

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

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

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DEVELOPMENT STANDARDS FOR DOWNTOWN TORRANCE

I INTRODUCTION

PURPOSE

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

REFERENCE TO TORRANCE MUNICIPAL CODE

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

DEFINITIONS

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

EXISTING BUILDINGS

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

NONCONFORMING USES

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

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

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

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

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

DESIGN MANUAL

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

II LAND USE REGULATIONS

A. RESIDENTIAL SECTOR

1. BOUNDARY

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

2. PERMISSIBLE USES

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

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

3. BUILDING HEIGHT

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

B. COMMERCIAL SECTOR

1. BOUNDARY

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

2. PERMISSIBLE USES

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

The following land uses shall be permitted:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. PROHIBITED USES

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

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

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

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

e) Specified Sexual Activities:

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

f) Specified Anatomical Areas:

- 1) Human genitals or pubic region, buttocks or female breasts below a point immediately above the top of the areola when not completely and opaquely covered.
- 2) Junk Yards.
- 3) Storage of damaged or wrecked vehicles or equipment where visible from surrounding property, i.e. such use generally called junk yards, wrecking yards, impound yards, auto storage, equipment storage, used auto parts yards, auto repair, wheel alignment shops.
- 4) Manufacturing uses excluding CUSTOM MANUFACTURING as described herein, and light manufacturing uses incidental to the retail sale of goods from the premises only, provided:
 - a) That not more than twenty-five (25) percent of the ground floor area of any building shall be used for such purposes;
 - b) That no motor exceeding one (1) horsepower be used in connection therewith and that the total horsepower so used shall not exceed five (5) horsepower;

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

4. MAXIMUM BUILDING HEIGHT

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

C. TRANSITIONAL COMMERCIAL/INDUSTRIAL SECTOR

1. BOUNDARY

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

2. PERMISSIBLE USES

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

Any use which is categorically permitted in the Commercial Sector.

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

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

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

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

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

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

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

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

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

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

3. PROHIBITED USES

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

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

4. MAXIMUM BUILDING HEIGHT

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

III SITE DEVELOPMENT

A. BUILDING AND SITE DESIGN

1. EXTERIOR STRUCTURE COVERING

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

2. BUILDING DESIGN LIMITED

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

3. BUILDING ADDITIONS TO BE SIMILAR

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

4. BUILDINGS IN SAME ZONE TO BE SIMILAR

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

5. BUILDINGS TO CONFORM TO CODE PROVISIONS

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

6. BUILDING RELOCATION LIMITED

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

7. REFUSE AND STORAGE AREAS

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

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

8. ENCLOSURE OF TRASH, LOADING AND STORAGE AREAS

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

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

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

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

9. ENCLOSURE OF MECHANICAL EQUIPMENT

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

10. UNIMPROVED AREAS

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

11. SWIMMING POOL SEPARATION

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

B. YARDS

1. UNOBSTRUCTED FROM GROUND TO SKY

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

2. STAIRWAYS AND BALCONIES

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

3. EAVE OVERHANGS

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

4. PERGOLAS

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

5. BAY WINDOWS

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

6. ONE STORY ACCESSORY BUILDINGS

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

7. TWO STORY ACCESSORY BUILDINGS

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

8. REAR YARD ADJACENT TO ALLEYS

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

9. SWIMMING POOLS

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

10. SIDE YARDS AND COURT WIDTHS

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

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

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

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

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

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

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

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

11. DISTANCE BETWEEN BUILDINGS

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

C. ACCESSORY BUILDINGS

1. DETACHED ACCESSORY BUILDING; HEIGHT, LOCATION OF

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

2. ACCESSORY BUILDING FOR MULTIPLE FAMILY RESIDENCES

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

D. SIGNS

1. SIGNS TO COMPLY WITH SIGN ORDINANCE

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

E. FENCES, WALLS, RETAINING WALLS AND HEDGES

1. RESIDENTIAL PURPOSES

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

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

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

c) No barbed wire is permitted.

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

e) Height limit:

1) Front yard area:

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

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

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

2) Side Yard Area:

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

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

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

C) Capping of a six (6) foot fence with less than an eight (8) inch cap or decoration;

D) Fences constructed on terrain with a grade difference of one (1) foot fall in five (5) linear feet.

