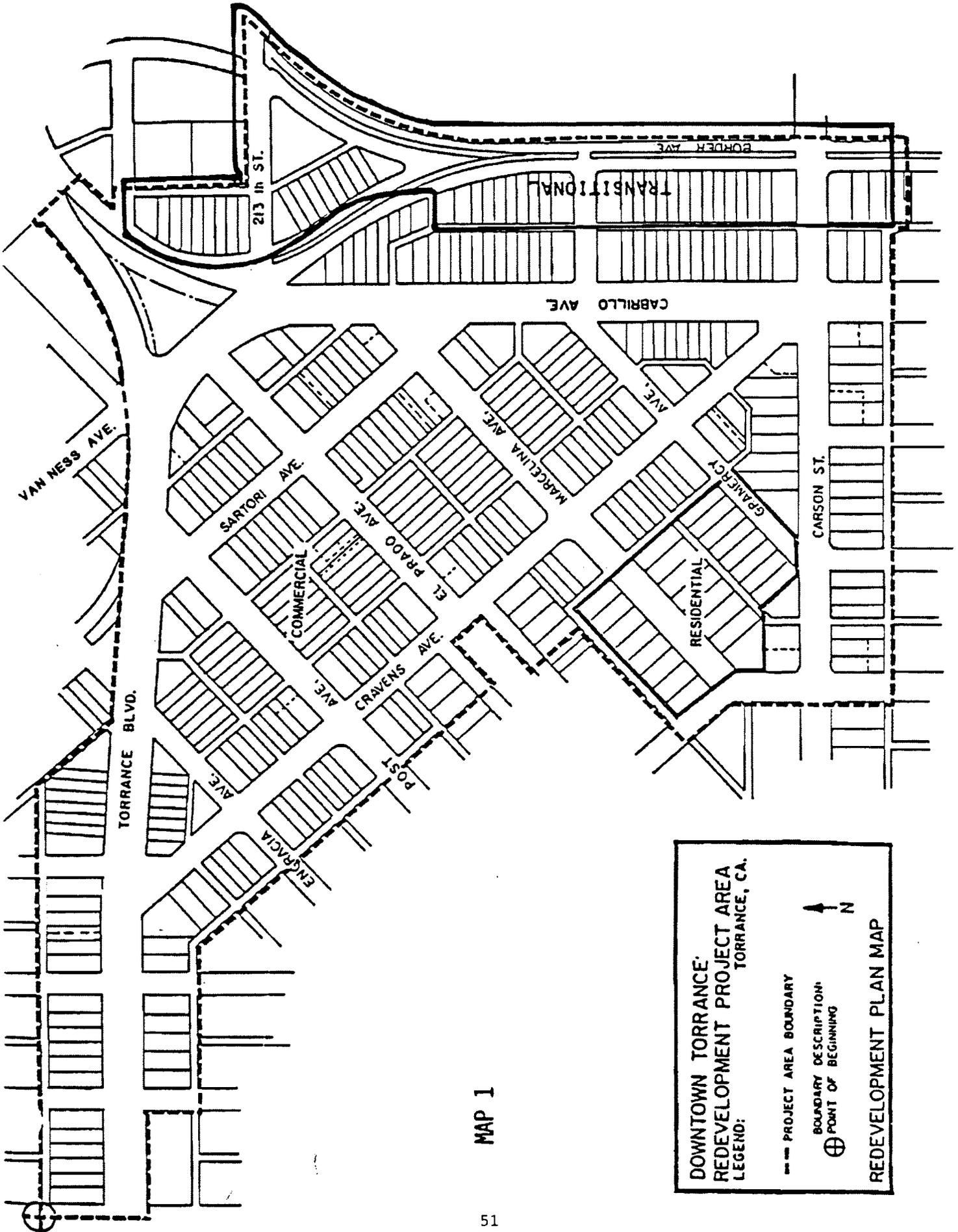
## 9. EXCEPTIONS FOR ARTERIAL STREETS

All signs erected, maintained or located on both sides of Torrance Boulevard, Cabrillo Avenue and Carson Street, which fall within the Downtown Redevelopment Project Area, shall conform to the Torrance Municipal Code except that:

- a) Roof signs and ground/pole signs will be prohibited unless reviewed and approved by the Environmental Quality Commission after a finding of fact that no other adequate means can be found to identify the business
- b) Permanent signs will not cover windows, building details, trim, roof or tower over the building.
- c) Requirements for color and maximum signage area will be the same as those for the rest of the Downtown Redevelopment Project Area.

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\* Color palette can be obtained through the Redevelopment Division of the Planning Department.



MAP 1

**DOWNTOWN TORRANCE:  
REDEVELOPMENT PROJECT AREA  
TORRANCE, CA.**

**LEGEND:**

- PROJECT AREA BOUNDARY
- ⊕ BOUNDARY DESCRIPTION:  
POINT OF BEGINNING

↑ N

**REDEVELOPMENT PLAN MAP**



studioneleven  
kosmont  
companies

# Lomita Downtown Vision Lomita, California

City of Lomita  
October 2018





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## INTRODUCTION

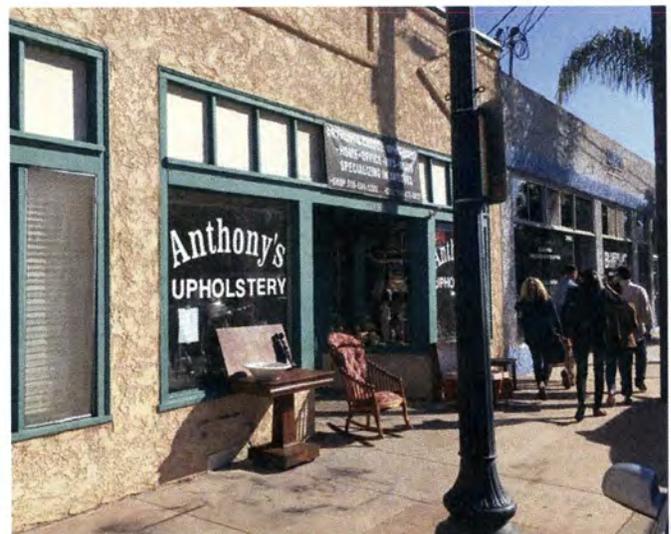
### Why focus on Downtown Lomita?

Downtowns are the living room of our cities. Their local businesses and activities contribute to a sense of community and provide people with a place to gather and interact. As walkable destinations for shopping, dining and exploring, Downtown districts celebrate a city's local fabric and culture. Their retailers contribute to a local economy and provide the community access to a variety of goods and services.

Downtown Lomita runs along Narbonne Avenue and stretches east and west along Lomita Boulevard. The Downtown area is walkable, appropriately scaled and full of niche businesses representative of the community's rich history. With a population of just over 20,000 people in under 2 square miles, Lomita provides a terrific consumer base to support a local, Downtown economy\*. Narbonne Avenue and the Downtown corridor have fantastic potential to function as the social, cultural and partial economic and commercial cores of the City.

The City of Lomita hired Studio One Eleven and Kosmont Companies to prepare a Downtown Vision document intended to define and transform the Downtown area into a vibrant place to live, work and visit. The following document includes an assessment of Lomita's existing conditions, a market study, which highlights trends, demographics and areas of opportunity, and an analysis of Lomita's existing policies and ordinances. The Downtown district analysis is paired with strategies and recommendations, an overall vision for the Downtown core and suggested next steps and implementation strategies. This Vision Document has been further shaped by the City council and business stakeholders.

\*A revitalized Downtown can also have an appeal beyond Lomita itself, drawing customers from around the South Bay region.



# EXISTING CONDITIONS

Physical Conditions - Downtown Context

Downtown Lomita is an appropriately scaled, pedestrian friendly community supported by a strong residential network. With a walk score of 79, Downtown is an easily accessible district for all members of the community.

