

**Redevelopment Plan
for the
Torrance Industrial Redevelopment Project**



Prepared by the
Redevelopment Agency
of the
City of Torrance



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REDEVELOPMENT PLAN
FOR THE
TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the “Plan”) for the Torrance Industrial Redevelopment Project (the “Project”) in the City of Torrance (the “City”), County of Los Angeles, State of California, and consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Redevelopment Plan Map (Attachment No. 2) and the Proposed Public Improvements (Attachment No. 3). This Plan was prepared by the Redevelopment Agency of the City of Torrance (the “Agency”) pursuant to the Community Redevelopment Law of the State of California Health and Safety and all applicable local laws and ordinances.

The proposed redevelopment of the project Area as described in this Plan conforms to City of Torrance General Plan as the same existed on the effective date of this plan.

This Plan is based upon a Preliminary Plan adopted by the City Council by Resolution No. 82-54, Adopted on March 16, 1982.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the “Project Area”). Because of the long term nature of this plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of all of the parcels within the Project Area, nor does this Plan present specific land use development proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purpose of the Community Redevelopment law will be attained through, and the major goals of this Plan are:

- A. The elimination of environmental deficiencies in the Project Area, including, among others, incompatible and uneconomic land uses, irregularly shaped lots, obsolete and aged building types, deteriorated and inadequate public improvements.
- B. The assembly of land into Parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.
- D. The strengthening of the economic base of the Project Area and the community by the installation of needed improvements to stimulate new commercial expansion, employment and economic growth.
- E. The provision of adequate Land for parking and open spaces.
- F. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements, which provide unity and integrity to the entire Project.
- G. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- H. The expansion of the Community's supply of housing and particularly, low- and moderate-income housing.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries", attached hereto as Attachment No.1 and incorporated herein by reference, and are shown on the "Redevelopment Plan Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General.

The Agency proposes a comprehensive, coordinated and sequential process aimed at eliminating and preventing the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition of removal of certain buildings and improvements;
3. Providing for participation by property owners and tenants presently located in the Project Area and the extension of preferences to business occupants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project occupants;
6. The installation, construction or reconstruction of streets, overcrossings, utilities and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors and the Agency;
10. The assembly of adequate sites for the development and construction of industrial facilities;
11. The protection, rehabilitation and restoration, to the greatest extent practicable, of buildings and structures of identified significance; and

12. Increasing and improving housing opportunities within the community, with major emphasis on the provision of low and moderate income households.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [\\$302] Participation Opportunities; Extension of Preferences for Reentry within Redeveloped Project Areas

1. [\\$303] Opportunities for Owners and Tenants

In accordance with this Plan and the rules for owner and tenant participation adopted by the Agency pursuant to this Plan and Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties; (2) acquiring adjacent or other properties in the Project Area; (3) rehabilitation of existing buildings or improvements; (4) new development; or (5) selling their properties to the Agency and purchasing other properties in the Project area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan. The Agency shall also extend reasonable preferences to tenants other than business tenants in the Project Area to reenter within the redeveloped Project Area if they otherwise meet the requirements prescribed by this plan. Such business, residential, institutional and semi-public tenants shall be given a reasonable opportunity, if they so desire, to purchase and develop real property in the Project Area in accordance with this Plan.

2. [\\$304] Rules for Participation Opportunities, Priorities and Preferences.

In order to provide opportunities to owners and tenants to participate in the redevelopment of the Project Area, the agency shall promulgate rules for owner and tenant participation and the extension of preferences for reentry within the redeveloped Project Area. If conflicts develop between the desires of participants for particular sites of land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participants length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, the necessity to assemble sites for integrated, modern development, conformity of a participants proposal with the intent and objectives of this Plan and service to the community of a participants proposal.

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

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of some land uses; (2) the construction, widening or realignment of some streets; (3) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (4) the reduction in the total number of individual parcels in the Project Area; and (5) the construction or expansion of public facilities.

3. [§305] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop and use and be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event an owner or tenant participant fails or refuses to rehabilitate, develop or use and maintain its real property pursuant to this Plan and participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4. [§306] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without entering into a participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

C. [§307] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by Law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of owner and tenants' participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public Land, buildings, facilities, structures or other improvements (within or without the Project Area) which Land, buildings, facilities, structures or other improvements or would be of benefit to the Project.

D. [§308] Property Acquisition

1. [§309] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located inside or outside the Project Area by any means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order it execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method. For the power of eminent domain to acquire real property outside the Project Area for purposes of redevelopment, including the acquisition of real property for low- and moderate-income housing which the Agency has determined will benefit the Project. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date the ordinance adopting this Plan becomes effective.

The Agency shall not acquire interests in oil, gas or other mineral or hydrocarbon substances nor the right to extract such substances through an opening or penetration for any purposes connected therewith more than 500 feet from the surface of any real property within the Project Area.

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

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization or rehabilitation; (b) the site, or lot on which the building is situated, requires modification on size, shape or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies that do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. [§310] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property within or without the Project Area by any lawful means, including eminent domains.

E. [§311] Property Management

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

F. [§312] Payments to Taxing Agencies to Alleviate Financial Burden

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

A proportionate share of any amount of money paid by the Agency to any city and county pursuant to the preceding paragraph shall be disbursed by the city and county to any school district with territory located within the Project Area in the city and county. "Proportionate share," as used in this Section 312, means the ratio of the school districts tax rates, which is included in the total tax rate of the city and county, to the total tax rate of the city and county.

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

G. [§313] Relocation of Persons (Including Individuals and Families),
Business Concerns and Others Displaced by the Project.

1. [§314] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the project, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The agency may also provide housing inside or outside the Project Area for displaced persons.