3) Rear yard area:

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

4) Notice and appeal:

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

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

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

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

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

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

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

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

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

2. COMMERCIAL AND INDUSTRIAL PURPOSES

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

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

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

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

d) No fence, wall or hedge shall exceed eight (8) feet in height;

e) No barbed wire fence shall be constructed, provided, however, that barbed wire may be placed above a fence that is at least five (5) feet in height.

f) Wooden fencing shall not be permitted along the front of lots or along the sides and rear if exposed to public view.

g) Walls to be used as screens shall be of masonry construction and shall be treated as an integral part of the structure in material, design, and color.

h) The use of chain link fencing is prohibited.

3. EXCEPTIONS

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

F. COMMERCIAL DEVELOPMENT

1. BUILDING SETBACK REQUIREMENTS

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

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

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

2. EXTERIOR WALLS, COMMERCIAL AND INDUSTRIAL BUILDINGS

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

3. RESTRICTION ON USE

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

4. OUTSIDE EQUIPMENT

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

5. TIME FOR PICKUP AND DELIVERY

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

6. LIGHTING

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

7. LANDSCAPING

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

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

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

9. ACCESS TO LOCAL RESIDENTIAL STREETS PROHIBITED

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

10. BUILDING SETBACK REQUIREMENTS

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

G. RESIDENTIAL DEVELOPMENT

1. LOT DIMENSIONS

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

2. FRONT YARD

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

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

3. SIDE YARD

Side yard setbacks shall be provided as follows:

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

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

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

4. DRIVEWAY SEPARATION

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

5. REAR YARD

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

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

6. LOCKABLE STORAGE

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

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

- a) EXISTING UNITS For residential units existing on March 1, 1979, one parking space shall be provided on site or within a parking district. Additional parking spaces on site shall be maintained if required by Code at the time of construction.
- b) NEW UNITS For new single-family homes and duplexes, two garage spaces shall be provided for each dwelling unit. Parking for new multiple-family dwelling units must be on-site and can be uncovered except for units of over 2,000 feet.

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

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

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

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

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

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

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

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

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

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

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

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

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

IV OFF-STREET PARKING AND LOADING

A. PARKING REQUIRED FOR COMMERCIAL USES

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

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

4. HIGH INTENSITY COMMERCIAL USES

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

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

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

B. OFF-STREET LOADING

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

C. STANDARDS FOR PARKING LOT DEVELOPMENT AND LANDSCAPING

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

V ADMINISTRATIVE PROCEDURES

A. CONDITIONAL USE PERMIT

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

B. BUILDING PERMIT

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

C. VARIANCES, WAIVERS, TIME EXTENSIONS, FEES

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

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

SECTION 93.4.1. PLOT PLAN APPROVAL REQUIRED.

At the time a building permit is requested for any new building or structures or at the time a new use of land which would require off street parking is established, a plot plan shall be submitted showing the proposed development of the property, including the layout and development of the parking and loading facility. All parking and loading spaces shall be designated as well as the access aisles and other improvements. The Planning Director may disapprove such plans if he finds they are inconsistent with the requirements of this Section.

SECTION 93.4.2. SIZE OF PARKING SPACE.

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

SECTION 93.4.3. TABLES AND CHARTS.

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

SECTION 93.4.4. ACCESS TO PARKING AREAS.

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

SECTION 93.4.5. PARKING AREA ACCESS ROADS AND DRIVEWAYS.

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

b) Parking areas having more than one (1) aisle or driveway shall have directional signs or markings provided in each aisle or driveway.

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

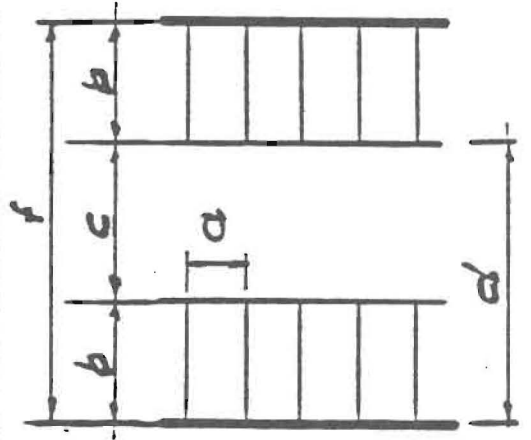
d) The grade for any driveway or ramp providing access to any off street parking space shall be in conformity with standards set by the City on the basis of the transition distance available between the property line grade and the parking lot pad elevation. In no event shall the algebraic difference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

