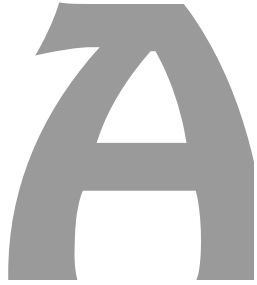


APPENDIX



IMPLEMENTATION PROGRAMS

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Appendix A: Implementation Program

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APPENDIX

A IMPLEMENTATION PROGRAMS

This Implementation Plan will guide City elected officials, Commissions and Committees, staff, and the public in the overall effort to put into practice the adopted General Plan goals and policies. The purpose of the implementation Plan is to translate the overall direction set forth in the General Plan from general terms to specific actions.

Each implementation measure is a procedure, program, or technique that requires City action, either alone or in collaboration with non-City organizations or state and federal agencies. Some of the implementation measures are processes or procedures that the City currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects. Completion of the identified measures will be subject to funding availability. The programs should be updated concurrent with the budget process and whenever the City's General Plan is amended or updated to provide continued consistency and usefulness.

Each implementation measure relates directly to one or more General Plan policies, drawn from various elements. For each program, the related General Plan policies are listed, along with the responsible agencies or City departments, the recommended time frame, and likely funding source. The measures are grouped by element but can relate to policies in more than one element.

While most General Plan element programs are located in this Appendix, programs for the Housing Element are contained within that Element in the Housing Plan (Housing Element Section 5). The Housing Plan sets forth the City's overall housing objectives in the form of Objectives, Policies, and Programs. This format will facilitate the periodic update (every five to seven years) of the Housing Element, as required by State law.

1. LAND USE ELEMENT

1-1. PLANNING AND LAND USE CODE CONSISTENCY

Continue to work toward consistency between the General Plan and the Planning and Land Use Code with regard to permitted land uses, densities, intensities, development standards, and design criteria.

- Periodically inventory sites for which the zoning district is inconsistent with the General Plan land use designation, and develop a strategy for addressing any inconsistencies.
- Study specific properties that have been identified as inconsistent, and either rezone the properties or amend the General Plan, as deemed appropriate.
- Establish a zoning district that corresponds to the General Plan Business Park land use designation.
- Eliminate the Local Commercial zone district, and rezone properties consistent with their General Plan land use designations.
- Revise the Planning and Land Use Code as needed to reflect the goals, objectives, and policies stated in the Land Use Element.

Responsible Agency:	Community Development Department
Funding Source:	General Fund; Development Application Fees
Time Frame:	On-going; ordinance revisions within five years
Related Policies:	LU.1.1, LU.1.2, LU.1.3, LU.1.4

1-2. GENERAL PLAN REVIEW

Annually review implementation of the General Plan and Land Use Policy Map to identify accomplishments, priorities, and potential modifications. Due to Torrance's charter city status, the review is not mandatory (Government Code Section 65700), but will be helpful in working towards full implementation of the General Plan.

Responsible Agency:	Community Development Department
Funding Source:	General Fund
Time Frame:	Annually
Related Policies:	LU.1.1

I-3. REVIEW OF CITY FEES

Periodically review and adjust the fees charged for City services, use of public facilities, development review, and impacts from new development when the assumptions and costs used to determine fees change over time.

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Application Fees
Time Frame: On-going
Related Policies: LU.2.3, LU.4.3

I-4. LAND USE COMPATIBILITY

Minimize land use conflicts by:

- Establishing buffers, where possible, between heavy industrial uses and any immediately adjacent residential, commercial, or mixed-uses
- Encouraging the provision of sound barriers between noise sources and residential neighborhoods in accordance with standards in the Noise Element
- Establishing transitional zones between intensive commercial and industrial land uses and residential uses, where possible
- Identifying areas in which R-I zones are directly adjacent to different zones and land use compatibility issues are anticipated

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Application Fees
Time Frame: On-going
Related Policies: LU.2.1, LU.2.2, LU.2.4, LU.2.5

I-5. DEVELOPMENT STANDARDS

- A. Stringently apply development standards to manage and regulate development and to ensure that development conforms to City policies and standards. Implement a regular review and update of commercial and industrial development standards to reflect the latest policies regarding community appearance, building safety, and design standards, while offering flexibility for these developments to respond to changes and demand of economic markets.
- B. Update or modify development standards for land uses or issue areas where standards are outdated or deemed inadequate, including but not limited to:
- Code requirements for off-street parking in residential zones

Appendix A: Implementation Program

- Development standards that address the interface between residential and non-residential development
 - Minimum parking requirements for commercial uses, including but not limited to auto dealerships, medical office uses, stand-alone restaurants, furniture stores, real estate offices, and health spas
 - The allowable floor-area ratio (FAR) in the Two-Family Residential (R-2) zone
- C. Adopt new development standards for land uses or issue areas where they are lacking, including but not limited to:
- Mixed-use development
 - Industrial development
 - Parking structures in residential, commercial and industrial zones
 - Commercial and industrial zones, specifying permissible uses, setbacks, building height, floor area ratio, landscaping, and others as needed
 - Drive-through restaurants
 - Planned Development Zone (P-D)
 - Alleyscapes
 - Non-industrial uses locating in industrial areas or developments
 - Flag lots to ensure compatibility with surrounding development

Responsible Agency:	Community Development Department
Funding Source:	Development Application Fees
Time Frame:	On-going
Related Policies:	LU.2.2, LU.4.4, LU.4.5, LU.5.4, LU.6.5, LU.8.3

I-6. COMMERCIAL AND INDUSTRIAL STANDARDS

Incorporate performance standards for industrial and commercial uses to address noise, odors, vibrations, hours of operation, and use of hazardous materials, as applicable.

Create performance and design standards for industrial areas that address site design, aesthetics, architecture, and landscaping.

Create development and performance standards for non-industrial projects that are to be located in industrial or mixed use business/industrial zones to minimize safety, circulation, and other land use conflicts. Projects may include, but are not limited to, commercial, quasi-public, and places of worship.

Responsible Agency:	Community Development Department, Public Works Department
Funding Source:	Development Application Fees
Time Frame:	On-going

Related Policies: LU.6.6, LU.7.3, LU.8.3, LU.8.5, LU.8.6

I-7. PROPERTY MAINTENANCE

Continue to implement local ordinances relative to the maintenance of all properties. Continue stringent code enforcement.

Explore options and incentive programs to encourage continual maintenance of commercial and industrial developments. Prioritize aging, underutilized, or poorly maintained centers, and work with property owners and tenants to solve maintenance issues and to encourage structural, site design, or facade improvements.

Continue and develop incentive programs such as the “Pride in Torrance” program to recognize outstanding new, remodeled, or well-maintained properties and development.

Continue the City’s strong graffiti removal program for all areas of the City.

Conduct periodic inspections of all commercial and industrial projects with approved conditional use permits.

Responsible Agency: Community Development Department, Public Works Department, General Services Department
Funding Source: General Fund; Development Application Fees
Time Frame: On-going
Related Policies: LU.6.6, LU.8.7

I-8. MULTI-FAMILY AND HIGHER DENSITY RESIDENTIAL LAND USE ISSUES

Review the development standards for the multi-family residential zones to ensure projects are consistent with the character and scale of existing neighborhoods.

To preserve the City’s existing housing stock, study areas where existing higher-density residential densities could be maintained via concurrent changes to zoning designations and development standards that address issues such as compatibility, bulk, and adequacy of parking.

Responsible Agency: Community Development Department
Funding Source: Development Application Fees
Time Frame: On-going
Related Policies: LU.5.1

I-9. HILLSIDE DEVELOPMENT

Study the Hillside Overlay process to confirm that development standards are adequate to ensure compatible and attractive development, and that they are reasonably equitable to development standards applied citywide.

Responsible Agency: Community Development Department
Funding Source: Development Application Fees
Time Frame: On-going
Related Policies: LU.1.1

I-10. DEVELOPMENT CRITERIA FOR UNIQUE OR SPECIAL AREAS

Develop and adopt specific criteria for evaluating developments in areas that have been identified as unique, have been identified as distinct sub-areas, or are areas of historical value and of architectural interest. Special attention will be paid to residential development criteria. Potential areas may include but not be limited to:

- The original Torrance Tract, bounded generally by Crenshaw Boulevard, Plaza Del Amo, Western Avenue, and Dominguez Street
- Waltheria, basically a triangular area, bounded by Newton Street, Madison Street, and 242nd Street (with a specific focus on residential projects)
- The El Nido residential neighborhood bounded by El Nido Park, 186th Street, Hawthorne Boulevard, and 182nd Street

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.5.1, LU.5.2, LU.5.3, LU.5.6, LU.5.7

I-11. COMMERCIAL CORRIDORS

Comprehensively address the future of commercial development along Torrance's major corridors through:

- Continued implementation of the Hawthorne Boulevard Corridor Specific Plan
- Creation and implementation of corridor-specific comprehensive plans or specific plans to guide physical and economic development. Prioritize Crenshaw Boulevard, Lomita Boulevard, Sepulveda Boulevard, Western

Avenue, Redondo Beach Boulevard, Torrance Boulevard, and Pacific Coast Highway.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.6.2, LU.6.3, LU.6.6

I-12. OIL PRODUCTION USES

Continue the City's program of re-certifications of non-conforming oil recovery sites. Implement safety measures related to oil production and oil well abandonment in accordance with the Safety Element. Identify areas where oil production may be ceasing, and establish a strategy to address site clean-up and future site uses to ensure the long-term viability of the property.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.2.4, LU.8.5

I-13. INDUSTRIAL PERFORMANCE AND DESIGN STANDARDS

Create and implement performance and design standards for industrial uses that address site design, aesthetics, architecture, signage, and landscaping.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.8.6, LU.11.5

I-14. PROTECT INDUSTRIAL USES

Prioritize business attraction and retention of employment and revenue generation uses on industrial land.

Codify regulations and safety and performance measures for non-industrial uses in industrial areas or developments.

Prioritize development and land use decisions that strengthen industrial areas while limiting the conversion of industrial land for non-industrial uses.

Responsible Agency: Community Development Department
Funding Source: General Fund

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Time Frame: On-going
Related Policies: LU.8.1, LU.8.3, LU.8.5, LU.8.6

I-15. ECONOMIC DEVELOPMENT ACTIVITIES

Coordinate with local developers to promote available development opportunities in the City, emphasizing sites for clean and employment-generating industrial development and projects that help maintain the City's jobs-to-housing ratio and meet economic development goals

Work with local economic development agencies and business associations, such as the Torrance Area Chamber of Commerce, South Bay Economic Development Partnership (SBEDP), and the Workforce Development Division (WDD), to develop and implement business attraction and retention programs.

Regularly update economic analyses to provide for informed decision-making and ongoing evaluation of the City's financial health and future.