2. [§315] Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Agency may make such other payments as may be appropriate and for which funds are available.

H. [§316] Demolition, Clearance and Building and Site Preparation

1. [§317] Demolition and Clearance

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

2. [§318] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

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

I. [§319] Property Disposition and Development

1. [§320] Real Property Disposition and Development

a. [§321] General

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by Law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

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

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

b. [§322] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

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

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude or any other provisions necessary to carry put this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of the County.

All property either inside the Project Area or acquired outside the Project Area for purposes of redevelopment is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of such property. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land inside or outside the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

c. [§323] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements identified in Attachment No. 3, attached hereto and incorporated herein by reference, and may acquire or pay for the Land required therefore.

The Agency may enter into contracts, leases and agreements with the city or other public body or entity pursuant to this Section 323, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Areas and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§324] Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development inside and outside the Project area must conform to this Plan and all applicable federal, state and local laws, and must receive the approval of the appropriate public agencies.

2. [§325] Personal Property Disposition

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

J. [§327] Rehabilitation, Conservation and Moving of Structure

1. [§327] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

With respect to that portion of the Project Area located southerly of 213th Street, it is the express purpose of this Plan to allow for the retention of as many industries and businesses as possible, and to add to the economic vitality of these industries and businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance to encourage owners of property within this portion of the Project Area to upgrade and maintain their property consistent with this Plan, and may develop and adopt Property Rehabilitation Standards for the rehabilitation and conservation of properties in the Project Area.

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

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

2. [\$328] Moving of Structures

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

K. [\$329] Low- and Moderate Income Housing

1. [\$330] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families on low or moderate income are destroyed or removed from the low- and moderate income housing market as part of the Project, the Agency shall, within 4 (four) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Section 33413 and 33413.5 of Said Community Redevelopment Law.

2. [§331] Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- a. Acquire Land or Building sites;
- b. Improve Land or building sites with on-site or off-site improvements;
- c. Donate Land to private or Public Persons or entities
- d. Construct buildings or structure;
- e. Acquire buildings or structures;
- f. Rehabilitate buildings or structures;
- g. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income; and
- h. Develop plan, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in whole or in part, the replacement housing provisions in Section 330 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

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

A. [§401] Redevelopment Plan Map

The Redevelopment Plan Map (Attachment No. 2) illustrates the location of the Project Area boundaries, major streets within the Project Area and the proposed land uses to be permitted in the Project Area and the Proposed land semi-public and private.

I. [§402] Undesignated Land uses

1. [§403] Light Industrial

The areas shown on the Redevelopment Plan Map (Attachment No. 2) for light industrial uses shall be privately developed and used for light manufacturing, machining, compounding, processing, assembling, packaging, treatment, fabrication or distribution of materials and products which are not generally expected to produce or cause any dust, or gas, smoke, effluent, noise, fumes, odor or vibrations which are or may be detrimental to other property in the neighborhood or the welfare of the occupants thereof.

a. The types of uses permitted include:

- (1) General Industrial. The general industrial use type refers to industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, and not otherwise classified in this section.
- (2) Product Assembly. The product assembly use type refers to industrial plants primarily engaged in final or partial assembling or packaging of remanufactured, treated or fabricated components, materials or products.

(3) 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.

(4) Wholesaling, Storage and Distribution: Light. Wholesaling, storage and distribution refers to establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of finished materials, products and equipment other than live animals and plants. The light designation indicates that all operations and storage are limited to enclosed structures. Typical uses include wholesale distributors, storage warehouses, and moving and storage firms.

b. Areas designated for Light Industrial use may also include Commercial uses for which a Conditional Use Permit has been granted in accordance with the provisions of Chapter 5, Division 9 of the Torrance Municipal Code. Such uses include, but are not limited to:

(1) 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 offices, legal offices or architectural firms.

- (2) Animal Services. Animal services refer to establishments or places of business primarily engaged in animal-related sales and services. Businesses dealing exclusively in the sales of pets and pet supplies are regulated under Retail Sales, General. The following are animal sales and services use types:
- (a) Animal Services: Grooming. Grooming of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops.
 - (b) Animal Services: Veterinary. Veterinary services for small animals. Typical uses include pet clinic, dog and cat hospitals or animal hospitals (small animals).
- (3) Automotive and Equipment. Automotive and equipment refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
- (a) Automotive and Equipment: Cleaning. Washing and polishing of automobiles. Typical uses include auto laundries or car washes.
 - (b) Automotive and Equipment: Fleet Storage. Fleet Storage of vehicles used regularly in business operation and not available for sale or long-term storage of motor vehicles. Typical uses include taxi fleets, mobile-catering truck storage or auto storage garages.
 - (c) Automotive and Equipment: Light Equipment Repairs. Repairs of automobiles and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shop, auto repair garages or auto glass shops.

- (4) 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 include janitorial, landscape maintenance or window cleaning services. This activity may include the storage of vehicles and equipment.
- (5) Business Equipment Sales and Services. 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.
- (6) 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.

- (7) Communications Services. The communication services use type refers to establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic mechanisms but excludes those classified as Major Impact Services and Utilities. Typical uses include television studios, telecommunication service centers or telegraph service offices.
- (8) Construction Sales and Services. The construction sales and services use type refers to establishments and places of business engages in construction activities or the sale of materials used in the construction of buildings or other structures.
- (a) 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 tools and equipment rental or sales.
- (9) 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, newsstands, drug stores, barber and beauty shops, self-service Laundromats and laundry or dry cleaning pick-up stations.