**2201 Lomita Boulevard**  
Lomita, California, 90717

Commute to **Downtown Lomita**

🚗 3 min 🚊 11 min 🚲 5 min 🚶 18 min [View Routes](#)

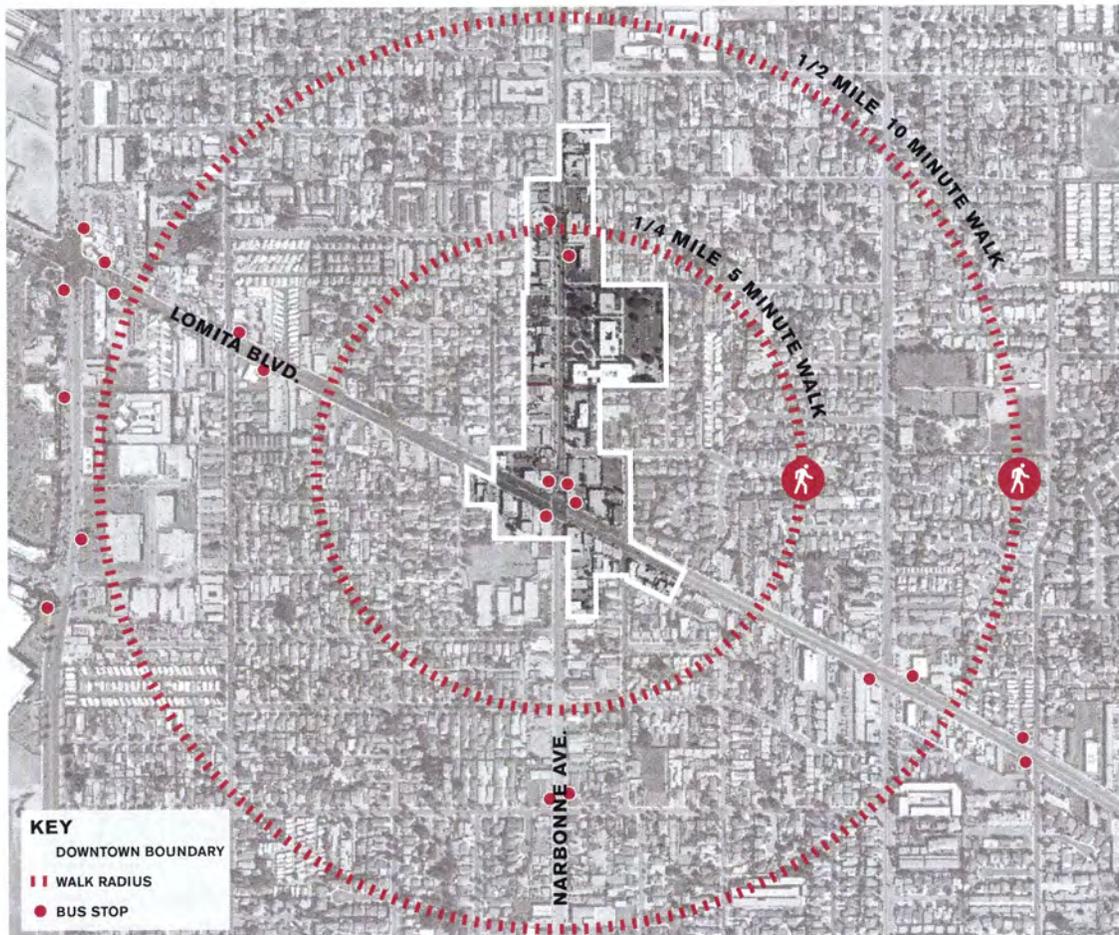
🔖 Favorite 🗺 Map 🏠 Nearby Apartments

Looking for a home for sale in Lomita? 🏠

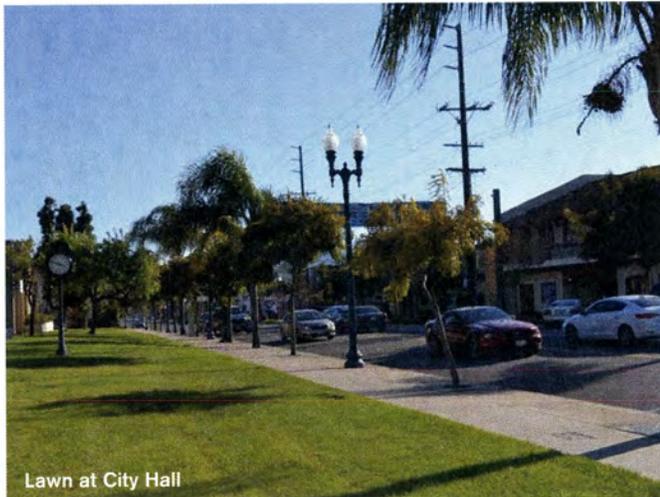
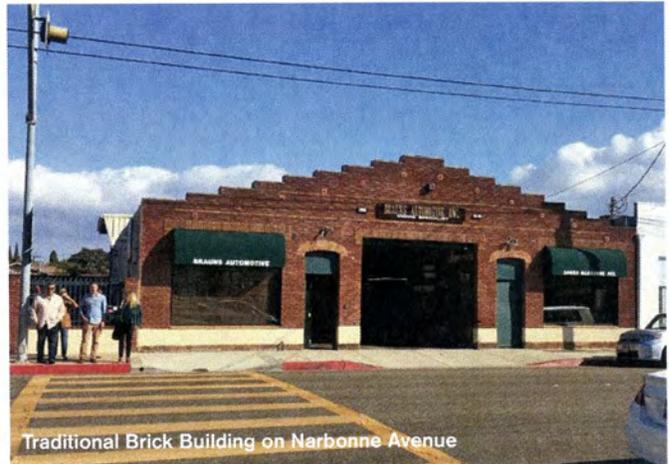
**Walk Score**  
**79** **Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score**  
**31** **Some Transit**  
A few nearby public transportation options.

About your score  
Add scores to your site

Physical Conditions - Downtown Character



Physical Conditions - Existing Business Mix & New Development



Existing Business Mix/Service Uses

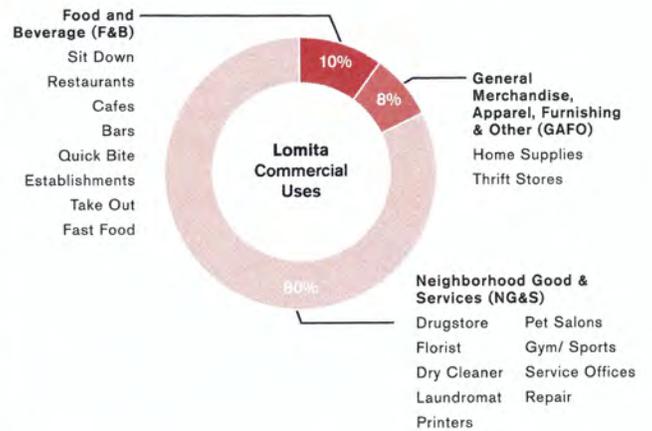
- Neighborhood Good & Services (NG&S)**  
[Drugstore, florist, dry cleaner, Laundromat, gyms/sports, repair, nail saloons, etc.]
- General Merchandise, Apparel, Furnishing & Other (GAFO)**  
[Home supplies and thrift stores]
- Food and Beverage (F&B)**  
[Sit-down restaurants, coffee shops, bars, fast food restaurants, etc.]
- Institutional**  
[Community serving - civic, social, religious, etc.]
- Residential**
- Vacant**
- Open Space - City Lawn**
- Downtown Commercial Zone**

Key Notes

- 1 Vacant w/ Proposed Residential
- 2 Vacant

New Mixed-use Development

- 3 Burnin Daylight Brewing Company & Apartments (Under Construction)



## EXISTING CONDITIONS

### Market Study

#### Demographic Highlights

Overall, the City of Lomita has a population that is highly educated with strong average household income. Two demographic points to note are the slightly higher average age (40.3 vs. 35.4) and the lower average household size (2.51 vs. 3.00) than Los Angeles County.

#### Implications for Downtown

- **Local Residents** - These statistics bode well for a vibrant Downtown and may indicate a stronger preference for particular types of retail and commercial uses that cater to a mature population.
- **Regional Appeal:** The three-mile radius around Downtown Lomita could suggest a larger market than just City residents, and an opportunity to attract a diverse range of demographic constituents including a younger generation in order to enhance the Downtown culture and feel.

#### Population & Households

- Population of ~21,172 and ~8,358 households within the City in 2016
- Population of ~200,727 and ~68,867 households within 3 miles

#### Income

- Average Household income ~\$83,109 in City and ~\$96,064 within 3 miles
- 1.93% annual growth projected for median HH income over next 5 years in City

#### Other Demographic Characteristics

- Average household size of ~2.51 in City (relatively small)
- Median age of ~40.3 in City (older)
- ~28.5% Bachelor's Degree or higher (relatively high)
- Race: ~57.1% White, ~13.2% Some Other Race, ~14.4% Asian
- Ethnicity: ~32.8% Hispanic in City

#### Downtown Lomita Radii

POPULATION & HOUSEHOLDS	1 MILE	2 MILES	3 MILES	LA COUNTY
Population	29,337	80,843	200,727	10,147,765
Households	11,122	29,464	68,867	3,321,508
Average Household Size	2.62	2.72	2.88	3.00
Median Age	38.6	40.3	39.4	39.4
% Hispanic Origin	41.1%	33.1%	37.8%	35.4%
Per Capita Income	\$29,377	\$33,130	\$33,428	\$28,565
Median Household Income	\$57,484	\$65,457	\$69,352	\$57,190
Average Household Income	\$76,998	\$90,285	\$96,064	\$85,730
<b>2016-2021 ANNUAL GROWTH RATE</b>				
Population	0.68%	0.63%	0.63%	0.65%
Median Household Income	1.57%	2.58%	2.47%	2.04%

## Market Study

### Retail Trends & Sales Surplus/Leakage by Category

Downtown Lomita currently has a mix of service-oriented uses that have a low tax base and do not encourage long visits or capitalize on the Civic Center and open space amenities. An analysis of current retail trends along with retail surplus/leakage can provide insight into retail uses to target for Downtown transformation.