PARKING LOT LAYOUT

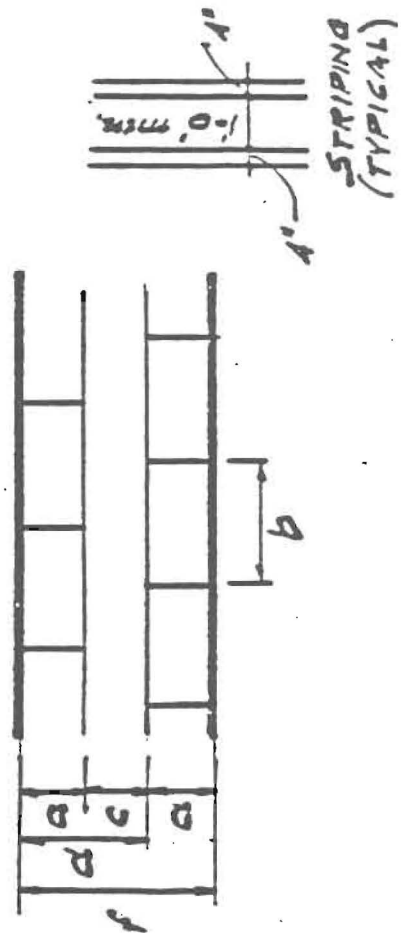
a	b	c	d	f
8.6		25.0	44.0	63.0
9.0	19.0	25.0	44.0	63.0
9.6		24.0	43.0	62.0
10.0		24.0	43.0	62.0

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

RIGHT ANGLE



PARALLEL

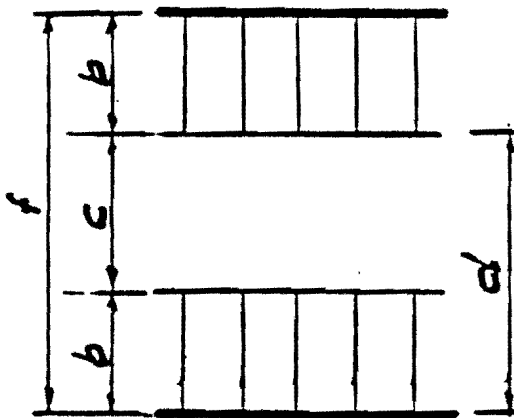


PARKING LOT LAYOUT

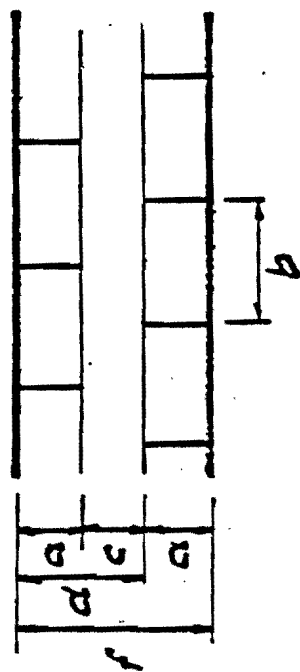
a	b	c	d	f
8.6		25.0	44.0	63.0
9.0	19.0	25.0	44.0	63.0
9.6		24.0	43.0	62.0
10.0		24.0	43.0	62.0

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

RIGHT ANGLE



PARALLEL

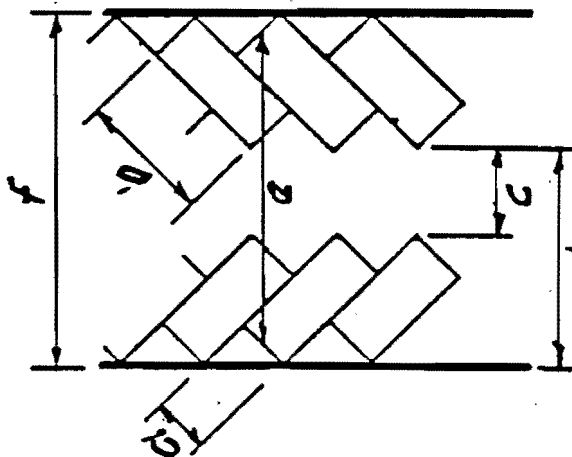


PARKING LOT LAYOUT

Calculated Values

a	b	c	d	e	f
8.6			28-10	38.9	45.8
9.0	19.0	12.0	29.9	38.10	46.8
9.6			29.9	39.3	47.6
10.0			30.2	39.8	48.9