- (10) Eating and Drinking Establishments. The eating and drinking establishments use type refers to establishments or places of business primarily engaged in the preparation and sale of food and beverages.
- (a) 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.
 - (b) 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.
 - (c) Eating and Drinking Establishments: Alcoholic Beverages. Establishments primarily engaged in the on-premises sale and consumption of alcoholic beverages.
- (11) 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 estates or securities brokerage services. Typical uses include banks, insurance agencies or real estates firms.

- (12) 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 sales of tires, batteries and replacement items, lubricating services and minor repair services. Typical uses include automobile service stations, filling stations or truck stops.
- (13) Laundry Services- The laundry services use type refers to establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Personal Services, General. Typical uses include laundry agencies, diaper services or linen supply services.
- (14) Participant Sports and Recreation- Participant sports and recreation by and for participants. Any spectators would be incidental and on a non-recurring basis. The following are participant sports and recreation use types:
- (a) Participant Sports and recreation: Indoor. Those uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors or health clubs.
- (15) Repair Services, Consumer. The repair services, consumer use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms. Typical uses include appliance repair shops, apparel repair firms or musical instrument repair firms.

- (16) 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, Foods and beverage Retail Sales and Gasoline Sales. Typical uses include department stores, apparel stores, furniture stores, hardware stores or stationery stores.
- (17) Spectator Sports and Entertainment- Spectator sports and entertainment 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. The following are spectator sports and entertainment use types:
- (a) Spectator Sports and Entertainment: Limited.
Those uses conducted within an enclosed building with a capacity of 500 people or less. Typical uses include small theaters or meeting halls.
- (b) Spectator Sports and Entertainment: General.
Those uses conducted in open facilities or those uses conducted within an enclosed building with a capacity of more than 500 people. Typical uses include large exhibition halls or sports stadiums. This use type also includes temporary amusements such as carnivals, circuses and fairs.
- (18) Transient Habitation. Transient habitation 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.

- (19) Ambulance Services. The ambulance service use type refers to the transportation of ill or injured persons to and from treatment facilities together with incidental storage and maintenance of necessary vehicles.
- (20) Community Recreation. The community recreation Use type refers to public or private recreational, social or multipurpose uses. This use type includes parks, recreation centers and playgrounds.
- (21) 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.
- (22) 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.

As a limitation on the size of buildings, the ratio of gross floor area of buildings to the area of the parcels upon which they are situated shall not exceed 1-1/2 to 1; the amount of land which may be covered by buildings shall not exceed 50 percent, except coverage may be increased or it is determined that there is exceptional site planning, excessive landscaping, unique nature of use, etc.

Parking spaces shall be provided in compliance with the standards set forth in the Torrance Municipal Code.

2. [§404] Heavy Industrial

The areas shown on the Redevelopment Plan Map (Attachment No. 2) for heavy industrial uses shall include:

- a. All of the uses categorically permitted in the area designated for Light Industrial use.

- b. All of the uses conditionally permitted in the area designated for Light Industrial Use if granted a Conditional Use Permit in accordance with Chapter 5, Division 9 of the Torrance Municipal Code.
- c. The following additional uses for which a Conditional use Permit has been granted in accordance with Chapter 5, Division 9 of the Torrance Municipal Code.
 - (1) Heavy Industrial. The heavy industrial use type refers to industrial plants engaged in the manufacture, compounding, processing, assembling, packaging, treatments or fabrication of materials and products which produce or cause any dust, gas, smoke, effluent, noise, fumes, odor or vibration which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof.
 - (2) Oil Extraction. The oil extraction use type refers to drilling, deepening or maintenance of wells for the primary or secondary recovery of oil or gas. This use includes pumping equipment, on-site storage facilities or pipelines from the site.
 - (3) Scrap Operations. The scrap operations use type refers to places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials that are not intended for reuse in their original form. Typical use includes automotive wrecking yards, paper salvage yards or refuse transfer stations.
 - (4) Wholesaling, Storage and Distribution: Heavy. Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, open storage yards or lumberyards.

- (5) Animal Services: Kennels. Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, dog training centers and bird quarantine facilities.
- (6) Automotive and Equipment: Heavy Equipment Repairs. Repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc., as well as the sale, installation and servicing of automotive equipment and parts together with body repairs, painting and steam cleaning. Typical uses include truck transmission shops, body shops or motor freight maintenance garages.
- (7) Automotive and Equipment: Heavy Equipment Sales/Rentals. Sales, retail or wholesale, and/or rental from the premises of heavy construction equipment, trucks and aircraft together with incidental maintenance. Typical uses include aircraft dealers, boat dealers or heavy construction equipment dealers.
- (8) Automotive and Equipment: Vehicle Storage. Storage of motor vehicles. Typical uses include storage of private parking tow-away, impound yards or recreational vehicles.
- (9) Construction Sales and Services: Service. Construction enterprises and activities with incidental storage of construction materials, supplies and equipment on lots other than construction site, but excludes use types classified as automotive and heavy equipment.

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

3. [§405] Residential

The areas shown on the Redevelopment Plan Map (Attachment No. 2) for residential uses shall be used for Multiple Family Residences.

Land coverage, densities, building heights and other residential development controls shall be in conformity with Article 7, Chapter 1, Division 9 of the Torrance Municipal Code unless specific development standards are otherwise adopted by the Agency.