**General Retail Trends** - Insight into target tenants for Downtown

The following retail trends should be considered when developing a list of commercial/retail uses in the D-C Zone and Mixed Use Overlay District:

- (1) retail is moving away from big box and more towards smaller neighborhood retail; and
- (2) food, place, and experience are today's anchor tenants.

**Retail Surplus/Leakage** - Insight into retail uses that fulfill local needs

- Grocery and Restaurants (Convenience Goods) leakage of 37.3%. Grocery can be targeted to support mixed-use development and new residents in Downtown; restaurants create a sense of place, an experience, and longer dwell times
- Big Box - not a target for Downtown even though leakage is high; mostly due to e-commerce

### Overall Impact on Downtown

Based on these trends and area retail analysis, developing policies that target **community destination retail** that **creates a sense of place** and re-captures some of the Convenience Goods retail leakage will help energize Downtown and allow for effective blending and mixing of uses.

## Market Study

RETAIL CATEGORY	RETAIL SPENDING POTENTIAL	RETAIL SALES	RETAIL SURPLUS/ (LEAKAGE)	PERCENT SURPLUS / (LEAKAGE)
<b>SHOPPER GOODS (GAFO)</b>				
Clothing & Clothing Accessories Stores	\$20,859,349	\$5,258,587	(\$15,600,762)	(59.7%)
General Merchandise Stores	\$56,376,124	\$10,973,817	(\$45,402,307)	(67.4%)
Furniture & Home Furnishings Stores	\$10,614,320	\$4,459,919	(\$6,154,401)	(40.8%)
Health & Personal Care Stores	\$20,003,077	\$9,288,805	(\$10,714,272)	(36.6%)
Sporting Goods, Hobby, Book & Music Stores	\$9,609,779	\$4,407,569	(\$5,202,210)	(37.1%)
Electronics & Appliances Stores	\$18,640,423	\$5,769,633	(\$12,870,790)	(52.7%)
Miscellaneous Store Retailers	\$13,303,127	\$20,613,022	(\$7,309,895)	(21.6%)
Subtotal - GAFO	\$149,406,199	\$60,771,352	(\$88,634,847)	(42.2%)
<b>CONVENIENCE GOODS</b>				
Food & Beverage Stores (Grocery)	\$53,976,247	\$10,807,813	(\$43,168,434)	(66.6%)
Food Services & Drinking Places (Restaurants)	\$33,819,918	\$29,272,627	(\$4,547,291)	(7.2%)
Subtotal - Convenience	\$87,796,165	\$40,080,440	(\$47,715,725)	(37.3%)
<b>HEAVY COMMERCIAL GOODS</b>				
Bldg. Materials, Garden Equip. & Supply Store	\$16,601,205	\$19,262,836	(\$2,661,631)	(7.4%)
Motor Vehicle & Parts Dealers	\$67,566,182	\$46,292,384	(\$21,273,798)	(18.7%)
Gasoline Stations	\$16,452,724	\$11,012,487	(\$5,440,237)	(19.8%)
Subtotal - Heavy Commercial	\$100,620,111	\$76,567,707	(\$24,052,404)	(13.6%)
Non-store Retailers	\$11,334,535	\$3,346,467	(\$7,988,068)	(54.4%)
Total Retail	\$349,157,010	\$180,765,966	(\$168,391,044)	(31.8%)

## EXISTING CONDITIONS

### Regulatory Framework

#### City Ordinances

The City's Downtown Commercial District is located along Narbonne Avenue and branches out to Lomita Boulevard. This area is zoned as Downtown Commercial (D-C), which was established to promote the revitalization and development of the downtown area through a wide range of commercial retail, service, and entertainment uses. The D-C zone serves as the underlying zoning for the properties along Narbonne and the Mixed-use Overlay district contains flexible development standards to encourage the reuse of existing properties at higher residential densities and low-intensity commercial uses along both Narbonne Avenue and Lomita Boulevard.

#### Challenge

- Mixed-uses are required to have a 30% commercial component (11-58.06.E). Given the need for development flexibility, this requirement is arbitrary and does not necessarily support community goals of vibrant streets.

#### Recommendation

- A better solution would be to establish design guidelines that mandate a percentage of Building Frontage be transparent storefront in order to create an active street presence. A range of 50%-75% minimum would be acceptable. A minimum depth could be required to mandate commercial viability, but the overall percentage of area should be left to the marketplace.

- While parking has been identified by stakeholders as an issue to be monitored, parking requirements for mixed use projects and other commercial projects in the D-C Zone are overly restrictive given the opportunities for shared and district parking, and mobility changes. The City's parking requirements are appropriate to suburban retail development, but downtowns require a different set of regulations.

- The D-C zone and mixed-use projects should have revised Parking requirements that support a walkable environment that does not curtail development. In other relevant downtowns, there are virtually no specific parking requirements for commercial/retail, which are addressed through shared / public facilities (Residential units must be parked on-site). Although sharing municipal parking is allowed in the D-C Zone (11-1.49.06-D), the City should further encourage shared parking opportunities to promote walking and circulation for commercial/retail.

- Businesses with outdoor dining are required to provide one parking stall for every 150 sf of outdoor dining – an onerous provision that could actively discourage businesses from opting to provide outdoor dining.

- Many cities permit outdoor dining without additional parking provisions, often times actually removing parking to allow sidewalk extensions or parklets which encourage outdoor dining. Lomita should consider this change to promote more business activity downtown focused on food, place and experience.

- Single and multi-family residential units are limited to densities up to 22 units per acre. Density may not be the best metric to facilitate a great downtown character.

- Limiting the number of units on a site through residential density should be replaced by design guidelines such as height, setbacks, and overall floor area ratios to control bulk and mass. This gives more control to the City over building form and character, and leaves decisions on how best to meet those to market forces. We recommend using a height of 45 feet, with a step back over 30 feet, as appropriate for a small downtown district (see height discussion section).