30°

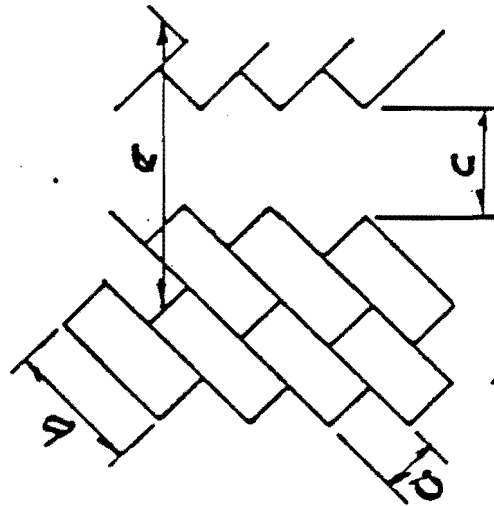


α
ANGLE

Calculated Values

a	b	c	d	e	f
8.6			31-5	44-11	50-10
9.0	19.0	12.0	31-9	45-3	51-6
9.6			32-2	45-7	52-9
10.0			32.6	45-11	53-0

45°



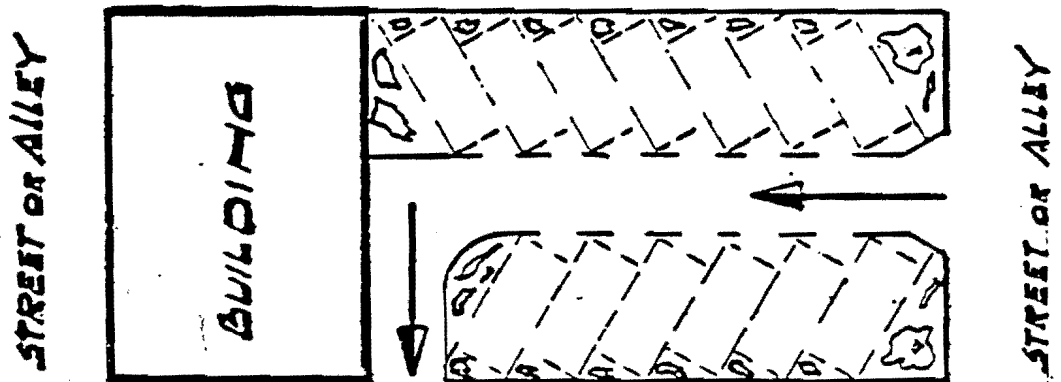
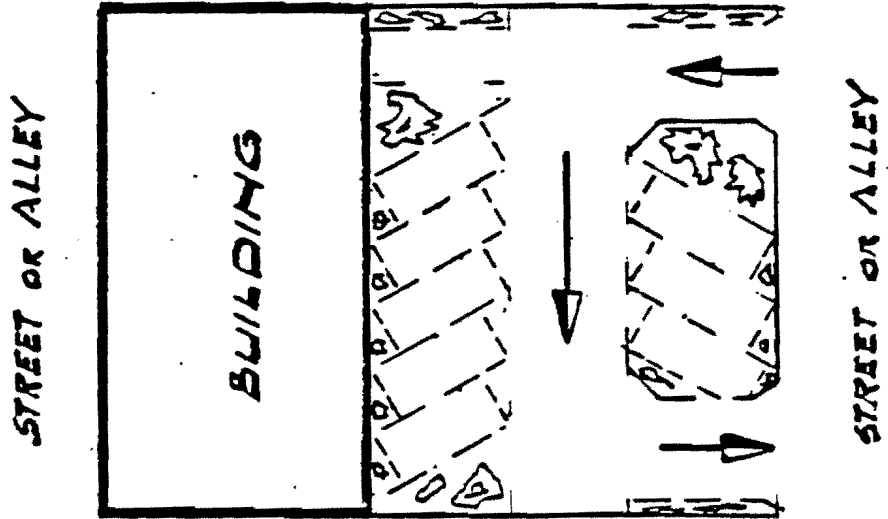
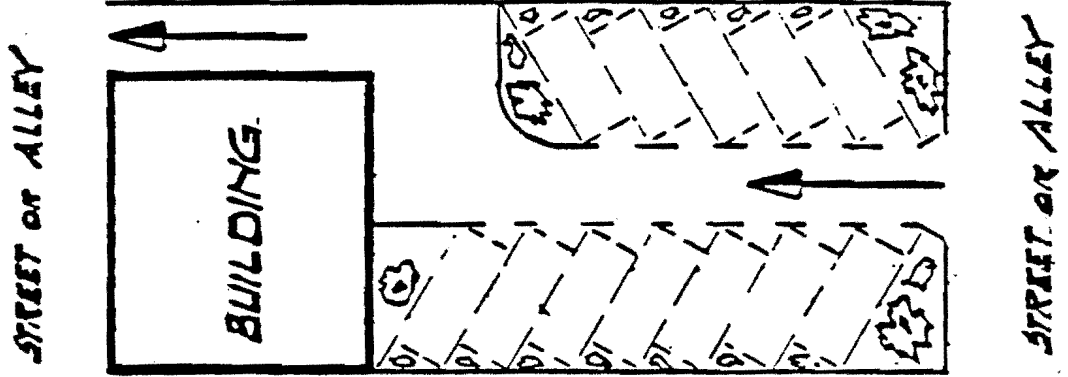
OVERLAP