C. [§406] Other Land Uses

1. [§407] Public Rights-of-way

As illustrated on the Redevelopment plan Map (Attachment No. 2), the major public streets within the Project Area are:

a. North-South Streets

- Van Ness Avenue
- Border Avenue
- Abalone Avenue
- Western Avenue

b. East-West Streets

- Del Amo Boulevard
- Dominguez Street
- Torrance Boulevard
- 213th Street
- Carson Street
- 220th Street
- 223rd Street
- Plaza Del Amo

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

Any changes in the existing interior or the exterior street layout shall be in accordance with the General Plan, the objectives of this plan and the City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the project and any participation agreements executed hereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

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

2. [\$408] Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Plan Map (Attachment No. 2), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or non-profit uses, including park and recreational facilities, libraries educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-ways and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§409] Interim Uses

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

4. [§410] Nonconforming Uses

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

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

D. [§411] General Controls and Limitations

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

1. [§412] Construction

All Construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time, including, without limitations, the Building, Electrical, Plumbing, Housing, Mechanical, Health and Sanitation, Public Health, Noise, Fire Prevention and Dangerous Chemicals Codes of the City of Torrance. In addition to applicable cods, ordinances or other requirements governing developments in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§413] Parking and Loading

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

3. [§414] Building of Historic Significance

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

4. [§415] Rehabilitation and Retention of Properties

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

5. [§416] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed 225.

6. [§417] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed 125.

7. [§418] Limitation on Type, Size and Height of Buildings

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

8. [§419] Open Space, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

9. [§420] Signs

All signs shall conform to adopted sign ordinances or development standards for the Project. Plans for all signs shall be submitted to the Agency and/or City, as part of the development plans for each property to be developed or rehabilitated, for review and approval pursuant to the procedures of this Plan prior to sign installation.

10. [§421] Utilities

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

11. [§422] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area, unless a Conditional Use Permit has been granted in accordance with Chapter 5, Division 9 of the Torrance Municipal Code and appropriate mitigation measures have been imposed as part of said Conditional Use Permit to eliminate or minimize such incompatibility.

12. [§423] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property within or without the Project Area.

13. [§424] Resubdivision of Parcels

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

14. [§425] Minor Variations

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

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

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

E. [§426] Design for Development

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish height of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to the approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

F. [§427] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner herein provided. Any such permit that is issued must be in conformance with the provisions of this Plan.

Upon receipt of such an application for permit, the Executive Director of the Agency shall be requested by the City to review the application to determine what effect, if any, the issuance thereof would have upon the Plan. Within twenty-five (25) days thereafter said Executive Director shall file with the City a written report setting forth his finding of fact including, but not limited to, the following:

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

After receipt of said report or after said 25-day period, whichever occurs first, the City may allow the issuance of the permit with conditions or shall withhold the issuance of the permit if the Executive Director finds that the proposed improvements do not meet the requirements of this Plan. Within five (5) days after allowing or withholding issuance of the permit, the City shall notify by certified mail the applicant and the Executive Director of its decision.

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

V. [§500] METHODS OF FINANCING THE PROJECT

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

The Agency is authorized to finance this project with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from the tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Project may be provided by the City until adequate tax increments or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [§502] Tax Increment Funds

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

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid: (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized in the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of the interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision 2 of this Section 502 shall not exceed a cumulative total of 90,000,000 or, if bonds are issued or reimbursement agreements are entered into with other public agencies, a cumulative total of \$180,000,000.

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the date of adoption of this Plan. Loans, advances, indebtedness may be repaid over a period of time beyond said time limit.

The bonds and other obligations of the Agency are not a debt of the City or the state, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision 2 above which can be outstanding at any one time shall not exceed \$75,000,000.

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond ten years (10) from the date of adoption of this plan. Loans, advances or indebtedness may be repaid over a period of time beyond said time limit.

C. [§503] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of California or any other public or private source will be utilized if available.

VI. [§600] ACTIONS BY THE CITY

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

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public right-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public right-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost.
- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.

F. Preservation of historical sites.

G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

H. The undertaking and completing of any other proceedings necessary to carry out the project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.

VII. [§700] ENFORCEMENT

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

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

VIII. [§800] DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this plan shall be effective, and the provisions of other documents formulated pursuant to this plan may be made effective, for fifty (50) years from the date of adoption of this plan by the City Council.