## Regulatory Framework

### City Ordinances Continued

#### Challenge

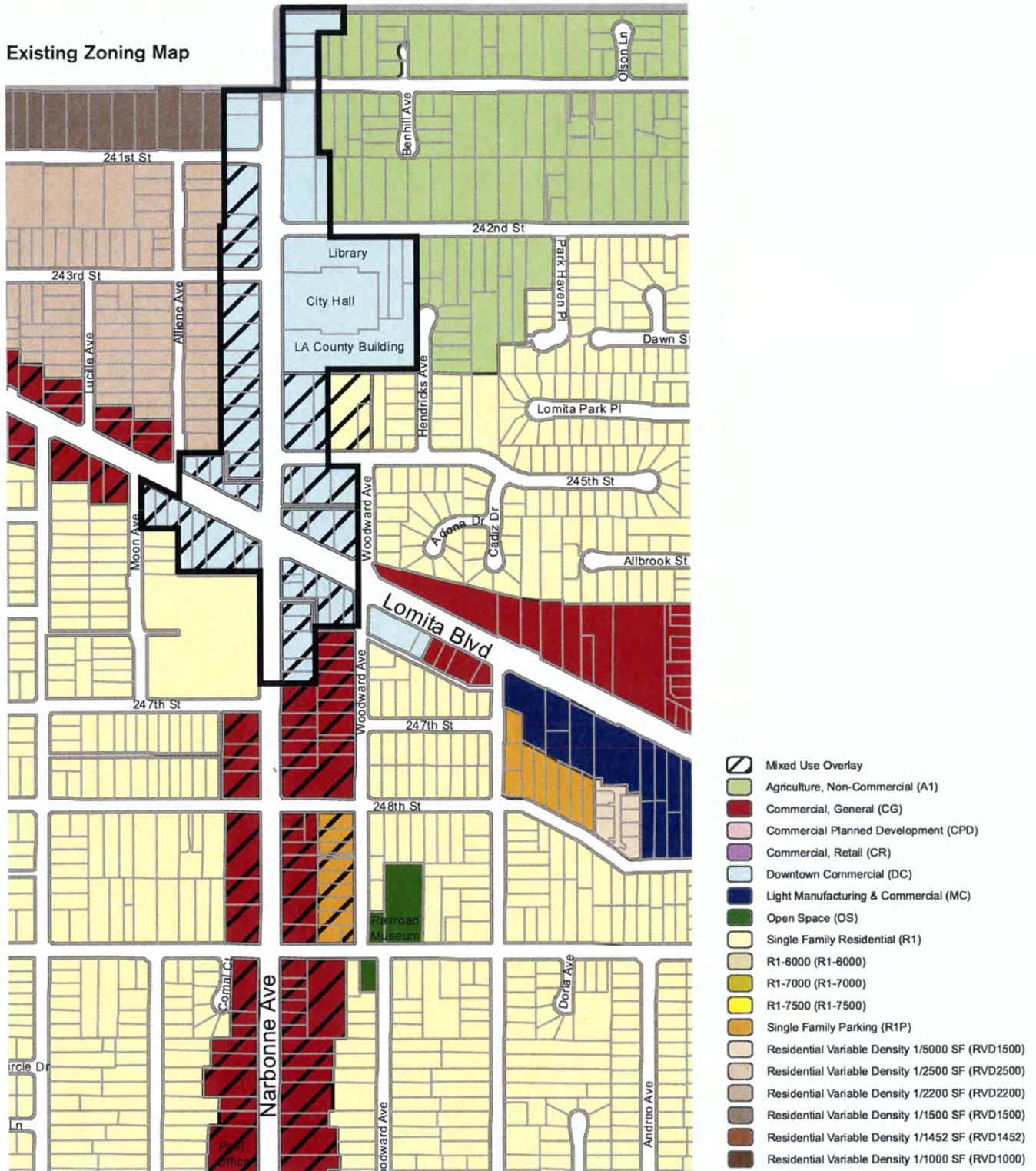
- The Mixed-Use Overlay ordinance provides minimum unit sizes for one and two bedroom units, but does not define a minimum square footage for studio units (11-58.06-C).
- Hotels are prohibited uses in a mixed-use development (11.1.58.05.1) and are only permitted through stringent and difficult to meet requirements in the D-C Zone (11-1.49.04).
- The Mixed-Use Overlay and D-C Zone have inconsistent building height maximums. The Mixed-Use Overlay has limits of 35 feet or 2 stories, whereas the D-C has limits of 45 feet unless approved by a conditional use permit and subject to architectural review and approval by the planning commission.
- Permitted uses within the purpose and intent of the Mixed-Use Overlay require a Conditional Use Permit, including single and multi-family residential; barber, beauty shops and nails salons; dry cleaning; markets and grocery stores; offices, professional and medical; restaurants, and retail sales of new merchandise only (Sec.11-1.58.04).
- Both the D-C Zone Ordinance Sec. 11-1.49.02(A) and Mixed-Use Overlay District Sec. 11-1.58.04(A) provides a very specific listing of allowable uses within the downtown district.

#### Recommendation

- Studio sizes should be added to the mixed-use code. We recommend 500 Square Feet. Minimum sizes can establish parameters for quality units in the downtown, but should have flexibility through site plan review given changing demographic trends that favor smaller units for an emerging millennial workforce that is looking for affordable housing in walkable, amenity rich locations.
- Given the popularity of boutique hotels and the emergence of a larger variety of hotel brands, hotels should be a supported use in a mixed-use development and should not be prohibited from having less than 35 units.
- For consistency, mixed-use projects should be permitted to be 45 feet high, subject to architectural review and approval by the planning commission. We recommend the number of stories within the height limit be left flexible pending City Staff review.
- It is unclear why some of these permitted uses require a CUP. More general criteria should be created for why a certain business or uses would require a CUP, including number of visitors, overnight stay, sale of alcohol, extended hours, etc.
- Consider general categories such as retail/commercial rather than a full listing of business types, especially with changing trends in retail sales, some of these categories are outdated (greeting cards, gift shops, notions, photo, printing). Also consider a streamlined method for amending use types through Commission as retail trends change.

Regulatory Framework

Existing Zoning Map



## Regulatory Framework

### Design Guidelines

The Downtown Lomita Design Guidelines Manual is intended to identify measures and suggestions to enhance the architectural and pedestrian environment of the Downtown and is directly relevant to this visioning exercise. Adopted in 1999, it is an illustrative document that provides a framework for City review of submissions and a reference of suggested design standards for businesses and other stakeholders. It covers six broad categories – Infill Design Guidelines, Storefront Design, Façade Rehabilitation, Sign Guidelines, Design for Crime Prevention and Streetscape Design Guidelines.

#### Strengths

With its stated intent of enhancing the architectural and pedestrian environment of the Downtown, the Design Guidelines Manual provides several recommendations that will help with the City's goal of creating an 'Enhanced Neighborhood Character' in the Downtown district.

Some beneficial suggestions in the document include:

- Highlighting, working with and enhancing the historic value found in the street character along Narbonne. An overall emphasis on retaining the historic character as an asset is a good strategy in creating a place of interest within the Downtown.
- Orienting buildings and storefronts towards Narbonne and Lomita with main pedestrian entrances along the streets. Creating an activated street with requirements for pedestrian entrances will add to the street life, vibrancy and perceived safety within the Downtown area.
- Transparency along ground level store fronts. This adds to the feeling of activity and safety along the street.
- Articulation of surfaces through proportions and materials to avoid monolithic facades and to introduce a human scale.
- The concept of "eyes on the street" that is articulated through the idea of 'Natural Surveillance' in the section on Design for Crime Prevention.
- Specific streetscape improvements that incorporate features for an enhanced pedestrian environment such as bulb-outs and mid-block crossings.

#### Weaknesses

While the Downtown Design Guidelines has several suggestions to create an enhanced environment in Downtown Lomita, we recommend the following revisions:

- The Guidelines will be more effective for staff if revised from design suggestions to design requirements.
- The design guidelines should be updated to recognize changes in building typology since 1999. These updates should include regulations on mixed-use buildings and more current examples of retail storefronts and appropriate small-scale downtown building typologies. Given that many streetscape improvements have been implemented since the guidelines were drafted, a new Streetscape Master Plan should be created to identify future landscape, hardscape and tactical interventions to further the identity and walkability of the Downtown.

## OPPORTUNITIES & CHALLENGES



### By Goal

#### Opportunities | Improved Accessibility & Mobility

- Very walkable community - Walk Score of 79
- Downtown has moderate transit access, with several bus stops within both a 1/4 and 1/2 mile radii
- Established residential community with convenient access to the Downtown corridor

#### Challenges | Improved Accessibility & Mobility

- Downtown Lomita (and the larger city) lacks a bike infrastructure including bike lanes, bike parking and a bike share
- Challenging transition for pedestrian accessibility at intersection of Lomita Blvd. and Narbonne Ave.

#### Opportunities | Greater Community Engagement

- Utilize large, well-maintained open spaces, like the area in front of City Hall, for programming and activities
- Celebrate existing niche retailers by having them host events, business promotions and community gatherings that bring the residents of Lomita together

#### Challenges | Greater Community Engagement

- Have recurring programming and unique events to bring out the community and welcome residents and visitors to Downtown
- The best retail Main Streets are managed by some type of umbrella organization (a merchant association, BID or civic organization) that manages long-term business engagement, maintenance and marketing

#### Opportunities | Increased Economic Activity

- Well-established residential community with good population and household incomes creates built-in consumer base
- Several Mom & Pop retailers help position Lomita as a unique shopping destination
- New development, like the brewery on Narbonne, will help draw a larger crowd from South Bay and indicates the areas vibrancy
- Significant retail leakage lends itself to new economic opportunities

#### Challenges | Increased Economic Activity

- The mix of downtown retail is too heavily weighted to non-vibrant "Neighborhood Goods and Services" and needs more "Food and Beverage" and "General Retail", especially tenants that serve up-and-coming market trends including market halls and "Grocerants"
- Lack of high daytime population could reduce retail and restaurant viability
- City ordinances should be modified to facilitate more downtown mixed-use development to add to the economic base (see page 12)

#### Opportunities | Enhanced Neighborhood Character

- Downtown's commercial buildings are "retail appropriate" for revitalization, with the historic commercial buildings being highly desirable
- The workable scale of the mixed-use district is an appropriate size to create change and set forth an actionable plan
- Downtown core has a good public realm, including wide sidewalks (over 10 feet wide) consistent pedestrian lighting and low storefront vacancy. There are still many opportunities for improved landscaping and pedestrian-oriented improvements

#### Challenges | Enhanced Neighborhood Character

- The City currently does not have a parklet program to facilitate these valuable traffic calming and placemaking improvements
- No facade improvement program in place at the City-level to oversee process, support businesses and provide financial assistance
- Retail continuity along Narbonne is inconsistent, with a large institutional user and under-programmed green space in the vicinity of City Hall
- Many downtown storefronts are poorly merchandised and lack visual appeal. Design Requirements in place of the existing design recommendations would allow the City better enforcement

## CASE STUDIES

### Mixed-use Development

#### Azusa Block 36

22,000 sf ground floor retail, 120 residential units totaling four stories, and 5 levels of structured parking with 298 spaces (at grade and subterranean). The project is anchored by a five-screen, 10,000 square foot art house Laemmle Movie Theater. 68.8 dwelling units/acre density with maximum height of 50 feet (60 feet at architectural features).