Calculated Values

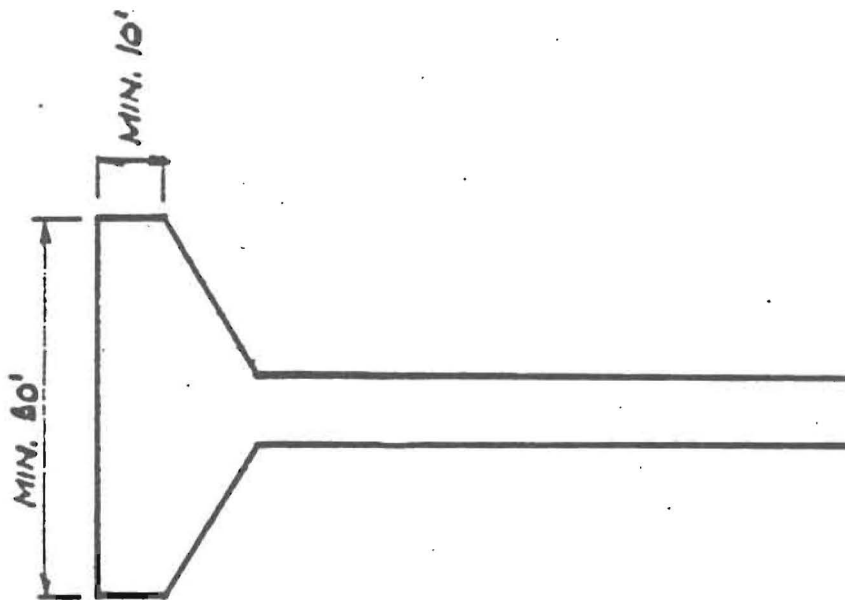
a	b	c	d	e	f
8.6			38.8	55-2	59.9
9.0	19.0	18.0	38.11	35-5	59-10
9.6			39.2	55-8	60.4
10.0			39.6	55-11	60-10

60°

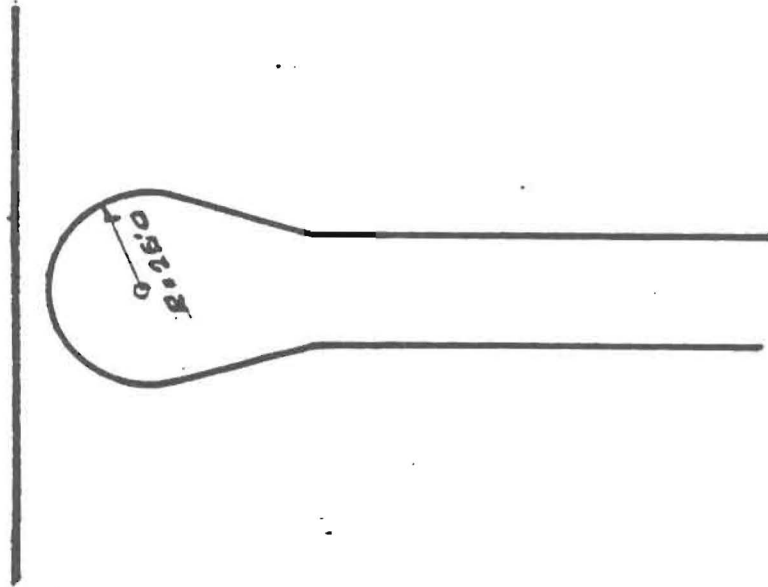
TYPICAL COMMERCIAL PARKING LAYOUT



TYPICAL RESIDENTIAL TURN AROUND AREAS



HAMMERHEAD



CUL-DE-SAC

TORRANCE MUNICIPAL CODE

SECTION 93.4.6. PARKING SPACE STRIPING.