IX. [§900] PROCEDURE FOR AMENDMENT

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

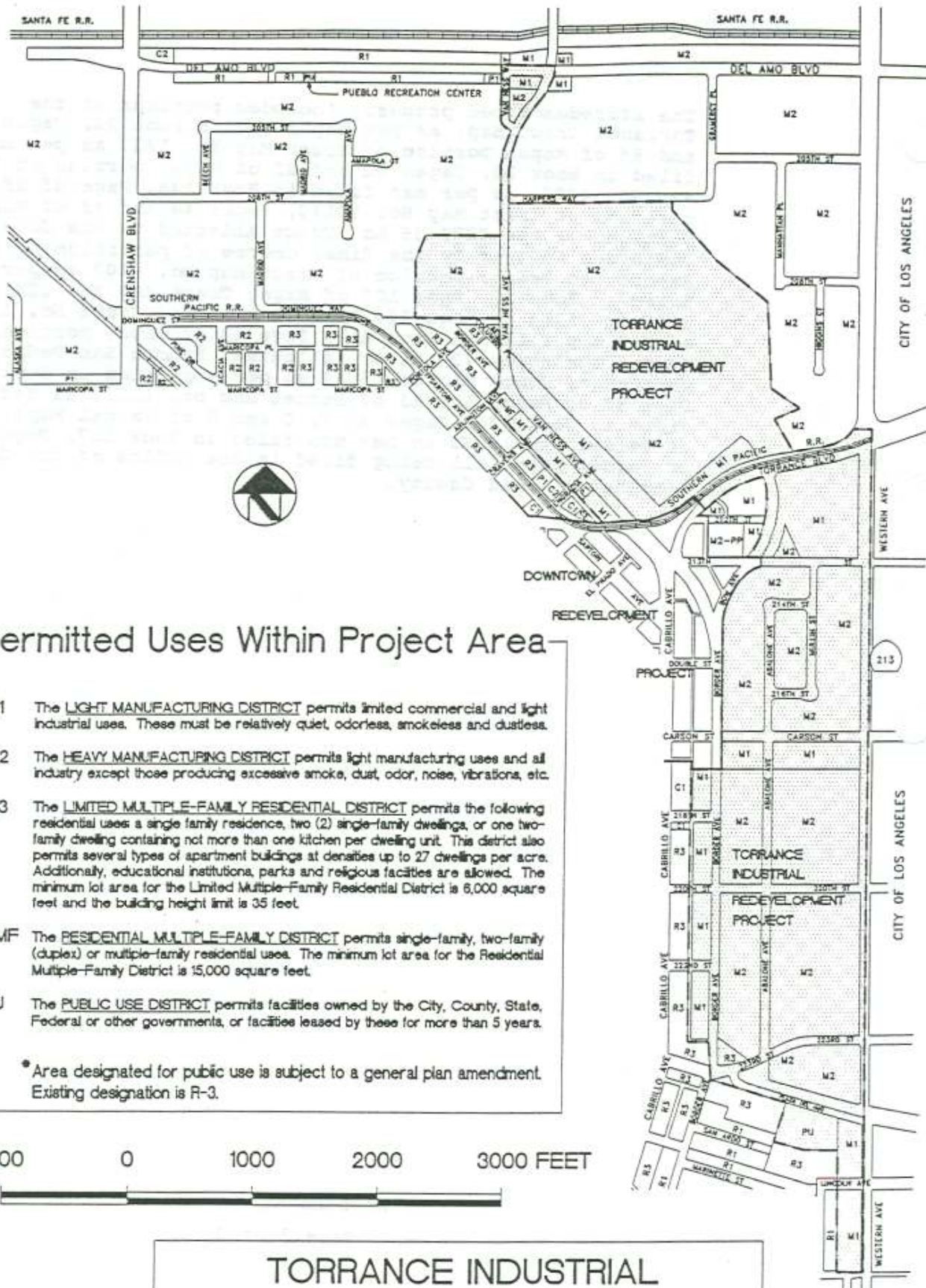
ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

That certain real property in the City of Torrance, County of Los Angeles, State of California, within the following described boundaries:

Beginning at the intersection of the Westerly line of Arlington Avenue (60 feet wide) with the Easterly prolongation of the Southerly line of Del Amo Boulevard (100 feet wide); thence Southerly along said Westerly line to a point of intersection with the Westerly line of Van Ness Avenue (80 feet wide); thence continuing Southerly along said Westerly line to a point of intersection with a line that is parallel with and distant Northerly 803.44 feet measured at right angles from the Northerly line of Dominguez Street (60 feet wide); thence along said parallel line, South 89°25'50" West, 772.50 feet; thence South 18°51'22" West, 249.23 feet; thence South 0°34'10" East, 568.44 feet to a point on the Northerly line of Dominguez Street; thence Westerly along said Northerly line to the Westerly line of Sartori Avenue; thence Southerly along said line to a point of intersection with the Westerly prolongation of the Northerly line of Lot 1, Tract 8766, as shown in Map Book 113, Pages 27 and 28, Records of said County; thence Easterly along said prolongation to the Northwest corner of said Lot 1, said corner being a point along the Southerly line of said Dominguez Street; thence Easterly along said Southerly line to the Westerly line of Van Ness Avenue (60 feet wide); thence Southerly along said Westerly line and its Southerly prolongation to a point of intersection with the Northeasterly prolongation of the Northwesterly line of Arlington Avenue (60 feet wide); thence Southwesterly along said prolongation and said Northwesterly line to the Southwesterly line of the first alley (20 feet wide) Southwesterly of Border Avenue; thence Southeasterly along said Southwesterly line to a point of intersection with the Northerly line of Torrance Boulevard (108 feet wide); thence Easterly and Northeasterly along said Northerly line to the centerline of Llewellyn Avenue; thence Southeasterly along the Southeasterly prolongation of said centerline to the Southeasterly line of Torrance Boulevard; thence Northeasterly along said Southeasterly line to the Westerly line of Bow Avenue (40 feet wide); thence Southerly and Southwesterly along said Westerly line of Bow Avenue to the Northerly line of 213th Street: (60 feet wide), said Northerly line being the boundary line of "Downtown Torrance Redevelopment Project"; thence Easterly, Southwesterly, Southerly and Westerly along said boundary line to the Cabrillo Avenue; thence Southerly along said Westerly line to the Southerly line of the first alley (20 feet wide) Northerly of Plaza Del Amo; thence Easterly along said Southerly line to the Westerly line and of Border Avenue; thence Southerly along said Westerly line and its Southerly prolongation to a point of intersection with the Northwesterly projection of the Southwesterly line of Plaza Del Amo; thence Southwesterly along said Southwesterly line to the Northwesterly corner of that certain parcel of Land, described in a deed to the City of Torrance, recorded in Book 1611, Page 269, Records of said County; thence South 16°19'30" East, 440.75 feet; thence South 73°40'30" East, 187.75 feet; thence North 89°25'50" East, 243.51 feet; thence South 0°34'10" East, 230.76 feet to the Northerly line of Lincoln Avenue (60 feet wide); thence Easterly along said Northerly line to the Northerly prolongation of the Easterly line of Block 3, Tract 15230; thence Southerly along said Northerly prolongation and along the Easterly lines of Tract 15230 and Block 5 of Tract 16125 to the centerline of 228th Street; thence Easterly along said centerline to the Easterly boundary of the City of Torrance;