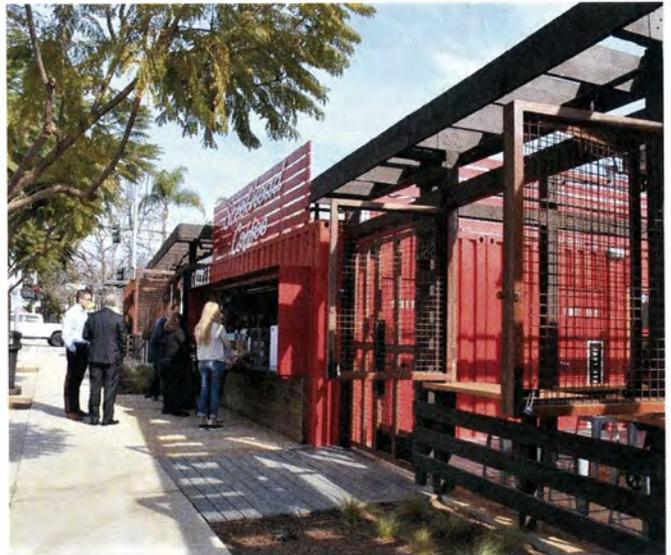


Increased housing density in the Azusa TOD Specific Plan along with reduced parking requirements (1.5 spaces/1,000 sf commercial, 1 space/200 sf. auditorium) due to publicly-owned shared parking supported a financially feasible mixed-use development at the site. Additional guidelines such as height and massing allowed for increased pedestrian activity, public areas, and creating a sense of place.



**Bixby Knolls Atlantic Avenue Business Improvement District**

- Demographic shift from an older to younger population
- Surge of new development along Atlantic Boulevard corridor has transformed Bixby Knolls into a lively and diverse neighborhood-oriented business district
- In 2016, SteelCraft transformed a vacant lot into a multi-tenant, outdoor eatery using re-purposed shipping containers
- Well-established small-business community supports a local economy
- Budding dining scene along Atlantic include both local eateries and national retailers



**Conducted an inventory of Atlantic Ave.** to understand, *“What they do have, instead of what they don’t have.”*

**Engage neighborhood** – Walking Club, Literary Society, Supper Club, First Fridays Art Walk, community happy hours

**Beautification** – tree planting, community clean-ups, signage in vacant storefronts, quick and easy facade improvements

**Marketing** – *“Every time the BIA did something, they shared it and made sure Bixby Knolls was in the conversation at all times.”* Included small, rogue marketing campaigns.

**“Win them over by action.”**

**Continue to engage neighborhood** – grand openings, anniversaries, flash events. *“Every event that was held, was held at a local business.”*

**Beautification** – banners and signage, local artist murals, 80/20 program for business facade improvements

**Marketing** – branded and sold the vision of Bixby Knolls. Small business Saturdays to encourage local support and pride, then, focused on recruitment and retention of new businesses.

**Continue strong event base** – micro-flash events, cash mobs, movie series/nights, storytelling for kids, concerts in the Park(ing Lot). Utilize social media to spread the word.

**“Usher in the new era”** while maintaining what you have done. Art as a catalyst and motivator.

**“Create a culture of yes. Anything is possible and expect the unexpected.”**

## CASE STUDIES

### Main Street Precedent

#### El Segundo

- Lowest business taxes in the region and unique tax credits offered
- Sets goals of approving business licenses and permits within one day through over the counter approvals
- Annual Economic Development Strategic Plan to attract and retain new and existing businesses
- 1-2 story height limits within the Main Street District
- El Segundo Downtown Specific Plan encourages a mixed-use environment and limits non-pedestrian oriented uses to areas above and behind street level, and off of alleys
- Conditional Use Permits are for bars, outdoor entertaining and dancing, outdoor amplified sound, video arcades. On-site alcohol sales require an administrative permit
- FAR requirement of 1 instead of DU/AC
- Strategic sites for development are identified in Specific Plan, as well as target destination uses and financial incentives
- Downtown business mix – F&B 33%, Service 39%, General Merchandise 28%



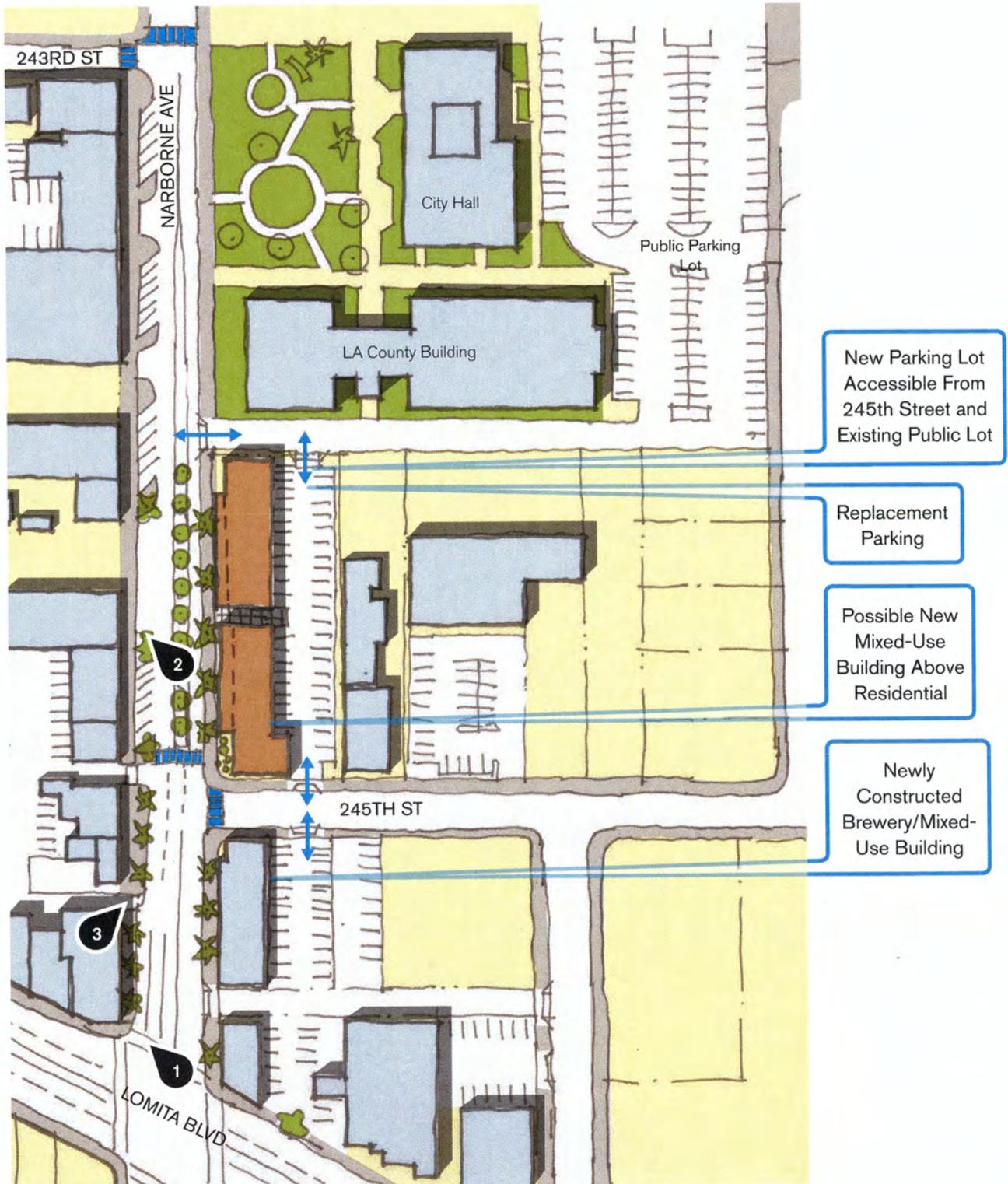
## **DOWNTOWN VISION**

### **Vision**

**Downtown Lomita will be the vibrant hub for the City, treasured by residents, customers and businesses, as the place to once again shop, dine, recreate and socialize. It will be characterized by a mix of dynamic and successful community serving businesses, active sidewalks, and beautifully landscaped public and private spaces that reinforce the appeal of this unique downtown within the South Bay.**