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

SECTION 93.4.7. BORDER BARRICADES.

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

SECTION 93.4.8. LIGHTING OF PARKING AREAS.

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

SECTION 93.4.9. PAVING OF PARKING AREAS.

All off street parking areas, vehicle sales areas and any driveway used for access thereto shall be paved. Such paving shall consist of an untreated rock base material four (4) inches thick in sandy soils and six (6) inches thick in clayey soils, and topped with hard, durable plant mix asphaltic paving at least two (2) inches thick. The surface shall be graded and drained so as to dispose of all surface water.

SECTION 93.4.10. JOINT USES.

a) The Planning Commission may grant a reduction in the total number of spaces when the joint use of a parking facility has divergent needs in relation to user on the basis of non-use by one (1) user during a period of use by another during nighttime in relation to daytime hours, or weekdays in relation to Saturdays or Sundays.

b) Notwithstanding the provisions of Section 93.4.10.(a), there may be a reduction in the number of spaces required when the joint use of a parking facility shall include the use of parking for a church or an auditorium incidental to a public or parochial school and a use considered to be primarily a daytime use.

SECTION 93.4.11. CONDITIONS FOR ALLOWING JOINT USES.

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

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

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

TORRANCE MUNICIPAL CODE

c) The parties concerned in the joint use of off street parking facilities shall evidence an agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument when approved as conforming to the provisions of this Section shall be recorded in the office of the County Recorder and copies thereof filed with the Building Department and the Planning Department of the City.

SECTION 93.4.12. LOCATION AND CONTROL OF PARKING FACILITIES.

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

SECTION 93.4.13. EXCEPTION TO LOCATION REQUIREMENT.

(Amended by 0-2864)

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

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

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

SECTION 93.4.14. TEMPORARY LOCATION.

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

SECTION 93.4.15. PARKING FACILITIES REQUIRED FOR MORE INTENSIVE USE.

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

SECTION 93.4.16. PARKING FACILITIES REQUIRED FOR CHANGE OF USE.

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

10-19-78

TORRANCE MUNICIPAL CODE

SECTION 93.4.17. CHANGE OF USE INSPECTION FEE.

(Amended by 0-1791)

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

SECTION 93.4.18. PARKING FACILITIES PROVIDED BEYOND REQUIRED FACILITIES.

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

SECTION 93.4.19. RESERVED PARKING SPACES.

No parking space designated toward providing the minimum parking requirements shall be reserved in the name or title of a specific individual. Parking areas or spaces designated toward providing minimum parking requirements may be reserved or designated in the name of an occupant within a building for the joint use of such occupant and the patrons of such occupant or reserved for the exclusive use of employees of such occupant. Such areas shall contain a minimum of ten (10) parking spaces.

SECTION 93.4.20. RESTRICTION ON PARKING SPACE USE.

(Amended by 0-2907)

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

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

7-12-79

TORRANCE MUNICIPAL CODE

SECTION 93.4.21. COMBINED OR MIXED USES.

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

SECTION 93.4.22. NONCOMPLIANCE WITH STATEMENT; A MISDEMEANOR.

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

SECTION 93.4.23. CONTINUING OBLIGATION.

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

SECTION 93.4.24. DEVIATIONS FROM PARKING LOT DESIGN REQUIREMENTS.

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

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

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

TORRANCE MUNICIPAL CODE

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

SECTION 93.4.25. EXEMPTION FROM PARKING REQUIREMENTS.

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

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

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

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

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

e) Before such defined district shall be exempt as provided in this Section, active proceedings under any applicable legislative authority shall be instituted to assure that the exempt area shall be provided with comprehensive parking facilities which will reasonably serve the entire district.

10-19-78

TORRANCE MUNICIPAL CODE

**ARTICLE 5 - DEVELOPMENT STANDARDS FOR RESIDENTIAL
PARKING AREAS**

SECTION 93.5.1. PLOT PLAN APPROVAL REQUIRED.