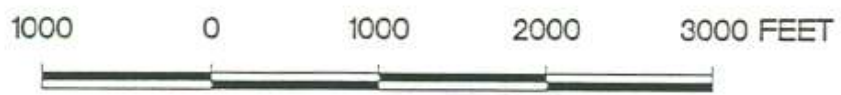
thence Northerly along said Easterly boundary to a point of intersection with the Easterly prolongation of the Northerly line of Torrance Boulevard; thence Westerly along said Easterly prolongation and said Northerly line to the southwesterly corner of Lot 1, Parcel Map No. 13130, as per map filed in Book 127, Page 88 of Parcel Maps, Records of said County; thence Northerly along the Westerly line of said Lot 1 to the Northerly line of Lot 1; thence Easterly along said northerly line to the most Easterly corner of Lot 13, Parcel Map No. 11233 as per map filed in Book 106, Pages 6 to 9, inclusive of Parcel Maps, Records of said County; thence Northwesterly, Northerly and Northwesterly along the various courses of the Northeasterly and Easterly lines of said Lot 13 to the Southeast corner of Lot 2, Parcel Map No. 12962, as per map filed in Book 127, Page 35, of Parcel Maps, Records of said County; thence Northwesterly along the Northeasterly lines of said Lot 2 to the centerline of Harpers Way (60 feet wide); thence Westerly along said centerline to the Easterly line of Van Ness Avenue (80 feet wide); thence Northerly and Northeasterly along the Easterly and Southeasterly lines of said Van Ness Avenue to a point of intersection with the prolongation of the Southerly line of Del Amo Boulevard (100 feet wide); thence Westerly along said prolongation and said Southerly line to the TRUE POINT OF BEGINNING. The aforescribed property includes portions of the Torrance Tract Map, as per map filed in Book 22, Pages 94 and 95 of Maps; portion of Tract Map No. 1427 as per map filed in Book 22, pages 82 and 83 of Maps; portion of Tract Map No. 4956, as per map filed in Book 146, Page 85 of Maps; portions of Tract Map No. 10140, Pages 48 and 49 of Maps; portions of the 2279.35 Ac. Tract allotted to Ana Josefa Dominguez DeGuyer by the final decree of partition of the Rancho San Pedro; portion of Tract Map No. 2807, as per map filed in Book 33, Page 100 of Maps; Tract Map No. 2381, as per map filed in Book 25, Page 73 of Maps; portions of Susana Dominguez 730.61 Ac. Allotted, Rancho San Pedro; portion of tract Map No. 5944 as per map filed in Book 64, Page 82 of Maps; Lot 13 of Parcel Map No. 11233 as per map filed in Book 106, pages 6, 7, 8 and 9 of Parcel Maps; Lot 2 of Parcel Map 12962 as per map filed in Book 127, Pages 35 of Parcel Maps, all being filed in the Office of the County Recorder of said County.



-Permitted Uses Within Project Area

- M-1 The LIGHT MANUFACTURING DISTRICT permits limited commercial and light industrial uses. These must be relatively quiet, odorless, smokeless and dustless.
- M-2 The HEAVY MANUFACTURING DISTRICT permits light manufacturing uses and all industry except those producing excessive smoke, dust, odor, noise, vibrations, etc.
- M-3 The LIMITED MULTIPLE-FAMILY RESIDENTIAL DISTRICT permits the following residential uses: a single family residence, two (2) single-family dwellings, or one two-family dwelling containing not more than one kitchen per dwelling unit. This district also permits several types of apartment buildings at densities up to 27 dwellings per acre. Additionally, educational institutions, parks and religious facilities are allowed. The minimum lot area for the Limited Multiple-Family Residential District is 8,000 square feet and the building height limit is 35 feet.
- R-MF The RESIDENTIAL MULTIPLE-FAMILY DISTRICT permits single-family, two-family (duplex) or multiple-family residential uses. The minimum lot area for the Residential Multiple-Family District is 15,000 square feet.
- *P-U The PUBLIC USE DISTRICT permits facilities owned by the City, County, State, Federal or other governments, or facilities leased by these for more than 5 years.

*Area designated for public use is subject to a general plan amendment. Existing designation is R-3.



TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT AREA

ATTACHMENT NO.3

PROPOSED PUBLIC IMPROVEMENTS

Following is a discussion of general inadequacies, deficiencies and problems in the Project Area which require improvement, reconstruction or installation of public improvements as corrective measures. In general, the Agency proposes to undertake whatever reasonable measures are necessary to correct the deficiencies discussed. Specific solutions may be modified or redesigned to address the problems in the best, most economical manner possible.

A. Flood Protection and Storm Drain Improvements

The Project Area has the lowest elevation of any area in Torrance (excepting Torrance Beach). Major flooding is not a problem in this area, however, because of the presence of the large drain at Torrance Boulevard and Western Avenue. Minor flooding at unacceptable levels is found in several locations but a reasonable solution is available for each. Map 1 shows the proposed storm drains that would provide adequate flood relief. The drain shown on Lincoln Avenue would connect to the new drain in Western Avenue and intercept the water from the west, removing as much water as possible from the flat streets in the area. The Plaza Del Amo pipe would drain the low spot at its terminus. The 220th Street project would provide the only solution to a very flat and low street. The pipe shown in Bow Street would keep the water from 213th Street underground until it reaches Torrance Boulevard. The drain just south of Del Amo would provide a solution to a difficult situation caused by an old drainage course.

B. Reconstruction, Resurfacing and Realignment of Streets

The remaining life of streets in the Project Area is shown on Map 2. Streets in bad condition will be resurfaced and, if necessary, reconstructed to reflect a remaining life commensurate with property redevelopment in the Project Area and full build out of property in accordance with this Plan and the Torrance General Plan.