Responsible Agency: Community Development Department,
Economic Development Office, Finance
Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.2.6, LU.12.1, LU.12.3, LU.12.4, LU.12.5

I-16. ECONOMIC DEVELOPMENT OFFICE (EDO) PROGRAMS

Continue to implement and periodically update the City of Torrance Economic Development Plan, and work toward achieving the goals and objectives in the EDO Plan, particularly:

- Enhancing employment opportunities
- Increasing revenue and the tax base
- Creating a healthy and balanced community
- Ensuring economic stability and long-term self sufficiency

Continue to implement and expand, as needed and feasible, business retention and attraction programs through the Economic Development Office, such as the Business Visitation and Permit Streamlining programs.

Responsible Agency: Community Development Department,
Economic Development Office
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.12.1, LU.12.3, LU.12.5

I-17. REDEVELOPMENT AGENCY FIVE-YEAR IMPLEMENTATION PLAN

Continue to implement and update the Redevelopment Agency’s Five-Year Implementation Plan in accordance with State regulations.

Periodically review the Redevelopment Project Areas to identify opportunities and strategies to leverage the maximum benefits from redevelopment activities.

Identify potential new project areas for future redevelopment activity.

Develop clear, comprehensive action plans for the use of set-aside funds for affordable housing opportunities.

Responsible Agency:	Redevelopment Agency; Community Development Department
Funding Source:	General Fund, Redevelopment Tax Increment
Time Frame:	On-going
Related Policies:	LU.13.1

I-18. EXPIRING REDEVELOPMENT PROJECT AREAS

Meadow Park Redevelopment Project Area:

Resolve any land use inconsistencies between the General Plan, the Hawthorne Boulevard Corridor Specific Plan (HBCSP), and the Los Angeles County Airport Land Use Plan for the former Meadow Park Redevelopment Project Area, which expired in 2007. Create new standards that blend development standards and design guidelines in the HBCSP and the allowable uses in the Meadow Park Redevelopment Plan and Los Angeles County Airport Land Use Plan.

Sky Park Redevelopment Project Area:

Upon expiration of the Sky Park Redevelopment Project Area or any other redevelopment project areas, re-assess allowable uses, development standards, and design guidelines that meld all appropriate guiding documents for the area and help maintain the benefits gained in the area by previous redevelopment efforts.

Responsible Agency:	Redevelopment Agency; Community Development Department
Funding Source:	General Fund
Time Frame:	On-going
Related Policies:	LU.13.4

I-19. DOWNTOWN TORRANCE ECONOMIC DEVELOPMENT AND REVITALIZATION

Encourage revitalization and economic development of Downtown Torrance by:

- Continuing to implement the Downtown Redevelopment Project Area Plan
- Working with the Downtown Torrance business community to address barriers to economic development such as small parcel sizes, the lack of expansion space, and insufficient parking for many existing stores and businesses

Responsible Agency: Community Development Department;
Redevelopment Agency
Funding Source: General Fund, Redevelopment Tax Increment
Time Frame: On-going
Related Policies: LU.6.4, LU.12.5, LU.13.1

I-20. URBAN DESIGN GUIDELINES

Develop and adopt design guidelines that cover general and citywide issues and topics. These guidelines will be applied in areas that are not covered or addressed by specific urban design plans. Topics will address but not be limited to:

- Landscaping
- Gateways
- Signage
- Site design
- Parking
- Residential infill development

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Application Fees
Time Frame: On-going
Related Policies: LU.3.1, LU.4.4, LU.11.7, LU.11.8, LU.11.9

I-21. AREA-SPECIFIC URBAN DESIGN PLANS

Create an inventory of neighborhoods, districts, sub-districts, or areas that can be enhanced and revitalized through the implementation of detailed urban design guidelines. For these areas, develop and use urban design standards or design guidelines to implement themes specific to each area's characteristics. Areas that merit special attention include:

- Downtown Torrance
- Major corridors
- Activity nodes
- Older commercial centers or districts
- Gateways

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Application Fees
Time Frame: On-going
Related Policies: LU.3.3, LU.11.4

I-22. LANDSCAPING

Evaluate existing landscape requirements to ensure that the minimum standards provide for visual interest in public and private landscaping, and encourage the creation and maintenance of extensive tree canopy. Specific actions include:

- Adopt landscaping standards for street frontages and building setback areas
- Adopt a xeriscape ordinance to promote water conservation methods in accordance with the Community Resources Element and AB 1881
- Adopt development standards that provide for the protection and retention of mature trees on private property, whenever possible, in new residential developments
- Adopt a master landscaping plan for all City streets and parkways, defining the types, sizing and spacing of street trees in accordance with the Conservation Element

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Application Fees
Time Frame: On-going
Related Policies: LU.5.3, LU.11.4, LU.11.5, LU.11.8

I-23. SIGN ORDINANCE AND CITYWIDE IDENTIFICATION SIGNAGE AND ART

Emphasize enforcement of the sign ordinance throughout the City. Modify or amend requirements of the sign ordinance as deemed necessary and based on code enforcement issues.

Establish new wayfinding signs throughout the City, leading residents and visitors to key community locations, points of interest, and business activity centers.

Appendix A: Implementation Program

Explore the establishment of a public art program to foster art in public places, enhance neighborhoods and urban environments through the installation and maintenance of artwork that reflects the local environment, cultural values, and artistic vitality of the Torrance community.

Responsible Agency:	Community Development Department
Funding Source:	General Fund
Time Frame:	On-going
Related Policies:	LU.6.6, LU.11.5, LU.11.8, LU.11.11

I-24. TELECOMMUNICATION FACILITIES

Coordinate closely with utility and telecommunication services providers to ensure infrastructure and telecommunications facilities are placed in appropriate locations and are consistent with the character and scale of the area in which they are located.

Responsible Agency:	Community Development Department
Funding Source:	General Fund
Time Frame:	On-going
Related Policies:	LU.9.2

I-25. SITE DESIGN AND TRANSPORTATION ALTERNATIVES

Create and adopt site design guidelines or standards that can encourage the use of public or private transit to and from larger-scale developments and districts. Require the incorporation of automobile-alternative design features and amenities in public and private development projects. Guidelines or standards should be land-use specific and include major residential development, mixed-use, office, retail, and industrial projects. Special attention will be paid to pedestrian-, bike-, and transit-friendly development. In industrial, office, or mixed-use areas, criteria should promote ancillary service commercial uses to reduce the need for non-essential employee automobile trips.

Responsible Agency:	Community Development Department
Funding Source:	Development Application Fees
Time Frame:	On-going
Related Policies:	LU.4.2, LU.6.3

I-26. SCHOOL FACILITY DEVELOPMENT IMPACTS

Coordinate with the Torrance Unified School District to address the following issues on an ongoing basis:

- Balance development activity and school capacity by identifying neighborhoods where school capacity can no longer absorb potential students by preparing a year-end report, coordinated with the District, that identifies schools with additional capacity and those that have most exceeded capacity
- Assist the school district with development proposals to ensure consistency with the General Plan and all applicable regulations
- Explore solutions to increase walking, cycling, busing, or ridesharing to relieve congestion and improve safety conditions during school drop-offs

Responsible Agency: Community Development Department
Funding Source: General Fund, Development Application Fees
Time Frame: On-going
Related Policies: LU.4.2, LU.5.5

I-27. MIXED-USE DEVELOPMENT

Provide guidance on the type and location of mixed-use development in Torrance by:

- Establishing criteria for determining appropriate locations for mixed-use residential/commercial projects
- Identifying potential locations, streets, or specific properties with future potential for mixed-use development
- Adopting design, development, and performance standards to both allow and regulate the development of mixed-use residential/commercial projects
- Studying the issue of mixed use residential/commercial development in the Residential Professional (R-P) zone to promote land use compatibility
- Requiring development review of all mixed-use business/industrial projects

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.7.1, LU.7.2

I-28. HOUSING

Protect and maintain the City's housing stock, and provide housing opportunities in accordance with the General Plan Housing Element.

Responsible Agency: Community Development Department

Appendix A: Implementation Program

Funding Source: General Fund; Redevelopment Set-Aside Funds
Time Frame: On-going
Related Policies: LU.5.7

I-29. PUBLIC AND QUASI-PUBLIC USES

Promote land use decisions that protect and expand, when possible, public and quasi-public uses.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.9.1, LU.9.2, LU.93

I-30. DAY CARE CENTERS

Expand opportunities for day care centers that serve the City's working families and growing senior population by:

- Investigating ways in which the concept of "day care" should be applied to seniors as well as to children in terms of programs or facilities to be developed
- Revising the Torrance Municipal Code to provide appropriate incentives for day care facilities in new commercial and industrial developments

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.9.4

I-31. HOSPITAL AND MEDICAL USES

Coordinate closely with Little Company of Mary Hospital and Torrance Memorial Medical Center to ensure that expansion activities occur in an orderly manner. Require that hospital facilities pay their full fair share of the cost of added services and public facilities necessitated by an expansion. To ensure orderly growth, require that major hospital expansions occur in the context of a master or specific plan, and that expansion estimates and timelines are coordinated with the City.

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Application Fees, Development Impact Fees
Time Frame: On-going
Related Policies: LU.1.4, LU.3.4, LU.9.6

I-32. TORRANCE MUNICIPAL AIRPORT

Continue to work towards maximum land use compatibility between airport land uses and neighboring uses by:

- Implementing the provisions of the Noise Element with reference to airport noise and its abatement, including the Noise Abatement program.
- Maintaining and periodically updating a Long Range Master Plan that defines the future uses and development standards applicable to the airport
- Coordinating with the Los Angeles County Airport Land Use Commission to ensure that future updates of the 1991 Airport Land Use Plan include adequate input from City officials and are consistent with the City’s visions and goals for the future of the airport

Responsible Agency: Community Development Department; General Services Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: LU.10.1, LU.10.5

I-33. HELICOPTERS AND HELIPORTS

Minimize noise, safety, and land use conflicts by:

- Reviewing the current zoning restrictions regarding heliports and helistops to ensure conformance with any revisions to zoning designations
- Developing a comprehensive heliport and helistop plan that establishes guidelines to address cumulative impact issues

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Application Fees
Time Frame: On-going
Related Policies: LU.10.3

2. CIRCULATION AND INFRASTRUCTURE ELEMENT

2-1. REGIONAL COORDINATION

Coordinate with the Los Angeles County Metropolitan Transit Authority (Metro) regarding any planned regional network improvements and transit services. Support Caltrans efforts to improve regional highways and freeways in the area. Continue to work with Caltrans to secure funding for projects included in the "I-405 Study" which was completed by Torrance and other South Bay cities.

Support light rail use to provide expanded transit opportunities for Torrance residents and meet trip reduction objectives. Continue to advocate for further expansion of rapid bus service into the City of Torrance. Coordinate transit and bicycle facility planning with regional and county agencies to maximize and leverage available funds.

Coordinate establishment of the transit center north of the Civic Center complex with regional rail and bus service agencies.