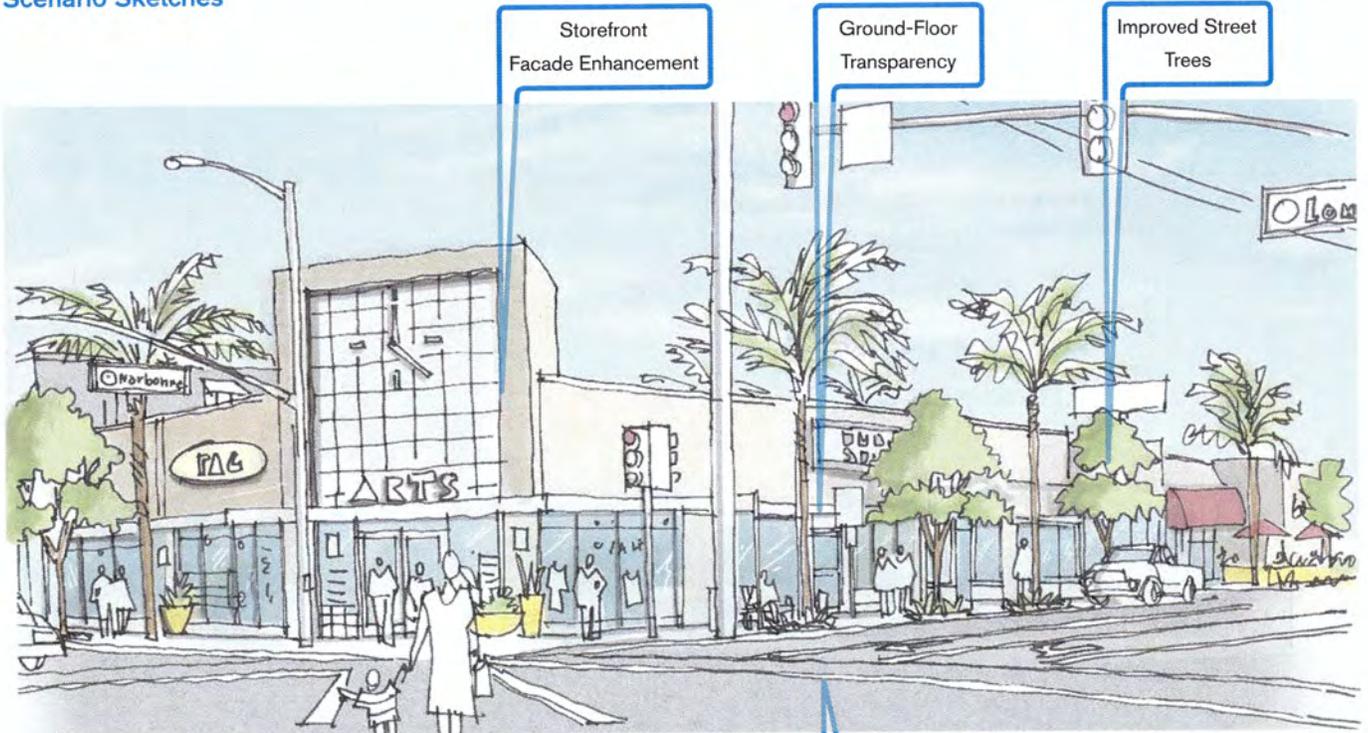
# DOWNTOWN VISION

## Scenario Site Plan for Narbonne Avenue at 245th Street

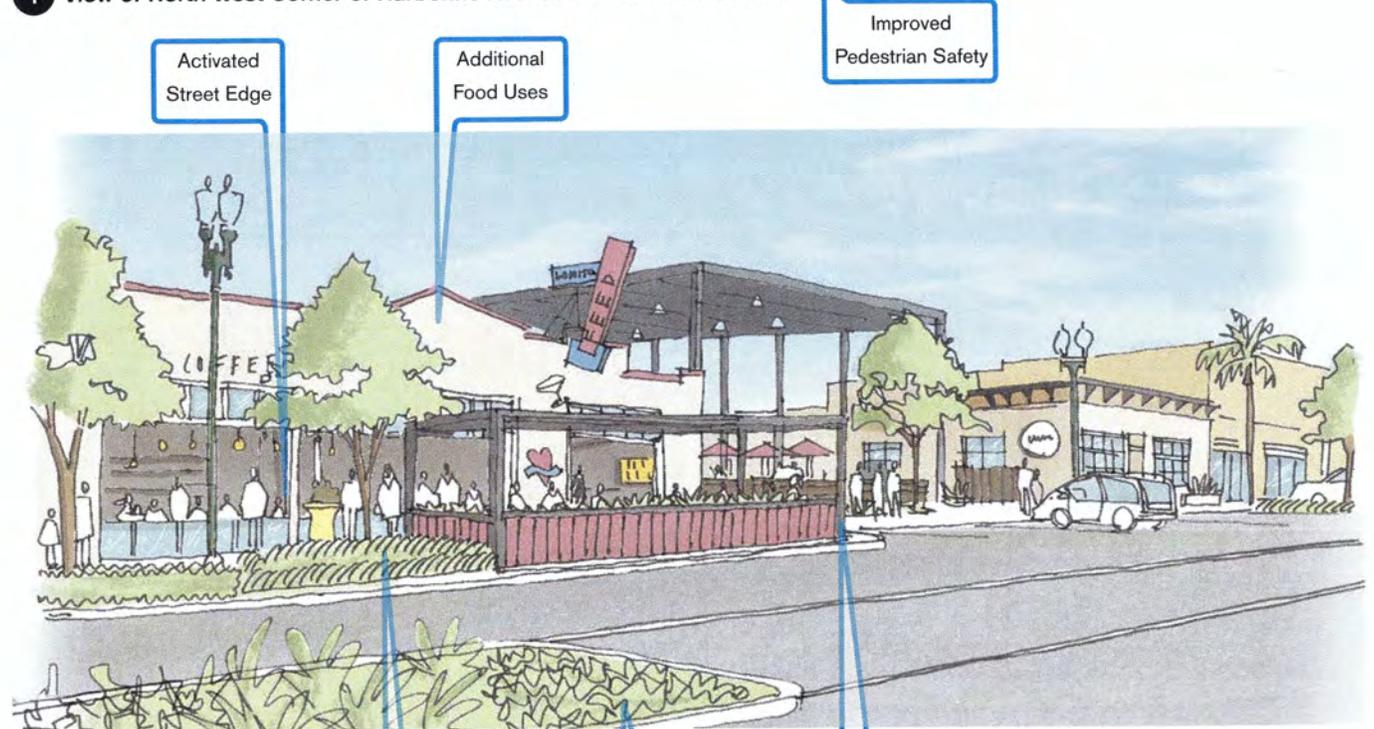


# DOWNTOWN VISION

## Scenario Sketches

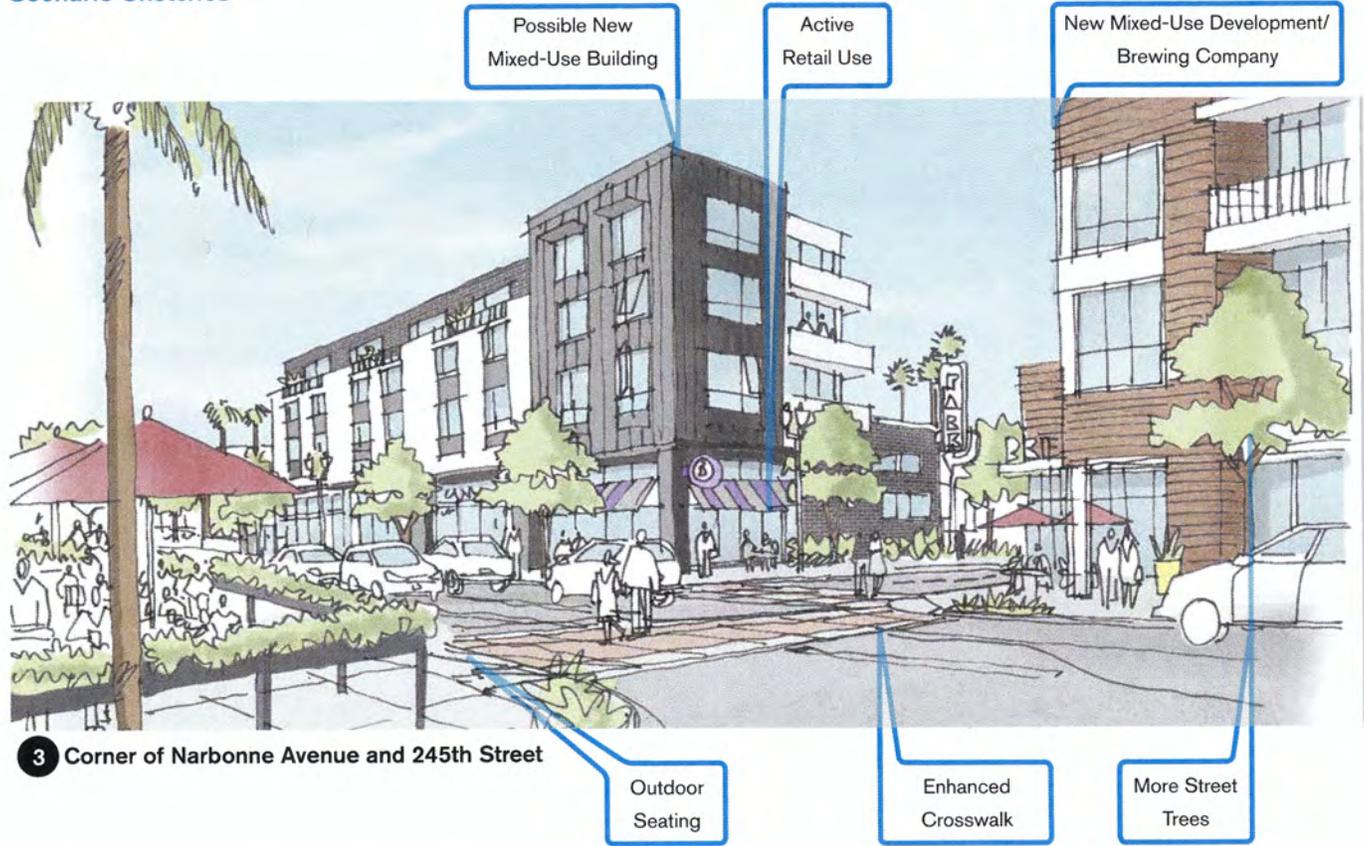


1 View of North West Corner of Narbonne Avenue and Lomita Boulevard



2 Narbonne Avenue Proposed Improvements

Scenario Sketches



Existing Conditions



## RECOMMENDATIONS FOR IMPLEMENTING THE VISION

### Development Opportunities

“Small towns are a direct reflection of their small business. Want a thriving Main Street? Lift them up. Invest in them.”

**Amanda Brinkman, Deluxe Corporation**

Vacant land in the South Bay is at the higher end of the price range, with an average price of \$68.00 per sf. As a benchmark, the property located at 24516 Narbonne, the Burnin Daylight Brewing Co. mixed use project site, sold in May 2013 for \$16.40 per sf which is a considerably lower than average and supported a project of this size. Higher density is often the variable that allows projects to be feasible. Current height and density restrictions in downtown should be relaxed or traded for more permissive design guidelines to allow mixed use development that is financially feasible. Downtown revitalization should focus on community destination retail targeted at nearby residents with some businesses providing a regional draw. Experience and place are usually centered around food which also generates more tax revenues than the current mix of service businesses. Additionally, adding specialty or local goods stores will support the downtown as a “destination” with longer stays and increased pedestrian activity. Reduced parking requirements supported by shared parking facilities would encourage these longer stays.

Amending the Downtown Commercial Zone Ordinance to create a list of targeted uses based on a vision of community or neighborhood retail will also support the transition of current uses. Uses requiring CUP or restricted uses should be based on operational impacts in general categories instead of specific uses that may change over time.

#### Possible Target Development\*



Possible Future Development Opportunities

\*Note that development opportunities are limited, and should be, to maintain the downtown’s current charm and character



## RECOMMENDATIONS FOR IMPLEMENTING THE VISION

### Public Realm

“Retail revitalization is not simple, fast or glamorous – creating the foundation takes years.”