At the time a building permit is requested for any new building or structure, or at the time a new use of land which would require off street parking is established, a plot plan shall be submitted showing the proposed development of the property, including the lay-out and development of the parking, access and other improvements. The Planning Director may disapprove such plans, when found to be inconsistent with the requirements of this Chapter.

SECTION 93.5.2. SIZE OF RESIDENTIAL PARKING SPACES.

(Amended by 0-1937; 0-1938)

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

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

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

SECTION 93.5.3. GARAGE DOORS.

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

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

SECTION 93.5.4. LOCATION OF PARKING SPACES.

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

SECTION 93.5.5. Repealed by 0-2338.

TORRANCE MUNICIPAL CODE

SECTION 93.5.6. ACCESS.

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

SECTION 93.5.7. DRIVEWAY WIDTHS.

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

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

SECTION 93.5.8. SUBTERRANEAN GARAGES.

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

SECTION 93.5.9. LINE OF SIGHT STANDARD.

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

SECTION 93.5.10. RESTRICTION ON USE.

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

SECTION 93.5.11. REQUIRED STORAGE AREA.

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

TORRANCE MUNICIPAL CODE

SECTION 93.5.12. TANDEM PARKING.

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

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

SECTION 93.5.13. PAVING OF DRIVEWAYS AND GARAGE AREAS.

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

SECTION 93.5.14. SEPARATION FROM WINDOWS.

(Added by 0-1937; 0-1938)

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

SECTION 93.5.15. WHEEL STOPS.

(Added by 0-1937; 0-1938)

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

SECTION 93.5.16. PARKING LOT ILLUMINATION.

(Added by 0-1937; 0-1938)

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

TORRANCE MUNICIPAL CODE

ARTICLE 6 - LANDSCAPE REGULATIONS

SECTION 93.6.1. WALL ENCLOSURE REQUIREMENT.

Except for driveways and other entrances, parking lots shall be enclosed with a decorative masonry wall as follows:

a) When a parking lot abuts property in a residential zone or property used for residential purposes, a decorative masonry wall six (6) feet in height shall be erected along said abutting property line. Such wall shall not be less than four (4) feet in height above the surface of the adjoining property; provided, however, that such walls shall uniformly step down to a height of 30-36 inches within the required front yard setback area of the adjacent property.

b) Where a parking lot is located across a street or highway from property in a residential zone or property used for residential purposes, a decorative masonry wall 30-36 inches in height shall be erected along and not less than three (3) feet from the property line of said parking lot, which shall parallel said street and highway. Provided however, that a tree well, having a minimum depth of five (5) feet from property line shall be provided on an average spacing of every fifty (50) feet of street frontage, unless trees have been provided in the parkway area on an average spacing of fifty (50) feet. The setback area shall be landscaped and continuously maintained.

SECTION 93.6.2. AMOUNT OF LANDSCAPING REQUIRED.

(Amended by 0-1902; 0-2276)

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

SECTION 93.6.3. PLANTING LIST.

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

TORRANCE MUNICIPAL CODE

SECTION 93.6.4. CHOICE OF PLANT MATERIAL.

(Amended by 0-1902; 0-2276)

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

SECTION 93.6.5. LANDSCAPING PLAN REVIEW.

(Added by 0-1902)

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

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

(Added by 0-1902)

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

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

SECTION 93.6.7. CONFORMANCE TO LANDSCAPE REGULATIONS.

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

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

TORRANCE MUNICIPAL CODE

SECTION 93.6.8. LANDSCAPING OF OPEN RESIDENTIAL PARKING.

(Added by 0-2307)

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

TORRANCE MUNICIPAL CODE

ARTICLE 7 - VARIANCES, WAIVERS AND NONCONFORMING USES

SECTION 93 7.1. VARIANCES

(Amended by 0-1754)

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

SECTION 93.7.2. PROVISIONS FOR WAIVERS

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

SECTION 93.7.3. NONCONFORMING USES.