Responsible Agency:	Community Development Department
Funding Source:	General Fund; grants
Time Frame:	On-going
Related Policies:	I.1.1, CI.1.2., CI.7.2, CI.7.6, CI.7.7, CI.7.9

2-2. TRUCK ROUTES AND PARKING

Continue to implement and enforce programs to reduce truck-related accidents through increased enforcement of truck safety violations and increased public awareness. Examine the existing system of truck routes to improve the control of trucking and delivery operations in the City without impeding traffic flow or human safety. City truck routes shall be integrated with those developed by regional agencies in neighboring jurisdictions. In coordination with adjoining jurisdictions, undertake an effort to construct truck escape ramps in known problem areas. Examine possible restrictions on truck traffic and deliveries during A.M. and P.M. peak hours. Examine the installation of truck traffic signage throughout the City at critical locations.

Responsible Agency: Community Development Department
Funding Source: General Fund; grants
Time Frame: On-going
Related Policies: CI.1.3

2-3. COMMERCIAL VEHICLES

Continue to phase out on-street loading and unloading of commercial and industrial goods. Require all new commercial and industrial developments to include areas for off-street loading and unloading and parking of service vehicles consistent with Torrance Municipal Code requirements.

Responsible Agency: Community Development Department/Public Works
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.1.4

2-4. RAIL SERVICE

Encourage the removal of any existing railroad tracks that no longer serve their original purpose or hinder the improvement of other transportation networks. Eliminate all at-grade railroad crossings on major streets. Require strict noise attenuation measures to ensure compatibility between rail lines and neighboring land uses.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.1.5

2-5. LOCAL CIRCULATION

Adopt appropriate amendments to the land use, subdivision, and public works codes to implement the goals and policies of the Circulation and Infrastructure Element of the General Plan.

Responsible Agency: Community Development Department/Public Works
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.2.1, CI.2.5, CI.5.2

2-6. PHYSICAL IMPROVEMENTS

Planned physical improvements are listed in Table 2-6. Table 2-6 sets forth needed improvements, differentiating between near-term and long-range as a means to help prioritize system enhancements. Near-term generally means prior to 2015, although timing will depend upon actual demand, based on traffic volume increases. Together with demand reduction, these key improvements are expected to provide acceptable future traffic conditions in a cost-effective manner. Additional focused improvements may also be warranted as a result of specific projects.

**Table 2-6
Near-Term and Long-Range Improvements**

Project Location		Improvement	
Street	Cross Street	Near-Term	Long-Range
Del Amo Boulevard extension from Maple Avenue to Crenshaw Boulevard as a four-lane divided Arterial		Four-lane divided Arterial. Construction is anticipated to begin in 2010 based on available funding.	
Plaza Del Amo/223rd Street from Crenshaw Boulevard to Western Avenue		Four-lane divided Arterial. A portion of Plaza Del Amo/223 Street from Western side has been completed. CEQA review required prior to initiation.	
	190th Street	Widen/restripe to six lanes between Anza Avenue and Western Avenue. <ul style="list-style-type: none"> ▪ 190th between Western and van Ness has been widened and will be striped to six lanes. ▪ 190th between Van Ness and Crenshaw needs widening. ▪ 190th between Crenshaw to Prairie (residential) parking has to be eliminated. ▪ Prairie to Hawthorne and Hawthorne to Anza will be a combination of both widening and parking elimination. 	
	Crenshaw Boulevard	Restripe to six lanes between 182nd Street and Redondo Beach Boulevard (north City limits). Widen to eight lanes between 190th Street and I-405	
	Hawthorne Boulevard	Widen/ restripe to six lanes from Pacific Coast Highway to the south City limits. Hawthorne Boulevard south	

**Table 2-6
Near-Term and Long-Range Improvements**

Project Location		Improvement	
Street	Cross Street	Near-Term	Long-Range
		of Pacific Coast Highway has been striped to six lanes. Eliminate parking in curb lane.	
	Pacific Coast Highway	Widen/ restripe to six lanes from Ocean Avenue to the east City limit. From Rolling Hills Way to Crenshaw widening has been completed. Balance to be accomplished.	
Anza Avenue	Sepulveda Blvd.	Widen eastbound Sepulveda approach, adding one through lane. Acquire 12 feet of right-of-way on eastbound Sepulveda approach and departure.	
		Widen northbound Anza Avenue approach, adding one left-turn lane. Acquire 12 feet of right-of-way on northbound Anza Avenue approach and departure.	
			Widen southbound Anza Avenue, adding one left-turn lane. Acquire 12 feet of right-of-way.
Crenshaw Blvd.	190th Street	Widen northbound Crenshaw Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of-way on the northbound Crenshaw Blvd approach and departure.	
		Widen southbound Crenshaw Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of-way on the southbound Crenshaw Blvd approach and departure.	
		Widen eastbound 190th Street approach, adding one left-turn lane . Acquire 12 feet of right-of-way on the eastbound 190th Street approach and departure.	
		Widen westbound 190th Street approach, adding one through lane. Acquire 12 feet of right-of-way on the westbound 190th Street approach and departure.	
	Del Amo Blvd.	Re-stripe westbound Del Amo Blvd approach, converting a shared left-turn/through lane to an exclusively through lane.	
		Modify traffic signal phasing to permit left-turn phasing.	
	Lomita Blvd.	Modify northbound Crenshaw Blvd right-turn lane to be a free right-turn lane with acceleration lane on Lomita Blvd. Acquire 12 feet of right-of-way on the northbound Crenshaw Blvd approach.	
Widen the southbound Crenshaw Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of-way on the southbound Crenshaw Blvd departure.			

Appendix A: Implementation Program

**Table 2-6
Near-Term and Long-Range Improvements**

Project Location		Improvement	
Street	Cross Street	Near-Term	Long-Range
		Widen the eastbound Lomita Blvd approach, adding one through lane. Acquire 24 feet of right-of-way on the eastbound Lomita Blvd departure.	
	Pacific Coast Highway	Modify northbound Crenshaw Blvd traffic signal phasing.	
		Widen the southbound Crenshaw Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of-way on southbound Crenshaw Blvd approach and departure.	
		Widen eastbound Pacific Coast Highway approach, adding one through lane. Acquire 12 feet of right of-way on eastbound Pacific Coast Highway approach and departure.	
	Skypark Drive-Amsler Avenue	Modify eastbound Skypark Drive signal phasing.	
	Torrance Blvd.	Widen the eastbound Torrance Blvd approach, adding one through lane. Acquire 12 feet of right-of-way on the eastbound Torrance Blvd approach and departure.	
Hawthorne Blvd.	Carson Street	Widen southbound Hawthorne Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of-way on the southbound Hawthorne Blvd approach.	
		Widen eastbound Carson Street approach, adding one through lane. Acquire 12 feet of right-of-way on the eastbound Carson Street approach and departure.	
		Modify westbound Carson Street traffic signal phasing.	
	Del Amo Blvd.	Widen eastbound Del Amo Blvd approach, adding one through lane. Acquire 12 feet of right-of-way on the eastbound Del Amo Blvd approach and departure.	
	Lomita Blvd.	Modify westbound Lomita Blvd traffic signal phasing.	

**Table 2-6
Near-Term and Long-Range Improvements**

Project Location		Improvement	
Street	Cross Street	Near-Term	Long-Range
	Pacific Coast Highway	Widen eastbound Pacific Coast Highway approach, adding one through lane. Acquire 12 feet of right of-way on eastbound Pacific Coast Highway approach and departure.	
		Widen westbound Pacific Coast Highway approach, adding one through lane. Acquire 12 feet of right of-way on westbound Pacific Coast Highway approach and departure.	
	Redondo Beach Blvd.		Widen westbound Redondo Beach Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of-way on westbound Redondo Beach Blvd approach and departure.
	Sepulveda Blvd.	Modify the northbound Hawthorne Blvd traffic signal phasing.	
		Widen westbound Sepulveda Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of way on the westbound Sepulveda approach and departure.	
	Torrance Blvd.	Widen eastbound Torrance Blvd approach, adding one through lane. Acquire 12 feet of right-of-way on the eastbound Torrance Blvd approach and departure.	
		Modify eastbound Torrance Blvd traffic signal phasing	
		Widen westbound Torrance Blvd approach, adding two through lanes, and converting the existing shared through/right-turn lane to a right-turn lane. Acquire 24 feet of right-of-way on the westbound Torrance Blvd approach and departure.	
I-405 southbound ramps	Artesia Blvd.		Widen the I-405 southbound off-ramp at Artesia Blvd, adding one right-turn lane. This may require coordination with Caltrans.

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**Table 2-6
Near-Term and Long-Range Improvements**

Project Location		Improvement	
Street	Cross Street	Near-Term	Long-Range
Inglewood Avenue	190th Street	Modify northbound and southbound traffic signal phasing.	
		Widen eastbound 190th St approach, adding one left-turn lane. Acquire 12 feet of right-of-way on the eastbound 190th Street approach and departure.	
Prairie Avenue	190th Street	Modify northbound Prairie Avenue traffic signal phasing.	
	Del Amo Blvd.	Widen westbound Del Amo Blvd approach, adding one through lane. Acquire 12 feet of right-of-way on the westbound Del Amo Blvd approach and departure.	
	Redondo Beach Blvd.	Widen northbound Prairie Ave approach, adding one left-turn lane. Acquire 12 feet of right-of-way on the northbound Prairie Ave approach and departure.	
		Widen southbound Prairie Ave approach, adding one left-turn lane. Acquire 12 feet of right-of-way on the southbound Prairie Ave approach and departure.	
			Widen eastbound Redondo Beach Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of-way on eastbound Redondo Beach Blvd approach and departure.
Van Ness Ave	Del Amo Blvd.	Widen eastbound Del Amo Blvd approach, adding one through lane. Acquire 12 feet of right-of way on eastbound Del Amo Blvd approach and departure.	
Western Avenue	220th Street	Widen eastbound 220th Street approach, adding one right-turn lane. Acquire 12 feet of right-of way on eastbound 220th St approach and departure.	
		Widen westbound 220th Street approach, adding one right-turn lane. Acquire 12 feet of right-of way on westbound 220th St approach and departure.	

**Table 2-6
Near-Term and Long-Range Improvements**

Project Location		Improvement	
Street	Cross Street	Near-Term	Long-Range
	Del Amo Blvd.	Widen eastbound Del Amo Blvd approach, adding one left-turn lane and one through lane. Acquire 24 feet of right-of way on eastbound Del Amo Blvd approach.	
		Widen westbound Del Amo Blvd approach, adding one left turn lane, one through lane, and one right-turn lane. Acquire 36 feet of right-of way on westbound Del Amo Blvd approach and departure.	
	Sepulveda Blvd.	Widen northbound Western Avenue approach, adding one through lane. Acquire 12 feet of right-of way on northbound Western Ave approach and departure.	
		Modify northbound Western Avenue traffic signal phasing.	
		Widen southbound Western Avenue approach, adding one through lane. Acquire 12 feet of right-of way on southbound Western Ave approach and departure.	
		Modify southbound Western Avenue traffic signal phasing.	
		Widen eastbound Sepulveda Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of way on eastbound Sepulveda Blvd approach and departure.	
		Widen westbound Sepulveda Blvd approach, adding one left-turn lane. Acquire 12 feet of right-of way on westbound Sepulveda approach and departure.	