#### StreetSense Vibrant Streets Toolkit

Creating a vibrant downtown requires close coordination of the public and private sector. It involves the alignment of property owners, merchants, real estate brokers, and City agencies. The best retail downtowns are managed districts, where some non-profit umbrella organization – a merchant group, business improvement district, or City agency, represents and advocates on behalf of the collection of businesses. The public realm must in turn support the businesses and create an environment where they can flourish, including an attractive and safe environment for shoppers and visitors and a supportive regulatory environment.



The Pearl Brewery, San Antonio, TX

#### What strategies can be used to improve Lomita's public realm?

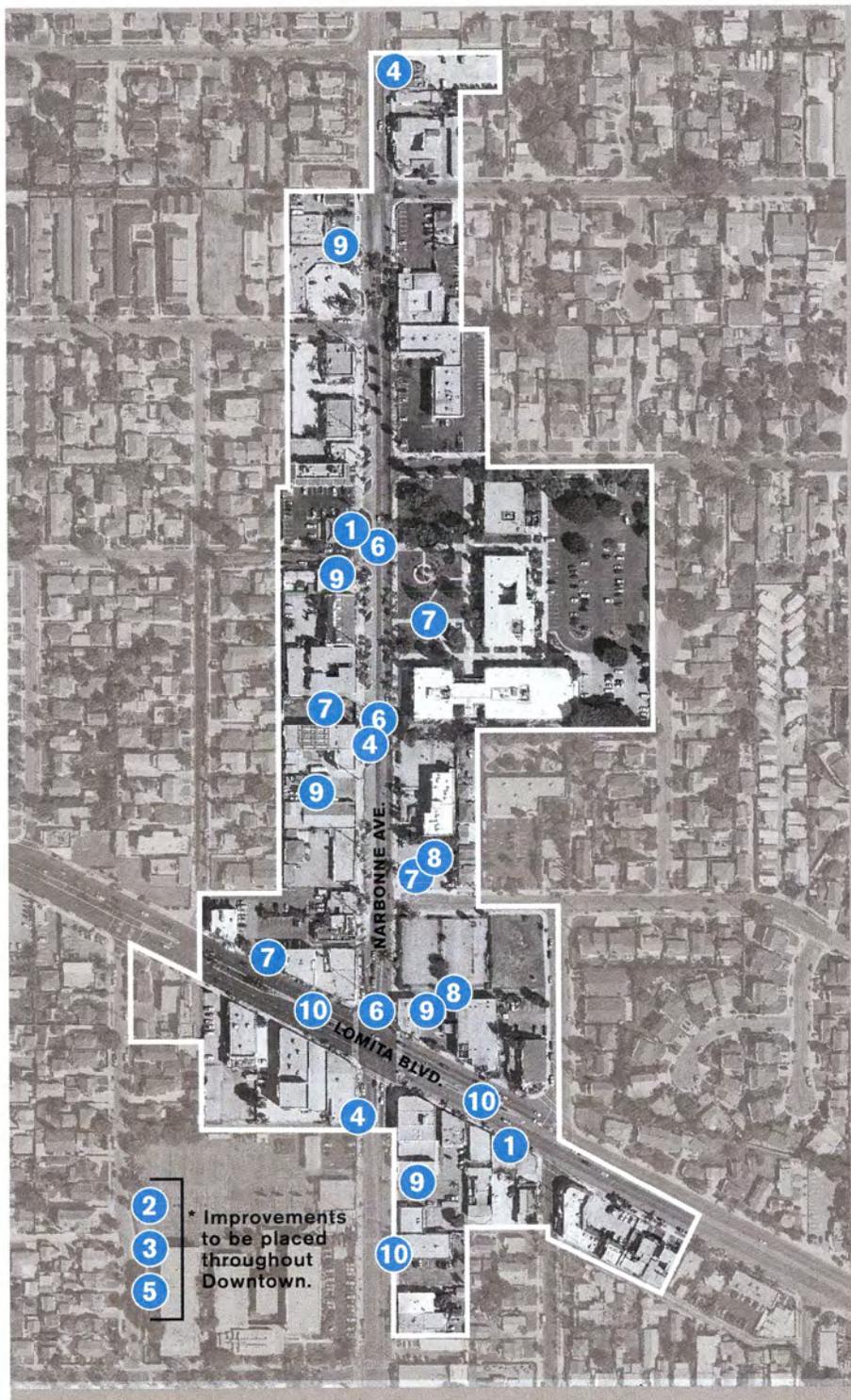
- The Design Guidelines should be updated to be more regulatory and less suggestive
- A new Streetscape/ Public Realm Master Plan should be created, with new regulations on Parklets and other tactical interventions (including a public art/mural program) and an implementation plan identifying timelines and funding source

#### Placemaking

- Pilot Initiatives
  - Test initiatives demonstrating new approaches to public space such as temporary use of open space for public use (tactical urbanism)

# RECOMMENDATIONS FOR IMPLEMENTING THE VISION

## Public Realm Tool Kit



**Key**

**Near Term [0-6 months]**

- 1 Sidewalk Dining
- 2 Mobile Pots and Planters
- 3 Temporary/Pilot Wayfinding

**Long Term [6+ months]**

- 4 Parklets
- 5 Permanent Wayfinding
- 6 Creative Crosswalks
- 7 Pop-up Shop/Town Square
- 8 People Plaza at Alley
- 9 Mural/Public Art
- 10 Street Trees and Landscaping

Public Realm - Near Term Improvements [0-6 months]



**Sidewalk Dining**

Outdoor tables and chairs at restaurants

Cost: \$

Timeline: 3-6 months



**Mobile Pots and Planters**

Colorful planters and boxes along sidewalk at key locations

Cost: \$

Timeline: 1-3 months



**Temporary/Pilot Wayfinding**

'Walk Your City' signage campaign

Cost: \$

Timeline: 1-3 months

**Cost Legend:**

\$ = <15,000, \$\$ = \$15,000-40,000, \$\$\$ = \$40,000-80,000  
 \$\$\$\$ = \$80,000-100,000, \$\$\$\$\$ = \$100,000+

**Public Realm - Long Term Improvements [6+ months]**



**Public Parklets**

Parklets to serve various dining and retail businesses along Narbonne Ave.