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

DOWNTOWN TORRANCE SIGNAGE STANDARDS

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

I. DEFINITIONS

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

2. SIGNAGE: TYPES PERMITTED

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

Following are restrictions for each type sign:

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

3. SIGNAGE: TYPES NOT PERMITTED

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

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

4. SIGNAGE AREA

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

5. SECOND STORY SIGNAGE

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

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

6. COLORS

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

7. MULTI-TENANT BUILDING

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

8. NON-CONFORMING SIGNS

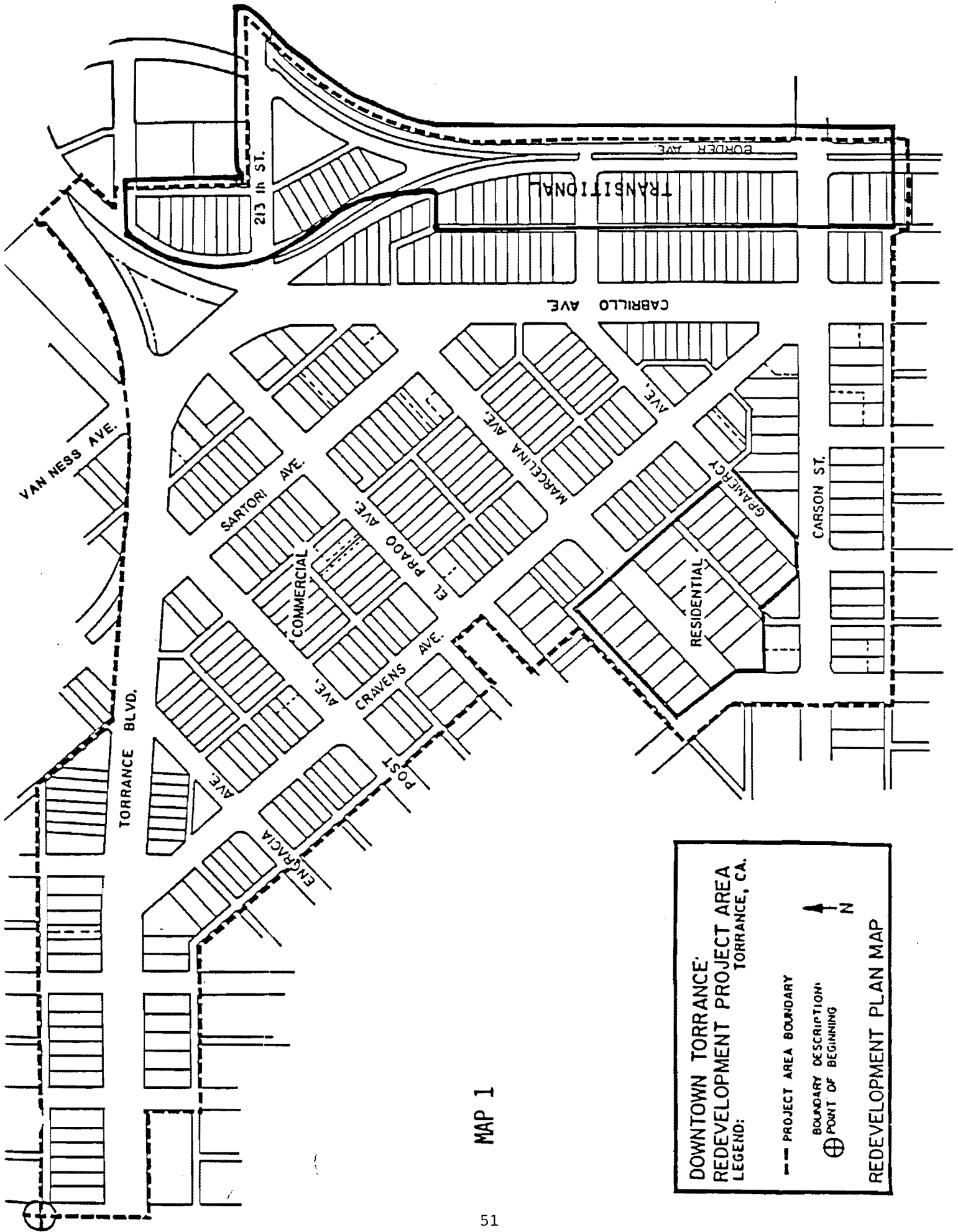
All applications for signs which do not conform to the provisions described herein shall be submitted by the Director of Building & Safety to the Environmental Quality and Energy Conservation Commission. Additionally, a sign application will be submitted to the Environmental Quality & Energy Conservation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

9. EXCEPTIONS FOR ARTERIAL STREETS

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

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

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



MAP 1

DOWNTOWN TORRANCE REDEVELOPMENT PROJECT AREA TORRANCE, CA.

LEGEND:

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

↑ N

REDEVELOPMENT PLAN MAP