Responsible Agency: Community Development Department, Public Works
Funding Source: General Fund; grants
Time Frame: On-going
Related Policies: CI.2.3, CI.3.7

2-7. PUBLIC WORKS STANDARDS

Develop and maintain a set of Public Works Street Standards in accordance with accepted engineering practices and in accordance with adopted engineering standards.

Responsible Agency: Public Works Department

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Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.2.2

2-8. CAPITAL IMPROVEMENT PROGRAM

Utilize the Capital Improvement Program (CIP) process to finance and complete the circulation improvements specified in the Circulation and Infrastructure Element. Ensure that the annual CIP Action Plan responds to changes in local priorities and available funding sources.

Responsible Agency: Community Development Department, Public Works Department
Funding Source: Capital Improvement Program (CIP) funds
Time Frame: On-going
Related Policies: CI.2.3

2-9. MEASURING AND MONITORING THE CIRCULATION SYSTEM

Develop and maintain a program for measuring and monitoring circulation system capacity and for identifying system-wide deficiencies. Undertake a study of the Hawthorne Boulevard corridor to assess existing conditions and determine appropriate future strategies for operational and aesthetic enhancements. Undertake a study of the original Torrance Tract - bounded generally by Crenshaw Boulevard, Plaza Del Amo, Western Avenue, and Dominguez Street - to assess the interrelationship between circulation and land use issues, and identify appropriate solutions to identified problems. Complete the Del Amo Extension project. Complete street re-classifications. Undertake a study of the major corridors in the City, such as Crenshaw, Sepulveda, and Torrance Boulevard, to assess existing conditions and determine appropriate future strategies for operational and aesthetic enhancements.

Responsible Agency: Community Development Department, Public Works Department
Funding Source: General Fund; Development Review fees; grants
Time Frame: On-going
Related Policies: CI.2.4, CI.2.6, CI.2.7, CI.3.2

2-10. TRIP REDUCTION STRATEGIES

Continue to implement the programs described in the Trip Reduction and Traffic Management Ordinance (Division 9, Chapter 10 of the Municipal Code), which specifies various traffic management methods to reduce trips and influence

travel modes. These may include techniques such as synchronized traffic signals and restricting on-street parking. Develop a set of standards for intersection lane configuration that will provide the minimum number of through lane, right turn lane and left turn for all the intersections in the City of Torrance, regardless of the existing LOS, in accordance with accepted engineering practices and in accordance with adopted engineering standards. Develop Transportation Demand Management (TDM) programs that work towards eliminating vehicle trips and support the development of transit and ridesharing facilities to achieve air quality goals and reduce traffic congestion within the City. Encourage major employers, tenants in business parks and other activity centers, and developers of large new developments to participate in Transportation Management Associations/ Organizations.

Responsible Agency: Community Development Department, Public Works Department
Funding Source: General Fund; grants
Time Frame: On-going
Related Policies: CI.3.1, CI.3.3, CI.4.3, CI.4.7, CI.7.1, CI.7.3, CI.7.8, CI.8.9

2-11. INTELLIGENT TRANSPORTATION SYSTEMS

Use Intelligent Transportation System (ITS) to improve the efficient movement of through traffic on Torrance streets as part of the Capital Improvement Program. ITS refers to advanced communications, navigation, information-gathering, and operations-monitoring technology used to enhance transportation mobility, efficiency, and safety. ITS may include traffic signal synchronization, as well as sensors that can change traffic signal lights depending on congestion levels or the presence of vehicles. Prioritize the implementation of ITS on roadway segments identified for improvement.

Responsible Agency: Community Development Department
Funding Source: General Fund; grants
Time Frame: On-going
Related Policies: CI.2.6, CI.3.3, CI.4.4, CI.4.8, CI.7.6, CI.7.10

2-12. REGIONAL TRAFFIC REDUCTION STRATEGIES

Continue to implement the City’s Trip Reduction and Traffic Management to continue to effect an overall reduction in trip generation.

Responsible Agency: Community Development Department
Funding Source: General Fund;
Time Frame: On-going
Related Policies: CI.2.6, CI.3.4, CI.4.7

2-13. SITE DESIGN

Develop and implement site design guidelines that facilitate pedestrian activity and the use of transit and ridesharing opportunities.

Responsible Agency: Community Development Department
Funding Source: General Fund; grants
Time Frame: On-going
Related Policies: CI.3.5

2-14. NEIGHBORHOOD TRAFFIC CALMING

Develop a Neighborhood Traffic Calming Handbook. Develop a set of drawing and construction standards for various traffic calming elements such as speed humps and chokers in accordance with accepted engineering practices and in accordance with adopted engineering standards. Apply traffic management measures to control vehicular traffic speeds and volumes on local and collector streets within residential neighborhoods. Implement Traffic Management Initiatives. Implement, in cooperation with the community, a Neighborhood Traffic Management Program. Promote safe travel in neighborhoods and enforce traffic regulations with particular attention given to school, senior center, hospital, community services and park areas. Utilize the National Center for Safe Routes to School to develop a program to create and encourage the use of safe walking and biking routes to school.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.4.1, CI.4.2, CI.4.4, CI.4.5, CI.5.2

2-15. ON-STREET PARKING RESTRICTIONS

Prior to the elimination of on-street parking, consider the impacts on adjacent land uses and investigate feasible methods of mitigating impacts. Encourage adjacent businesses to consolidate parking facilities and access points through the process of development review. Investigate the feasibility of developing public parking facilities in areas where on-street parking has been eliminated.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.4.2, CI.4.4, CI.4.7, CI.5.3

2-16. TRAFFIC IMPACT MITIGATION

Continue implementation of the Development Impact Fee program for citywide roadway network improvements. Require developers to fund transportation system improvements necessitated by project-generated traffic.

Responsible Agency: Community Development Department
Funding Source: Development Impact Fee Program; private funding
Time Frame: On-going
Related Policies: CI.4.6

2-17. PARKING

Review zoning ordinance parking requirements, and revise as necessary to conform to actual parking demand. Continue to enforce on-site parking requirements. Review methods of on-site parking enforcement, and modify programs to be most effective. Provide parking opportunities in key non-residential areas by building shared public parking facilities. Adopt strategies to discourage employees from occupying public/short-term parking spaces in core commercial areas. Collaborate with the business community to improve parking services including, shared parking and pooled-parking facilities. Establish street sweeping and trash pick-up schedules that coordinate with parking restrictions and reduce conflicts in residential neighborhoods.

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Review fees
Time Frame: On-going
Related Policies: CI.5.1, CI.5.3, CI.4.4, CI.5.1, CI.5.2, CI.5.3, CI.5.4, CI.5.6

2-18. PARKING STANDARDS

Establish permit parking guidelines and develop permit parking areas on an as-needed bases, based on these guidelines. (Preferential Permit Parking Program)

Protect residential areas from the parking impacts of nearby business districts and schools.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.5.2

2-19. PEDESTRIAN FACILITIES

Inventory key pedestrian facilities and routes, identifying areas that need improvements, and establish the priorities for solutions to problem areas. Provide grade separations wherever feasible to eliminate conflict between pedestrian and vehicular traffic. Require that local pedestrian ways provide for the needs of the handicapped. Develop design standards for pedestrian pathways with the intention of encouraging pedestrian activity and providing appropriate buffers between pedestrian and vehicular activities. Integrate pedestrian improvement projects into the Capital Improvement Program. Ensure that vehicular access improvements do not degrade conditions for pedestrians and bicyclists. Develop design standards for pedestrian bridge crossing on Hawthorne Boulevard by the Del Amo Mall (location to be identified). Secure funding through outside agencies by using the Development Impact Fee (DIF) money to match. Identify locations for installation of Pedestrian Count Down Signal. Allocate funds and/or identify funding sources – including possible assessment districts — for pedestrian and streetscape improvements in existing neighborhoods.

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Impact Fees; grants
Time Frame: On-going
Related Policies: CI.2.3, CI.8.1, CI.8.2, CI.8.3

2-20. BICYCLE FACILITIES

Provide bicycle racks at public facilities and require their provision at major commercial developments and employment centers. Review and update existing City Code sections relative to the regulation of bicycles, and develop guidelines for the design of bicycle facilities.

Responsible Agency: Community Development Department
Funding Source: General Fund; grants
Time Frame: On-going
Related Policies: CI.8.5

2-21. BICYCLE ROUTES

Implement the provisions of the Bicycle Master Plan. Develop and implement a bicycle signage program, and identify loop detectors along bikeways with necessary stencils. Evaluate where additional Class 2 bike lanes can be added, as they are preferred by cyclist commuters. Continue to follow the recommendations of expanding non-motorized transportation from the Los Angeles County's 2001 Long Range Transportation Plan. Improve connections

between bike and transit routes to allow cyclists to better use transit, thus accommodating longer trips.

Responsible Agency: Community Development Department
Funding Source: General Fund; grants
Time Frame: On-going
Related Policies: CI.8.4, CI.8.6, CI.8.7, CI.8.8

2-22. TRANSIT FACILITIES

Maintain and update on a regular basis a short-range transit plan. Torrance Transit will develop a Long Range Transportation Plan, which will be updated every five years. Develop a comprehensive Transit Center on the 14.5 acre former PPG property located at 465 Crenshaw Boulevard. Where appropriate, new development shall provide fixed transit facilities, such as bus shelters, consistent with anticipated demand.

Work with major retailers, restaurants and medical centers to provide a shuttle service system. Establish alternatives to large buses for shorter or less traveled trips.

Responsible Agency: Torrance Transit
Funding Source: General Fund; Proposition A or C funds
Time Frame: On-going
Related Policies: CI.7.4, CI.7.5, CI.7.8

2-23. INFRASTRUCTURE PROVISION

Require new development to provide full public infrastructure improvements along property frontage and affected neighboring parcels in proportion to the size of the development and its impact on the area. Examine the use of assessment districts to retrofit existing neighborhoods with full public improvements such as street segments, curbs, gutters, sidewalks, street lighting, and water, sewer, and drainage improvements.

Responsible Agency: Community Development Department, Public Works Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.9.1, CI.9.6

2-24. NPDES COMPLIANCE

Reduce pollutants in urban runoff by requiring new development projects and substantial rehabilitation projects to incorporate Best Management Practices

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pursuant to the National Pollutant System Discharge Elimination System (NPDES) Permit, Los Angeles Regional Water Quality Control Board requirements, and Los Angeles County Department of Public Works requirements.