Minor realignment of Van Ness Avenue and Torrance Boulevard is proposed in order to straighten existing curves, improve traffic circulation and increase safety at major intersections.

Major realignment of 223rd Street is proposed between Western Avenue and Plaza Del Amo. This is a segment of a planned improvement of 223rd Street which is intended to extend ultimately to Madrona Avenue.

Major improvement of Dominguez Street *is* proposed in order to create a through collector between Van Ness Avenue and Crenshaw Boulevard.

A street will be improved with curb, gutter and sidewalk when fully complete.

C. Traffic Control

Redevelopment is expected to intensify land use in and around the Project Area, which will generate increased vehicular traffic requiring enhancement of the traffic control system. Map 3 shows probable locations requiring traffic signal improvement and installation. Additional control measures will include improved signage and striping.

Specific locations of traffic control improvements will be modified accordingly in response to traffic flows generated.

D. Water Supply and Fire Flow Improvement

An adequate water supply must provide for actual water use and fire flow capabilities at modern levels. Most of the water mains in the subject study area were installed prior to World War II. This means these mains are unlined and subject to deposition which has reduced their capacity with time. Map 4 shows the water main construction that would be necessary to bring the system capacity up to modern levels that can sustain full development under the existing General Plan.

Replacement of some of the other existing water mains may be necessary over the life of the Redevelopment Plan depending upon the degree of deterioration and extent of redevelopment activity in various sub-areas.

- E. Map 5 illustrates the age of various segments of the existing sewer system. Although even the oldest sewer main line is still working, most of the sewer system has gone far beyond its expected life. The clay pipes have crystallized and are extremely brittle. New hookups require delicate surgery or large-scale replacement. Fortunately, the soil mass in the area has been stable and shearing failures have not been common. The lack of street trees and vegetation in the area has precluded the blockage problem associated with the joint techniques found in these old sewer mains. The minimum upgrading of this sewer system is as shown on Map 6. The sewer in Plaza Del Amo will provide (with a pump station) sewerage removal for the only area in Torrance still on septic tanks. The sewer shown in Border Avenue will provide diverter relief for the old sewer lines east of Border Avenue.

F. Railroad Rights-Of-Way

Since the City's inception in the early 1900's, the City's development has been inextricably affected by the presence of the railroad. Torrance was the location of the Pacific Electric repair yards serving all of Southern California for many years. Rail passenger service was essential to the City's well-being until 1940 and freight service is still provided to heavy industrial uses surrounding old Downtown Torrance.

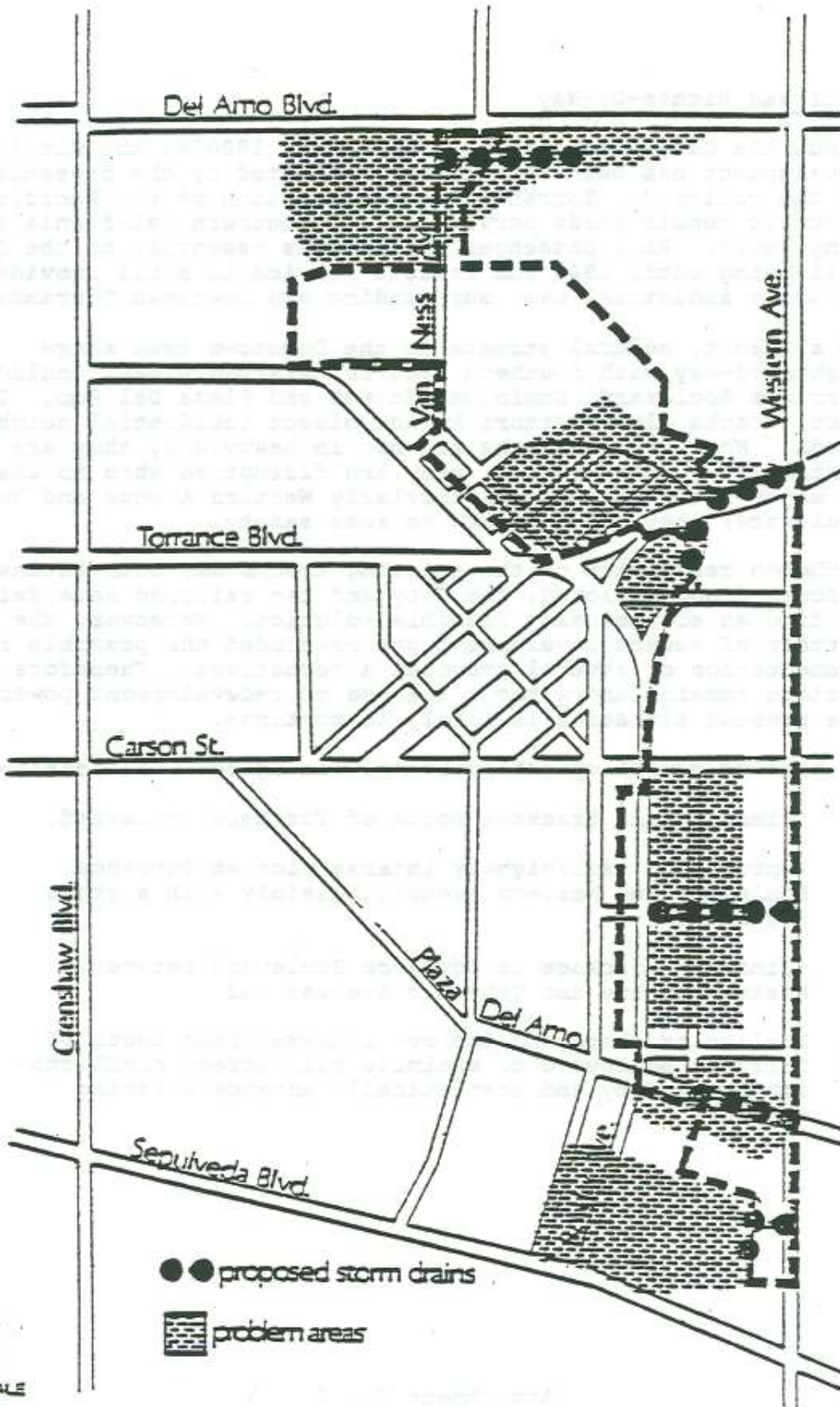
As a result, several streets in the Downtown area share rights-of-way with Southern Pacific Railroad Lines, including: Torrance Boulevard, Dominguez Street and Plaza Del Amo. In fact, tracks along Sartori Avenue bisect residential neighborhoods. While these tracks are not in heavy use, they are particularly unattractive, they are disruptive when in use and at major intersections (particularly Western Avenue and Torrance Boulevard) they are a hazard to auto safety.