**Cost:** \$\$

**Timeline:** 1-2 years



**Permanent Wayfinding**

To be determined based upon temporary 'Walk Your City' signage campaign

**Cost:** \$\$\$

**Timeline:** 1-2 years



**Creative Crosswalks**

Artist designed crosswalks with potential incorporation of LED strips to increase visibility

**Cost:** \$\$\$

**Timeline:** 1-2 years

**Cost Legend:**  
 \$ = <15,000, \$\$ = \$15,000-40,000, \$\$\$ = \$40,000-80,000  
 \$\$\$\$ = \$80,000-100,000, \$\$\$\$\$ = \$100,000+

## Public Realm - Long Term Improvements [6+ months]



### Pop-up Shop/Town Square

Pop-up retail or food kiosks brought in on a temporary or permanent basis

**Cost:** \$

**Timeline:** 6-12 months

7



### People Plaza

Alley transformation to include paint, seating/dining area and lighting

**Cost:** \$\$

**Timeline:** 1-2 years

8



### Mural/Public Art

Large scale mural or sculptural art within the public realm

**Cost:** \$

**Timeline:** 6-12 months

9

#### Cost Legend:

\$ = <15,000, \$\$ = \$15,000-40,000, \$\$\$ = \$40,000-80,000  
 \$\$\$\$ = \$80,000-100,000, \$\$\$\$\$ = \$100,000+

## Public Realm - Long Term Improvements [6+ months]



### Street Trees and Landscaping

New, lush trees at sidewalk along Narbonne and Lomita; saw-cut sidewalk and add permanent landscaping

**Cost: \$\$\$\$**

**Timeline: 1-2 years**

**Cost Legend:**

\$ = <15,000, \$\$ = \$15,000-40,000, \$\$\$ = \$40,000-80,000  
 \$\$\$\$ = \$80,000-100,000, \$\$\$\$\$ = \$100,000+

## RECOMMENDATIONS FOR IMPLEMENTING THE VISION

### Downtown Management & Business Recruitment

#### Management and Programming Strategies

- Broad stakeholder involvement - Motivates both City and Community
  - Umbrella business organization such as a BID/Merchant Association
  - Steering Committee
  
- Regularly occurring public events will help showcase downtown merchants, food and culture and drive positive awareness while exposing the unique assets of the community. Host in central, open community spaces or at local businesses.
- Develop Downtown maintenance plan

## STAKEHOLDER FEEDBACK

### Business & Property Owner Survey

#### Business Owners Roundtable

On September 27, 2018, the Lomita Business Owners Roundtable was held to garner feedback on the proposed designs in the Lomita Downtown Vision Plan. The event included a presentation and allowed the over 30 attendees to provide input on the potential improvements and streetscape elements through the use of interactive vision boards and surveys. The survey and results are shown below.



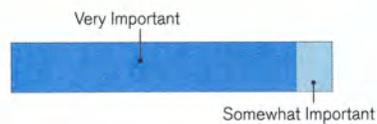
## CITY OF LOMITA DOWNTOWN STRATEGY & VISIONING

Business & Property Owner Survey – September 27, 2018

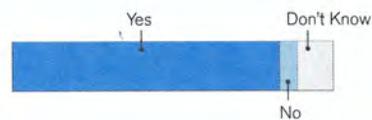
How would you rank the following goals from most important (1) to least important (4)?

- 1 Increase economic activity for existing businesses and through future development.
- 2 Create a downtown identity that celebrates Lomita's unique character.
- 4 Improve accessibility and mobility throughout Downtown Lomita.
- 3 Boost stakeholder and community engagement.

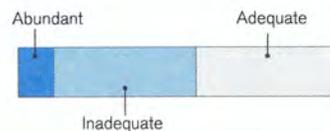
How important is it to you that the Downtown host community related events?



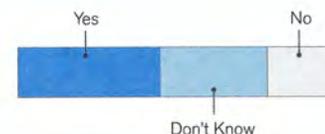
Are you interested in being part of a Business Improvement District?



When considering the current parking situation within the Downtown (both private and public lots) do you believe it is:



The City is considering that all on street parking and public lots have a maximum parking limit of 2 hours. Do You agree with this consideration?



Business & Property Owner Survey

Please circle whether each proposed improvement is very important (1), somewhat important (2), or not important (3) to you:

Very Important    Somewhat Important    Not Important

Near Term Improvements [0-6 months]:



Sidewalk Dining



Mobile Pots & Planters



Temporary/Pilot Wayfinding



Long Term Improvements [6+ months]:



Public/Private Parklets



Permanent Wayfinding



Creative Crosswalks



Pop up Shop



People Plaza



Mural/Public Art



Street Trees/Landscaping





## Business & Property Owner Survey

- Events
  - Host a 5K in the Spring to show off local businesses
  - One or two music events at City Hall, like Summer Movie nights with a few local bands of the same genre, with inexpensive opportunities for local businesses to have tents/tables
  - Sidewalk chalk art event
- Sense of Place
  - Create a charming downtown district and a welcoming, vibrant community destination

## Local Business Engagement

- Marketing and Promotion
  - Draw new people to the downtown through promotion and direct engagement in events. This will encourage people to spend more time in the area
  - Create a Lomita logo bumper sticker, hats and t-shirts
  - Offer inexpensive opportunities for businesses to table at summer or quarterly events, and have advertising opportunities in community newsletter and on the City's website
- Outreach
  - Promote "fun" business, restaurants, and cool shops
  - Utilize social media (Facebook, Instagram, etc) with cool hashtags like #iamlomita #lomitaproud, and have a much more engaging Facebook page
  - Ensure outreach includes both local businesses and residents
- Support Services
  - Help property owners fill vacant suites.
  - Create a community businesses group or a more formalized business improvement district
  - Work with existing businesses to understand the unique needs of each one

## Development and Regulations

- Regulations
  - Increase hourly parking minimums to enable visitors to spend more time at downtown shops
  - Consider expanding the width/depth of the mixed-use zone to allow parking access from rear and only pedestrian access from street
- Development
  - Develop Lomita feed store

## Vision

- Support for Downtown Vision
  - The Vision Plan presented is a good one.
  - This project is on point; if the City is successful in facilitating change, the community will improve which will improve local business opportunity
  - Have a long term vision (10-20 yrs.) and stick with it. These things take time and the City needs the patience and commitment to see it through
  - Keep this plan moving forward.
  - Excellent start, but how will the City integrate existing businesses into the vision?

## NEXT STEPS

### Recommendations for Implementation

	City Regulations	Downtown Management & Business Recruitment	Development
<b>Short-Term</b>	<ul style="list-style-type: none"> <li>Refine and update Mixed-use ordinance and downtown parking policy</li> <li>Institute a parklet program and public arts program in the downtown zone</li> <li>Update downtown Design Guidelines and regulations</li> </ul>	<ul style="list-style-type: none"> <li>Create an open street, pop-up community/holiday event</li> <li>Create a Downtown branding/identity strategy</li> <li>Restart a vocal chamber of commerce</li> </ul>	<ul style="list-style-type: none"> <li>Identify target sites for Mixed-use development</li> </ul>
<b>Mid-Term</b>	<ul style="list-style-type: none"> <li>Draft an updated Streetscape Plan</li> <li>Conduct a parking audit to study current &amp; future needs</li> </ul>	<ul style="list-style-type: none"> <li>Organize an umbrella business organization for merchants, such as a business improvement district</li> <li>Hire a retail recruitment specialist to assist existing tenants and recruit new ones</li> </ul>	<ul style="list-style-type: none"> <li>Establish a commercial storefront façade improvement program, including funding sources</li> </ul>
<b>Ongoing</b>	<ul style="list-style-type: none"> <li>Monitor regulations around increased food, beverage and entertainment uses</li> </ul>	<ul style="list-style-type: none"> <li>Initiate ongoing community events (First Fridays, sidewalk Saturdays, holiday events, farmers markets, etc.)</li> </ul>	