Responsible Agency: Public Works Department
Funding Source: General Fund; Development Review fees
Time Frame: On-going
Related Policies: CI.9.2

2-25. INFRASTRUCTURE MASTER PLANS

Implement the City's Urban Water Master Plan recommendations for replacement, maintenance, and improvement of water facilities and services.

Update the Sewer Master Plan per State Water Resources Control Board requirements to evaluate the current and future sewer needs and existing system deficiencies. Based on this study, update the needs list used for the Development Impact Fee Program.

Responsible Agency: Public Works Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CI.9.2, CI.9.3

2-26. STORM DRAIN IMPROVEMENTS

Maintain an inventory of needed storm drain improvements. Prioritize and construct needed storm drain improvements including:

- Yukon Pump Station Rehabilitation
- Maple Avenue/235th Street Storm Drain - rehabilitate existing corrugated metal pipes from Sepulveda Boulevard to Benner Avenue
- Alley south of 182nd Street - install new storm drain from Hawthorne Boulevard to Regina Avenue
- Redondo Beach Service Road east of Crenshaw Boulevard - install new storm drain

Update the Storm Drain Master Plan to meet State requirements. Evaluate the current and future storm drain needs and existing system deficiencies. Based on this study, update the needs list used for the Development Impact Fee Program.

Responsible Agency: Public Works Department
Funding Source: General Fund; Development Impact Fees

Time Frame: On-going
Related Policies: CI.9.1, CI.9.2, CI.9.3, CI.9.4, CI.9.5

2-27. NEW DEVELOPMENT INFRASTRUCTURE

Review development proposals for consistency with water, power, and solid waste disposal requirements. Continue to balance infrastructure fees with the cost of providing infrastructure services to new development.

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Review fees
Time Frame: On-going
Related Policies: CI.9.4, CI.9.6

2-28. PRIVATE INFRASTRUCTURE

Establish and adopt an ordinance to regulate the construction and maintenance of privately owned infrastructure systems.

Responsible Agency: Community Development Department, Public Works Department
Funding Source: General Fund; Development Review fees
Time Frame: On-going
Related Policies: CI.9.5

2-29. UNDERGROUNDING UTILITIES

Develop and implement a program for the undergrounding of off-site utilities, which may be accomplished by assessment districts, a general fund contribution, and/or a development fee receiving fund. Consider using DIF for undergrounding utilities.

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Impact Fees
Time Frame: On-going
Related Policies: CI.9.7

2-30. ALLEVIATE SEWER SYSTEM DEFICIENCIES

Develop and implement a program for alleviating sewer system deficiencies, which may be accomplished by upsizing of existing lines to increase capacity, the payment of Developer Impact Fees (DIF) which would fund sewer enhancement projects, or installing new manholes where none currently exist to provide adequate access to the system. In addition to system enhancements,

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the impacts of new development may also be mitigated through the continued requirements of low-flow plumbing fixtures.

Responsible Agency:	Community Development Department, Public Works Department
Funding Source:	General Fund; Potential Development Impact Fees
Time Frame:	On-going
Related Policies:	CI.9.2

2-31. SEWER SYSTEM MANAGEMENT PLAN

Prepare a Sewer System Management Plan (SSMP) per new Waste Discharge Requirements adopted by the State Water Resources Control Board. The SSMP must cover system cost management, control of sewer system overflows (SSOs), system wet weather pipe capacities and/or deficiencies, system's operation and maintenance program, design and performance standards, an overflow emergency response plan, a Fats, Oils and Grease (FOG) Program, SSMP biannual audit program, and a capital improvement program which meets the requirements of the SSMP.

Responsible Agency:	Community Development Department, Public Works Department
Funding Source:	General Fund; Potential Development Impact Fees
Time Frame:	On-going
Related Policies:	CI.9.2

2-32. OIL AND GAS PIPELINES

Continue to maintain and update a record of known pipelines located throughout the City. Continue to require the appropriate abandonment of oil line facilities that are no longer in use in the public right-of-way. Require abandonment of oil wells and pipelines to follow procedures and protocol established by regulatory agencies. Require that developers of any property near oil pipelines to coordinate with the appropriate State agency and pipeline operators.

Responsible Agency:	Community Development Department, Public Works Department
Funding Source:	General Fund; Potential Development Impact Fees
Time Frame:	On-going
Related Policies:	CI.9.8

3. COMMUNITY RESOURCES ELEMENT

3-1. PRIVATE OPEN SPACE

Require project applicants to incorporate urban open spaces into projects appropriate for the types of development proposed and consistent with requirements in the Municipal Code. Revise applicable provisions of the Code to maximize open space in industrial and commercial projects via design criteria and guidelines. Open space can include landscaped malls, squares, or other resting areas such as plazas or courtyards.

Revisit landscaping requirements for parking areas, and revise as necessary to achieve City goals. For industrial or commercial centers built prior to the adoption of existing standards, require upgrading of landscaping in parking areas as a condition of approval for modifications or upgrades.

Continue to require the dedication of land for passive and recreational open space in new residential developments. Work with developers to require that open space is provided in an attractive and creative form to ensure compatibility and harmony with surrounding uses. Update landscaping design guidelines and standards for residential open space to achieve City goals.

Responsible Agency:	Community Development Department
Funding Source:	General Fund. Development Review fees
Time Frame:	On-going; ordinance revisions within five years
Related Policies:	CR.1.2, CR.1.3, CR.3.1, CR.3.6

3-2. OPEN SPACE RESOURCES PRESERVATION

Preserve and protect the City's open space resources by applying appropriate zoning in and around open space properties, particularly for the Madrona Marsh.

Prohibit the sale of land with recreational or open space potential, such as land previously used for sumps, until recreational potential has been determined and unless an equivalent or comparable amount of open space with recreational potential is acquired in return.

Responsible Agency:	Community Development Department
Funding Source:	General Fund, Development Review fees
Time Frame:	On-going

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Related Policies: CR.1.1, CR.2.1, CR.3.5, CR.3.7, CR.6.1, CR.6.2

3-3. OPEN SPACE ENHANCEMENT

Investigate a range of approaches to acquiring passive and recreational open space and for financing its development. Tools include:

- Creating a database with funding opportunities for passive and recreational open space acquisition and development that is updated annually
- Coordinating with County and State officials to protect and enhance open space resources that lie outside of the City's jurisdiction
- Explore the use of Southern California Edison properties and abandoned railroad right-of-way for trails or linear parks
- Acquiring abandoned railroad right-of-way for use as trails and linear parks
- Identifying utility easements with recreational potential, and coordinating with utility providers for their use as a passive or recreational open space resources

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Review fees
Time Frame: On-going
Related Policies: CR.3.2, CR.3.3, CR.6.1-6.4, CR.7.2, CR7.5, CR.7.7

3-4. OPEN SPACE AND SAFETY

Preserve open spaces used for the protection of life and property. Prohibit development on open space along coastal bluffs susceptible to ground failure, on properties within the safety zones of Torrance Municipal Airport, and areas where open space is used for flood control purposes.

Responsible Agency: Community Development Department, Public Works Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.5.1, CR.5.2, CR.5.3

3-5. EXPAND PARK AND RECREATION RESOURCES

- A. Establish and maintain a land bank system whereby land is acquired for future recreational use, even though such land cannot be developed until a later date.
- B. Continue to require fees for all new residential development (Park and Recreation Facilities Tax) for the acquisition, development, rehabilitation, and preservation of parkland, open space, and community facilities.
- C. Explore the adoption of a fee for non-residential development for the acquisition and/or development of passive and active recreational areas.
- D. Inventory all City-owned real property suitable for recreational use and retain for such use where feasible.
- E. Establish a list of needed community facility improvements, acquisition, and construction, and prioritize annually based on changing needs.
- F. Work with the private sector to encourage the interim use of vacant commercial and industrial properties for seasonal, non-intensive recreational purposes such as ball diamonds or football and soccer fields.
- G. Explore reuse of abandoned railroad rights-of-way, utility easements, and covered aqueducts.

Responsible Agency: Community Services Department, Community Development Department
Funding Source: General Fund, Development fees
Time Frame: On-going; annually
Related Policies: CR.6.1, CR.6.2, CR.6.3, CR.7.2, CR.8.1, CR.8.2, CR.8.3, CR.8.4

3-6. ACCESS TO PARK AND RECREATION RESOURCES AND COMMUNITY SERVICES FACILITIES

- A. Continue to require and provide access for individuals with disabilities to all recreational, cultural, and community activities and facilities.
- B. Adopt and adhere to locational criteria for the establishment of mini, neighborhood, and community parks. Prioritize park establishment in neighborhoods lacking access to park and recreation facilities within one-half mile.

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- C. Establish the purchase of additional land in park deficient areas as a high priority item in future budgets.
- D. Continue to maintain centralized dissemination of information on local recreation programs and community service facilities. Add information pertaining to access through transit routes or other City-sponsored transportation.

Responsible Agency: Community Services Department, Community Development Department, General Services Department
Funding Source: General Fund, Development Fees
Time Frame: On-going
Related Policies: CR.7.1, CR.7.4, CR.7.5, CR.7.6, CR.8.5

3-7. PARKS AND RECREATION RESOURCES FUNDING

Prioritize funding of parks and recreation resources by regularly evaluating demand for these resources and identifying future trends in park and recreation facility needs based on demographic changes, such as an increase in senior-age population and the increase in the number of families with children in Torrance. Continue and expand residents' participation in the planning and development of park facilities. Plan for facilities that are adaptable to changing needs.

Responsible Agency: Community Services Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.9.1, CR.9.2, CR.9.3, CR.9.5, CR.9.6

3-8. TORRANCE LIBRARY

- A. Identify and continually monitor library service needs in the community through surveys and outreach.
- B. Provide libraries with additional computer/internet access stations and after-school programs, as well as expanded space for library programming.
- C. Build a new North Torrance Library and Community Services Center.

Responsible Agency: Community Services Department
Funding Source: General Fund
Time Frame: On-going; new library within 10 years
Related Policies: CR.9.1, CR.9.2, CR.10.1-10.2, CR.11.1-11.3

3-9. TORRANCE UNIFIED SCHOOL DISTRICT

Conduct regular meetings and other communication with the Torrance Unified School District to strengthen joint-use agreements for the benefit of both entities.

Responsible Agency: Community Services Department; City Council
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.8.2, CR.11.1, CR.11.2

3-10. HISTORIC PRESERVATION

- A. Promote, enhance and expand voluntary architectural design guidelines for Downtown Torrance and other historical areas.
- B. Increase access to information on the benefits of historic preservation programs through means such as web site presence.
- C. Provide for the preservation of local historical sites through such mechanisms as a Historic Preservation Program and/or Ordinance, California historic Building Codes, Historic Overlay Zone and others.
- D. Focus on implementation of goals and sub-goals related to historic preservation found in the Torrance Strategic Plan, such as identification and awareness of historical sites, restoration and rehabilitation of historical sites and programs celebrating the community’s heritage.
- E. Continue to recognize Historic Preservation Month with Council Proclamation and community outreach.
- F. Establish a program for cable television to record historical sites.
- G. Increase access to information on the benefits of all aspects of historic preservation programs.
- H. Pursue, where appropriate, recognition of locally identified historical sites by State and Federal governments.
- I. Continue to investigate and institute methods for the preservation of local historical sites.
- J. Create a historical preservation ordinance that will create opportunities for participation in the Mills Act Property Tax Abatement Program.

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Responsible Agency:	Community Development Department
Funding Source:	General Fund
Time Frame:	3-5 years
Related Policies:	CR.12.1, CR.12.1-12.3

3-11. IMPROVE REGIONAL AIR QUALITY

Participate in regional air quality improvement efforts to identify and encourage projects that improve mobility and reduce congestion on freeways and major roads. Educate businesses and public about compliance with air quality regulations. In particular:

- Review development proposals for potential air quality impacts pursuant to the California Environmental Quality Act (CEQA), Los Angeles County Air Pollution Control District, and the South Coast Air Quality Management District CEQA Air Quality Handbook.
- Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan (AQMP) and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.

Responsible Agency:	Community Development Department
Funding Source:	General Fund, SCAQMD funds
Time Frame:	3-5 years
Related Policies:	CR.13.1-13.8

3-12. GREENHOUSE GAS REDUCTION

- A. Educate residents and businesses about the global warming effects of their transportation and land use choices.
- B. Conduct a greenhouse gas emissions inventory for the City of Torrance.
- C. Adopt a climate action plan or similar program, with appropriate measures to reduce greenhouse gas emissions in Torrance. Regularly update and monitor the plan.
- D. Explore the possibility of reducing greenhouse gases through purchasing clean energy for municipal buildings; focusing on hybrids or other low-emission vehicles for the City fleet; using biodiesel for City trucks; using compact fluorescent light bulbs throughout all municipal

buildings; and providing incentives for City employees to use public transit, low-emission vehicles, ridesharing, walking, and other alternative forms of transportation.

Responsible Agency: Community Development Department, General Services Department
Funding Source: General Fund, SCAQMD funds, State grants
Time Frame: 3-5 years, and as AB32 and SB375 targets are adopted by the State and SCAG
Related Policies: CR.14.1-14.5

3-13. WATER CONSERVATION

- A. Establish water conservation programs in accordance with the City's Urban Water Management Plan (UWMP).
- B. Collaborate with local water providers in exploring the feasibility of potential programs or incentives to encourage water conservation in the community.
- C. Investigate and implement programs to reduce water usage at parks and other City facilities. Set 5-, 10- and 15- year goals for water use reduction at City facilities.
- D. Pursue the optimal use of recycled (reclaimed) and desalinated water for landscaping and industrial uses in accordance with the City's Urban Water Management Plan, Recycled Water Plan Update and other pertinent planning studies.
- E. Pursue the optimal expansion of the use of local water resources to offset imported supplies, including the development of additional groundwater wells and expansion of desalinated groundwater facilities.
- F. Actively support and partner with other agencies regarding the development and implementation of conjunctive use programs and other viable water management programs to enhance water supply reliability.

Responsible Agency: Public Works Department, Community Services Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.15.1-15.11

3-14. WATER QUALITY

- A. Meet or exceed all federal and State water quality regulations, and publish an Annual Water Quality Report to inform the public regarding water quality.
- B. Incorporate into the City’s CEQA process appropriate procedures for considering storm water quality impacts and providing for appropriate mitigation when preparing and reviewing CEQA documents.
- C. Continue to comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit.
- D. Establish standards that require new developments and substantial rehabilitation projects to incorporate storm water treatment practices that allow percolation to the underlying aquifer and minimize off-site surface runoff.

Responsible Agency: Public Works Department, Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.15.2, CR.15.5, CR.15.9-CR.15.11

3-15. WATER RESOURCES AWARENESS

Involve the community in efforts to conserve water resources as follows:

- Develop and implement guidelines for water efficient landscaping.
- Develop and implement a tiered rate structure to promote water conservation.
- Educate the community on methods to reduce urban runoff and improve water quality.
- Provide water resources information at City facilities and events.

Responsible Agency: Public Works Department, Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.15.4, CR.15.5, CR.15.6, CR.15.8

3-16. REGIONAL WATER RESOURCES COORDINATION

- A. Continue active involvement and support the Water Replenishment District of Southern California and West Basin Water Replenishment

District initiatives and programs to halt the further migration of saltwater intrusion into local groundwater basins, and to develop viable programs/projects to eliminate brackish groundwater impacting groundwater basins.

- B. Continue to recognize the impact of all aspects of land use planning on the region's storm water and urban runoff on water quality, and support the attainment of regional storm water and urban runoff goals through appropriate land use planning and implementation of Standard Urban Storm Water Mitigation Plans (SUSMP).
- C. Coordinate with the Metropolitan Water District of Southern California, the Water Replenishment District of Southern California, the West Basin Municipal Water District, the Regional Water Quality Control Board, and the County Sanitation District on issues of water supply and quality.

Responsible Agency: Public Works Department, Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.15.1, CR.15.2, CR.15.5

3-17. WILDLIFE PROTECTION

- A. Undertake a work program to provide for the restoration and enhancement of the historic habitat of the Madrona Marsh Preserve.
- B. Provide for the continued management of the Madrona Marsh Preserve in a manner that protects the natural physical and biological resources of the site and allows for non-destructive public use of the Preserve.
- C. Identify, inventory, and map wildlife habitat, and establish methods for preservation and restoration.

Responsible Agency: Community Services Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.16.1, CR.16.2

3-18. TORRANCE BEACH

- A. Require proper site preparation (grading and planting) to prevent soil erosion along the bluffs above the beach.

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- B. Work with regional agencies to ensure preservation and access to Torrance Beach.
- C. Support legislation that protects the quality and beauty of Torrance Beach.

Responsible Agency: Public Works Department, Los Angeles County Department of Parks and Recreation, Community Services Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.17.1-17.6

3-19. STREET TREES

- A. Adopt a master landscaping plan for all City streets and parkways, defining the types, sizing, and spacing of street trees.
- B. Inventory and map existing street trees, and prioritize locations for new tree planting.
- C. Make available to residents, businesses, and developers guidelines on selecting and planting trees that are drought tolerant, native species, fit the aesthetics of the immediate neighborhood, and produce minimal damage to public rights-of-way.

Responsible Agency: Public Works Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.18.1-18.3, CI.6.2

3-20. SCENIC VISTAS

- A. Work with Southern California Edison to prioritize locations for replacing overhead utilities with underground facilities.
- B. Require the undergrounding of utilities for new development projects in areas with scenic vistas.

Responsible Agency: Community Development Department
Funding Source: General Fund, developer financing
Time Frame: On-going
Related Policies: CR.19.1-19.3

3-21. BILLBOARDS

Expand existing policies and ordinances regulating billboard locations to prohibit billboard signs along arterial and secondary roadways and in locations where billboards interfere with the functional or aesthetic quality of adjacent facilities or properties.

Responsible Agency: Community Development Department,
Funding Source: General Fund
Time Frame: On-going
Related Policies: C1.6.3

3-22. LIGHTING

Review lighting plans of all new development projects to ensure that residences are not adversely affected by outdoor lighting or lighting for signage. Adopt outdoor lighting standards that include acceptable lighting levels.

Responsible Agency: Community Development Department,
Community Services Department
Funding Source: Developer fees, General Fund
Time Frame: On-going
Related Policies: CR.20.1, CR.20.2

3-23. PROMOTE ENERGY CONSERVATION

- A. Continue to implement Title 24 standards in building codes. Update the building code when appropriate to adhere to the most recent California’s State Title 24 Energy Code.
- B. Use the City website and City events to educate the public about the availability of energy- conserving appliances, technology, fixtures, and when available, seasonal reward programs from utility companies to residential energy customers who conserve energy.
- C. Establish guidelines for developers that promote energy-efficient design features such as site orientation and the use of energy-conserving lighting fixtures to prevent excessive energy consumption.
- D. Educate residents about the importance and availability of solar energy as an alternative fuel source for space heating and cooling, water heating and generating electricity

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- E. Support California solar laws and the protections the laws provide to owners of solar energy systems. This includes the right of an owner of a solar energy system to sunlight.

Responsible Agency: Community Development Department, General Services Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.21.1-21.10

3-24. OIL AND GAS PRODUCTION

- A. Maintain the program for the elimination of nonconforming oil and gas recovery facilities that combines an abatement timetable with effective performance standards.
- B. Maintain a review body (such as the Environmental Quality and Energy Conservation Commission) for the overseeing of oil recovery related issues.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.22.1-22.3

3-25. RECYCLING

- A. Continue curbside recycling program for all single- and two-family residential units in the City.
- B. Implement convenient recycling programs for multi-family residences when cost effective to do so.
- C. Conduct an annual monitoring and evaluation of source reduction, recycling, and composting programs to meet the diversion goals as outlined in the City's Source Reduction and Recycling Element.
- D. Expand recycling program to include green waste.
- E. Assess the feasibility of expanding City services for solid waste collection and recycling for the commercial, industrial, and institutional sectors.

- F. Implement a construction and demolition recycling program to achieve at least a 50 percent waste material diversion factor from all construction sites in the City.
- G. Ensure that all City-contracted solid waste haulers attain a 50 percent diversion of solid waste in accordance with State mandates under AB939 and other appropriate regulations.
- H. Investigate the feasibility of establishing a solid waste transfer station and a material recovery station in Torrance.
- I. Provide infrastructure necessary for reusing and recycling construction waste.
- J. Work with the Integrated Waste Management Board to maintain existing grants and explore future funding opportunities.

Responsible Agency: Public Works Department, Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.23.1-23.7

3-26. SUSTAINABLE DEVELOPMENT AWARENESS

Establish an education, recognition, and incentive program that recognizes and rewards excellence in green building and energy conservation building practices, and that builds consumer awareness of green building benefits.

Responsible Agency: Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: CR.24.4

3-27. SUSTAINABLE DEVELOPMENT

- A. Promote incorporation of green building standards that exceed State Title 24 building construction standards and Energy Star conservation standards into future public and private development and major renovation projects.
- B. Develop incentive programs to promote Leadership in Energy and Environmental Design (LEED) Standards developed by the U.S. Green Building Council, and encourage projects to achieve LEED certification, or similar certification.

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- C. Provide training to City staff in green building and LEED or similar rating systems requirements and processes, and their application in practice. Strive to have at least one City staff member obtain LEED or similar professional accreditation.
- D. Identify opportunities to incorporate LEED or similar standards into the City capital improvement projects

Responsible Agency: Public Works Department, Community Development Department, General Services Department

Funding Source: General Fund

Time Frame: On-going

Related Policies: CR.24.1-24.4

4. SAFETY ELEMENT

4-1. SEISMIC HAZARD MITIGATION IN HIGH-RISK AREAS

Develop hazard mitigation approaches for areas with identified geological, seismic-related, or other natural hazards to minimize potential future damage. Require detailed site investigations and geological studies for proposed structures in high risk areas such as the Palos Verdes fault zone and the bluffs south of Pacific Coast Highway.

Responsible Agency: Community Development Department
Funding Source: General Fund; Development Review fees
Time Frame: On-going
Related Policies: S.1.1, S.1.2, S.1.3, S.1.4

4-2. SEISMIC SAFETY STUDIES

During review of development and redevelopment proposals, require surveys of soil and geologic conditions by State-licensed engineering geologists and/or civil engineers, as appropriate. Examples of when these surveys are required are: (1) for projects within State-delineated earthquake fault regulatory zones for liquefaction, fault ruptures, and seismically induced landsliding, in accordance with the California Geologic Survey; and (2) prior to the development of any area with slopes more than 10 feet high at a gradient equal to or steeper than 2:1.

Ensure that site-specific seismic analysis is conducted for sites which use or store acute hazardous materials.

Responsible Agency: Community Development Department, Fire Department
Funding Source: General Fund; Development Review fees
Time Frame: On-going
Related Policies: S.1.1, S.1.2, S.1.3, S.1.4

4-3. SAFETY AND BUILDING CODES

Continue to update and enforce City building codes governing seismic safety, structural design, and grading. Require that new structures be designed and constructed to meet or exceed the minimum performance standards based on the latest building codes and City regulations.

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Responsible Agency: Community Development Department
Funding Source: General Fund, Development Review Fees
Time Frame: On-going
Related Policies: S.1.1, S.1.2, S.1.3, S.1.4

4-4. SEISMIC SAFETY PROGRAM

Implement a seismic safety program to mitigate seismic hazards. Program components will include:

- An inventory of high-risk structures
- An inventory of seismic upgrade needs of critical facilities
- A directory of resources for performing small-scale seismic upgrades such as bracing water heaters, anchoring furniture and appliances, and installing gas shut-off valves
- A low-interest, short-term home improvement loan program for those homeowners who otherwise cannot afford to modify or strengthen their homes to provide improved earthquake safety. Eligible modifications include, but are not limited to, major retrofitting, anchoring homes to foundations, repairing previously damaged or vulnerable foundations, and bracing vulnerable walls, such as cripple walls.

Responsible Agency: Community Development Department
Funding Source: General Fund; State and federal grants
Time Frame: On-going
Related Policies: S.1.1, S.1.2, S.1.3, S.1.4

4-5. RESERVOIR SAFETY

Review the design of the Ben Haggott and the Walteria reservoirs to assess their ability to withstand ground accelerations from nearby faults without damage that could lead to inundation.

Responsible Agency: Public Works Department
Funding Source: General Fund
Time Frame: 1-3 years
Related Policies: S.1.1, S.1.2, S.1.3, S.1.4, S.1.5

4-6. ADEQUATE FLOOD CONTROL FACILITIES

Require the construction of appropriate flood control facilities for development projects. As needed, require hydrology studies to determine required flood/storm control facilities for future development projects, and require that

recommendations of the studies be incorporated into the design of projects. Update the master drainage plan concurrently as development occurs.

Responsible Agency: Public Works Department
Funding Source: Developer financing and fees; General Fund
Time Frame: On-going
Related Policies: S.1.1, S.1.4, S.1.5

4-7. FLOOD CONTROL PROGRAM

Establish a city wide flood control program. The program will:

- Identify flood control improvements for existing flood hazards and potential hazards from new development, and establish a schedule and funding sources for improvements.
- Identify storm drains that need to be upgraded and establish a consistent storm drain maintenance schedule.
- Consistent with AB 162 (2007), annually review areas of the City subject to flooding as identified on the Flood Insurance Rate Maps (FIRMs) prepared by the Federal Emergency Management Agency (FEMA).

Responsible Agency: Public Works Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: S.1.5

4-8. FLOOD CONTROL COORDINATION

Coordinate with the Los Angeles County Flood Control District to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the Army Corp of Engineers on any plans to improve flood control facilities affecting Torrance.

Responsible Agency: Public Works Department
Funding Source: General Fund; Federal grants
Time Frame: On-going
Related Policies: S.1.5

4-9. FIRE SAFETY CODES

Adopt and enforce the latest building construction, safety, and fire codes, and amendments to guide future development, and continue to update and amend

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building and fire codes as necessary with respect to safety considerations, including but not limited to the following:

- Access for emergency vehicles
- Automatic fire control and safety systems
- Brush clearance
- Emergency water supply

Agency/Department: Community Development Department, Fire Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: S.2.1, S.2.2, S.2.3, S.2.4, S.6.3

4-10. OIL SAFETY COORDINATION

Cooperate with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources and the City of Torrance Fire Department to protect residents from dangers resulting from the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells.

Ensure compliance with State regulations regarding abandoned oil facilities, including idle and orphan wells.

Agency/Department: Public Works Department, Fire Department
Funding Source: General Fund; developer fees
Time Frame: On-going
Related Policies: S.3.1, S.3.2, S.3.3, S.3.5

4-11. OIL WELL SAFETY

Minimize hazards associated with oil production in Torrance by:

- Requiring adequate containment berms around all tanks and facilities
- Capturing non-conforming wells adjacent to residential uses and putting in secondary recovery units when possible
- Designating certain wells as future observation and pressure reduction wells
- Locating new producing well bottom holes near abandoned wells to minimize pressure buildup
- Requiring the provision of oil field gas venting systems in buildings constructed over abandoned wells
- Requiring that requests for permits involving oil production indicate the use of the latest and most advanced oil recovery technology

- Surveying bi-annually, with meters, all primary oil production facilities, and any idle or abandoned well heads, to determine if gas leakage is occurring
- Require that contingency plans that pertain to the safe operations for oil operations be filed with the City prior to their approval
- Request that oil transmission lines be routinely inspected with a representative of the appropriate City department present and with all test results communicated to the City
- Review periodically the City's procedures for regulating oil recovery

Agency/Department: Public Works Department, Fire Department
Funding Source: General Fund; developer and property owner fees and assessments
Time Frame: On-going
Related Policies: S.3.1, S.3.2, S.3.3, S.7.2

4-12. OIL WELL MONITORING

Monitor conditions within the Torrance oil field, with participation by oil producers, to be aware of possible subsidence, changes in fluid pressure that could cause seepage, or any other possible dangers. Monitoring should include regular surface leveling surveys for subsidence, and regular fluid level surveys for zone pressure data. Monitor pressure in oil reservoirs at representative areas throughout the field.

Agency/Department: Public Works Department
Funding Source: General Fund; developer and property owner fees and assessments
Time Frame: On-going
Related Policies: S.3.1, S.3.2, S.3.3

4-13. OIL WELL ABANDONMENT

Notify State Division of Oil and Gas of well abandonment so the agency can check abandoned well sites for methane before allowing new construction.

Agency/Department: Fire Department, Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: S.3.1, S.3.2, S.3.3

4-14. HAZARDOUS MATERIALS COORDINATION

Coordinate with the Los Angeles County Fire Department Health Hazardous Materials Division to identify and mitigate hazardous materials hazards, educate the public about hazardous waste disposal programs, and ensure that future projects with a hazardous material component be shown to be consistent and in compliance with the County's Hazardous Waste Management Plan. Coordinate with the Certified Unified Program Agencies to ensure compliance with state and local requirement.

Continue to coordinate with the Los Angeles County Department of Public Works to ensure adequate access for Torrance residents to the County's Hazardous Waste Collection events.

Agency/Department: Public Works Department, Fire Department, Community Development Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: S.4.1, S.4.2, S.4.3

4-15. HAZARDOUS MATERIALS HAZARD MITIGATION

Minimize exposure of residents to hazardous materials by:

- Requiring proposed projects undergo a rigorous site-specific assessment and permit process to assess exposure to hazardous materials and ensuring compliance with criteria for hazardous waste facility siting in the City's Municipal Code
- Identifying roadway transportation routes for conveyance of hazardous materials

Agency/Department: Police Department, Public Works Department, Community Development Department
Funding Source: General Fund; developer fees; Fire Department, Hazardous Materials Fees
Time Frame: On-going
Related Policies: S.4.1, S.4.2, S.4.3

4-16. AIRPORT SAFETY TRAINING

Minimize hazards associated with aircraft operations through training for airport and first responder personnel. Continue training for airport operations personnel, which shall include the topic of Incident Command System (ICS) to allow for coordination with other emergency service departments. Continue training personnel in the Fire Department to respond to mass casualty events,

and require Fire Department personnel to complete training in “General Aviation Firefighting for Structural Firefighters,” which will train firefighters to respond effectively to aircraft-related accidents. Records substantiating training effort should be maintained.

Agency/Department: General Services Department, Fire Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: S.5.1, S.5.2, S.5.3, S.7.7

4-17. AIRPORT SAFETY

Provide for the highest level of safety and security at Torrance Municipal Airport by completing a safety audit to evaluate; identify safety issues related to aircraft operations and airport security.

Agency/Department: General Services Department, Fire Department
Funding Source: General Fund
Time Frame: Completed in 2006; update periodically
Related Policies: S.5.1, S.5.2, S.5.3, S.5.4, S.7.7

4-18. ADEQUATE PUBLIC SAFETY AND EMERGENCY RESPONSE

Evaluate the need for additional fire and police facilities or resources to meet citywide need and serve new development projects. Coordinate with service providers to evaluate the level of fire and police service provided to the community.

Minimize conflicts between fire stations locations and residential neighborhoods to ensure that fire department vehicles have ample access to and from the station. Require adequate street widths and clearance for emergency access.

Provide a maximum five-minute response time to any emergency incident.

Agency/Department: Fire Department, Police Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: S.3.5, S.4.3, S.6.2, S.6.4, S.6.5

4-19. PUBLIC SAFETY AND EMERGENCY RESPONSE RESOURCES

Complete an assessment of the capital and resources needs for police, fire, and emergency services providers. Identify land acquisition needs for emergency services providers.

Complete the Public Safety Dispatch consolidation to include hiring Public Safety Dispatch supervisors and dispatchers to enable police officers and firefighters to return to their established duties.

Agency/Department: Fire Department, Police Department
Funding Source: Development Impact Fees; General Fund
Time Frame: 3-5 years
Related Policies: S.6.1., S.6.2, S.6.4, S.6.5, S.7.7, S.7.10

4-20. SAFETY FACILITIES

Identify funding sources or mechanisms for a new police facility or for the renovation and expansion of the current facility.

Continue to assess the need for, and, if justified, construct a fire station in the east-central area of the City and the relocation of stations. Provide an improved fire training ground and facilities. Establish and maintain a fire training program in conjunction with other cities.

Establish a dedicated, full-time Emergency Operation Center (EOC) and an alternative EOC that will be fully functional in the event the primary EOC is unusable.

Establish a regional animal shelter to address the increasing animal services demand.

Agency/Department: Fire Department, Police Department
Funding Source: Development Impact Fees; General Fund
Time Frame: On-going
Related Policies: S.6.5, S.7.11

4-21. SAFETY SERVICES TECHNOLOGY

Pursue acquisition of safety services-related technology to improve the effectiveness of the City's emergency prevention and response and crime prevention programs. Acquire technology such as crime analysis and reporting equipment, public notification systems, and provide appropriate staffing levels. Identify funding to acquire and maintain law enforcement technology.

Agency/Department: Fire Department, Police Department
Funding Source: Development Impact Fees; General Fund
Time Frame: On-going
Related Policies: S.6.1, S.7.7

4-22. TORRANCE POLICE DEPARTMENT

Establish a Community Affairs Division within the Police Department to address the increasing needs of the community and to assist in the implementation of the Police Department’s Focus Based Policing approach. Identify staffing, office space, and budgetary needs to effectively implement the division.

Enhance the Emergency Services Division of the Police Department to address the increasing interest and demand for information, training, exercises, and response to emergencies. Augment Emergency Services Division staff and facilities to allow for an appropriate distribution of work that will meet the expectations of the City and community. Establish a dedicated budget for training, exercises, community forums, and community outreach.

Convert sworn positions in the Police Department to improve technical knowledge, reduce labor costs, and increase job satisfaction and retention for civilian personnel.

Agency/Department: Police Department
Funding Source: Development Impact Fees; General Fund
Time Frame: On-going
Related Policies: S.6.1, S.6.5, S.6.6, S.7.1

4-23. FIRE SAFETY

Establish and continue the appropriate number of annual inspections of manufacturing, commercial, and public assemblies for the purpose of fire safety. Continue Fire Department review of all new development proposals for the determination of fire prevention measures, mitigation, and fire operation needs as far in advance of construction date as possible. Evaluate the location of fire stations and relocate property, as needed.

Agency/Department: Fire Department, Community Development Department
Funding Source: Development Impact Fees; General Fund
Time Frame: On-going
Related Policies: S.6.1, S.6.2, S.6.3, S.6.4

4-24. EMERGENCY WATER SUPPLY

Provide new water storage facilities as needed and improve existing ones to ensure an adequate supply of water and water pressure to meet emergency and fire-fighting needs. Establish a plan to increase the amount of water available to the City in the case of an emergency. Implement action items related to emergency water supply in the City's Urban Water Management Plan. Maintain a close working relationship with all other purveyors to maximize available water in case of emergency.

Agency/Department: Fire Department, Public Works Department
Funding Source: General Fund; state and federal grants and loans
Time Frame: 3-5 years; on-going
Related Policies: S.2.2, S.7.5, S.7.6

4-25. EMERGENCY PREPAREDNESS FOR HIGH-RISK FACILITIES

Require that high-risk facilities such as oil production facilities, railroads, utility facilities, hospitals, schools, government buildings, water facilities, hazardous materials critical facilities, petroleum refining, larger chemical users, and adult and child care facilities maintain emergency preparedness plans. Require that facilities with a high level of human activity retain an adequate amount of emergency supplies.

Agency/Department: Fire Department
Funding Source: General Fund
Time Frame: 3-5 years; on-going
Related Policies: S.7.2, S.7.3, S.7.7, S.7.10

4-26. EMERGENCY COMMUNICATION

Emergency communication will be vital to minimizing loss of life and property in the event of an emergency. Provide an adequate emergency and disaster communication system that provides intra- and inter-agency operability for operating departments and agencies. Provide an uninterrupted emergency power supply for citywide computer system that will minimize dependence on fixed power lines.

Agency/Department: Fire Department, Police Department, Communication and Information Technology Department, Public Works Department

Funding Source: General Fund; State and federal grants and loans
Time Frame: 3-5 years; on-going
Related Policies: S.6.1, S.7.4, S.7.7

4-27. EMERGENCY PLANS AND PROCEDURES

Annually evaluate the City's emergency preparedness plans and procedures to provide for adequate police, fire, and protection services in event of an emergency. Ensure compliance with the requirements and provisions of the National Interagency Incident Management System. Conduct exercises to perfect and test emergency preparedness procedures.

Agency/Department: Fire Department, Police Department
Funding Source: General Fund
Time Frame: Annually
Related Policies: S.7.1, S.7.2, S.7.3, S.7.4, S.7.7, S.7.9, S.7.10

4-28. COMMUNITY SAFETY PROGRAMS

Use public education activities to inform residents, businesses, and City staff about:

- Earthquake preparedness and response procedures
- Fire hazard education and fire prevention programs
- Community policing and crime prevention
- Hazardous materials handling and disposal

Enhance the City's Neighborhood Watch program to include Community Emergency Preparedness. Expand the City's Disaster Service Volunteer program.

Agency/Department: Fire Department, Police Department, Community Development Department, Community Services Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: S.6.6, S.7.1, S.7.7, S.7.8, S.7.10

4-29. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Implement CPTED features with the establishment of specific design criteria, and apply those criteria to proposed projects through the development review process. Integrate the Police Department in the development review process for

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public areas relative to building and site plan vulnerabilities to criminal activity and suggested design criteria to mitigate such vulnerabilities.

Agency/Department: Police Department, Community Development Department, Community Services Department

Funding Source: General Fund

Time Frame: 3-5 years

Related Policies: S.7.7, S.7.8

5. NOISE ELEMENT

5-1. NOISE MITIGATION

The City will pursue the following to provide for appropriate noise mitigation citywide:

- Continue to enforce the City’s noise regulations to protect residents from excessive noise levels.
- Periodically evaluate the City’s noise regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.
- Continue to implement the Noise Abatement program to minimize noise impacts from aircraft from Torrance Municipal Airport.
- Require the use of sound walls, sound-attenuating architectural design, and construction methods to reduce noise from developments near residential uses and sensitive receptors.
- Provide written information describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berming and other measures.
- Establish and periodically update a list of funding sources for noise mitigation activities.

Responsible Agency:	Community Development Department
Funding Source:	General Fund, Developer Application Fees
Time Frame:	Ongoing
Related Policies:	N.1.1, N.1.3, N.2.3, N.2.4, N.3.2, N.4.4

5-2. CALTRANS NOISE COORDINATION

Appoint a liaison between the City and Caltrans District 7 office to ensure that Caltrans provides noise abatement to land uses affected by freeway noise consistent with State law requirements. Particularly, advocate reducing noise impacts from the 405 freeway. Identify all sensitive receptors in the City that

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are adversely impacted by freeway noise, and work with Caltrans to have affected schools included in the agency's School Noise Abatement Program.

Responsible Agencies:	Community Development Department, Caltrans
Funding Source:	General Fund, Caltrans Mitigation Funds
Time Frame:	Ongoing
Related Policies:	N.1.3, N.2.2

5-3. TRANSPORTATION-RELATED NOISE

Require that developers integrate transportation-related noise attenuation measures in the design and construction of buildings as needed to provide for compliance with City noise/land use compatibility criteria.

Identify noise mitigation measures for residential neighborhoods along or near truck routes that traverse the City. Consider re-routing truck traffic if necessary and feasible.

Establish a priority list of noise mitigation projects for receptors affected by major transportation noise generators.

Responsible Agencies:	Community Development Department, General Services Department
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	N.1.1, N.1.2, N.2.2 N.2.4, N.2.5, N.3.2, N.3.4

5-4. NOISE ABATEMENT PROGRAM

Maintain the Noise Abatement Program. Target new noise sources of concern as need arises. Ensure the use of the most up-to-date noise monitoring technology.

Responsible Agencies:	Community Development Department
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	N.2.4, N.2.5, N.3.4

5-5. NOISE AND LAND USE COMPATIBILITY GUIDELINES

Continue to use the City’s land use regulations and permit processes to limit the hours of operation of noise-producing activities that create conflicts with residential uses and to attach noise-abatement requirements to such activities.

As determined to be appropriate for specific locations and proposed land uses, require acoustical analyses for all proposed development adjacent to sensitive receptors and for all proposed residential projects near existing and proposed commercial and industrial areas. Where the noise analyses indicate that acceptable noise standards will be exceeded, require that noise control measures be incorporated into development design and operation to reduce noise to acceptable levels.

Responsible Agencies:	Community Development Department
Funding Source:	Developer Application Fees
Time Frame:	Ongoing
Related Policies:	N.1.1, N.1.2, N.1.4, N.2.3, N.2.4, N.3.1, N.3.2

5-6. MUNICIPAL CODE NOISE REGULATIONS

Amend the City’s Noise Ordinance to include provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.

Review the Municipal Code Noise Regulations on a regular basis to determine whether they reflect the most recent State and federal regulations and current community needs, and offer protection against newly emerging community noise issues. Update as appropriate, and include text, tables, and maps to make the regulations more user-friendly. Ensure that the regulations clearly convey acceptable and unacceptable noise levels.

Amend the City’s Noise Regulation Ordinance to regulate the hours permitting operation of engine-powered yard and gardening equipment, excessively noisy vehicles on private property, and outdoor use of power tools in residential and noise-sensitive areas.

Responsible Agencies:	Community Development Department
Funding Source:	General Fund
Time Frame:	Ongoing

Appendix A: Implementation Program

Related Policies: N.1.2, N.1.4, N.2.1, N.4.1, N.4.2, N.4.3, N.4.5

5-7. BUSINESS-RELATED NOISE SOURCES

Limit delivery or service hours for stores with loading areas, docks, and trash collection areas that front, side, border, or gain access from driveways adjacent to residential and other noise-sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.

Reduce the noise impacts associated with City services acquired through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects, and emergency services.

Responsible Agencies: Community Development Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: N.1.1, N.3.1, N.3.4

6. HOUSING ELEMENT

While most General Plan element programs are located in this Appendix, programs for the Housing Element are contained within that Element in the Housing Plan (Housing Element Section 5). The Housing Plan sets forth the City's overall housing objectives in the form of Objectives, Policies, and Programs.

This format will facilitate the periodic update (every five to eight years) of the Housing Element, as required by State Law. This Plan identifies objectives, policies, and programs that guide housing policy for the City for 2008-2014. The objectives, policies, and programs are consistent with the direction of the other General Plan elements, specifically the Land Use Element.

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the 2008-2104 RHNA
- Assist in the development of housing to meet the needs of lower income households
- Address and where appropriate, and legally possible, remove governmental constraints to housing development
- Conserve, preserve, and improve the condition of the existing affordable housing stock
- Promote equal housing opportunity

These objectives are required by and delineated in State Law (California Code Section 65583 [c][1]).

Appendix A: Implementation Program

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