Although relocation of the existing tracks has been extensively discussed and explored, the City and the railroad have failed to find an economically feasible solution. Moreover, the pattern of recent development has precluded the possible implementation of several proposed alternatives. Therefore, few options remain, and without the use of redevelopment powers the present situation is likely to continue.

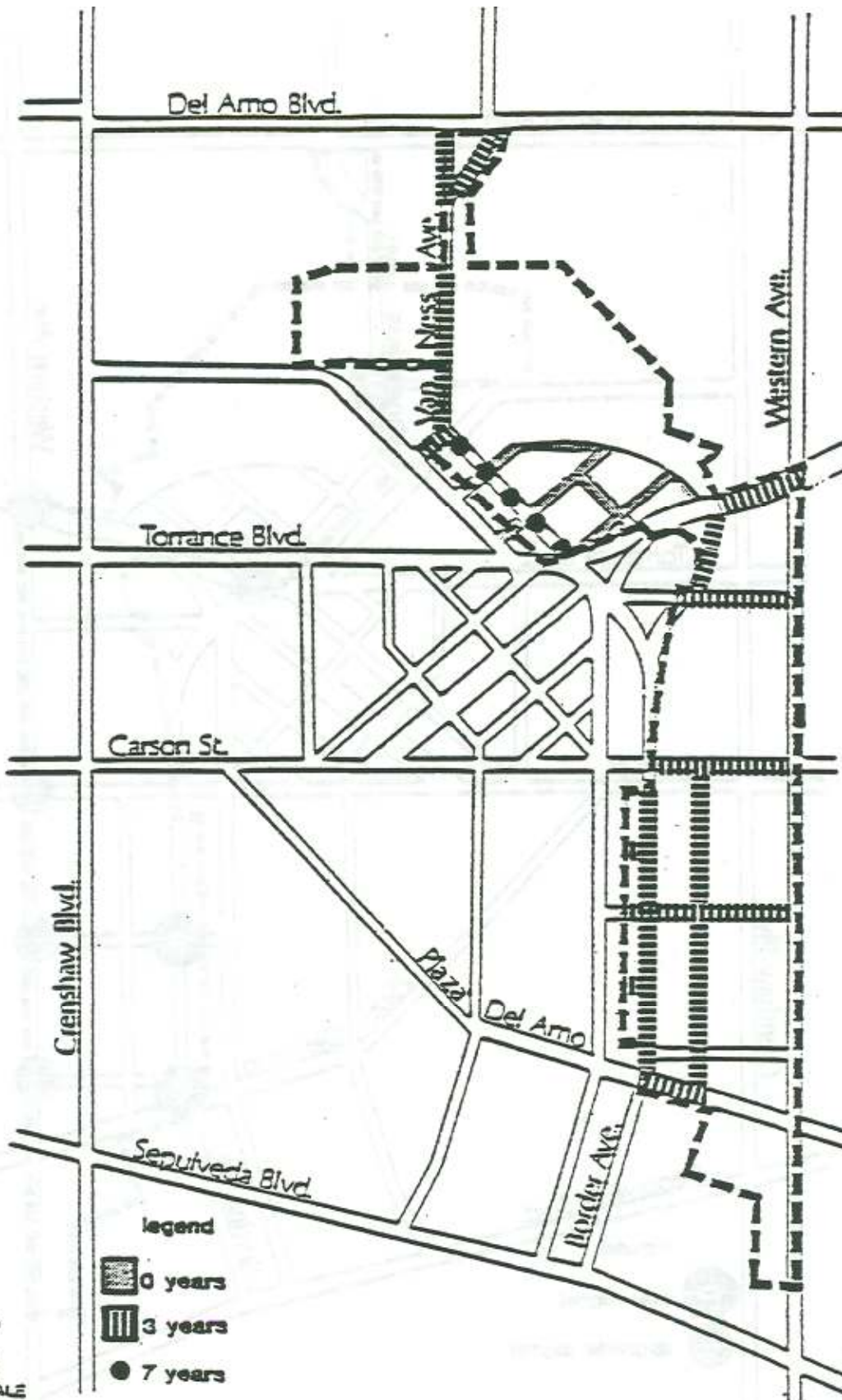
As part of redevelopment activity, the Agency will consider:

1. Eliminate all trackage north of Torrance Boulevard;
2. Improve the rail/highway intersection at Torrance Boulevard and Western Avenue, possibly with a grade separation;
3. Eliminate trackage in Torrance Boulevard between Western Avenue and Cabrillo Avenue; and
4. Realign trackage and improve intersections south of Torrance Boulevard to minimize rail/street conflicts, improve safety and aesthetically enhance existing trackage.

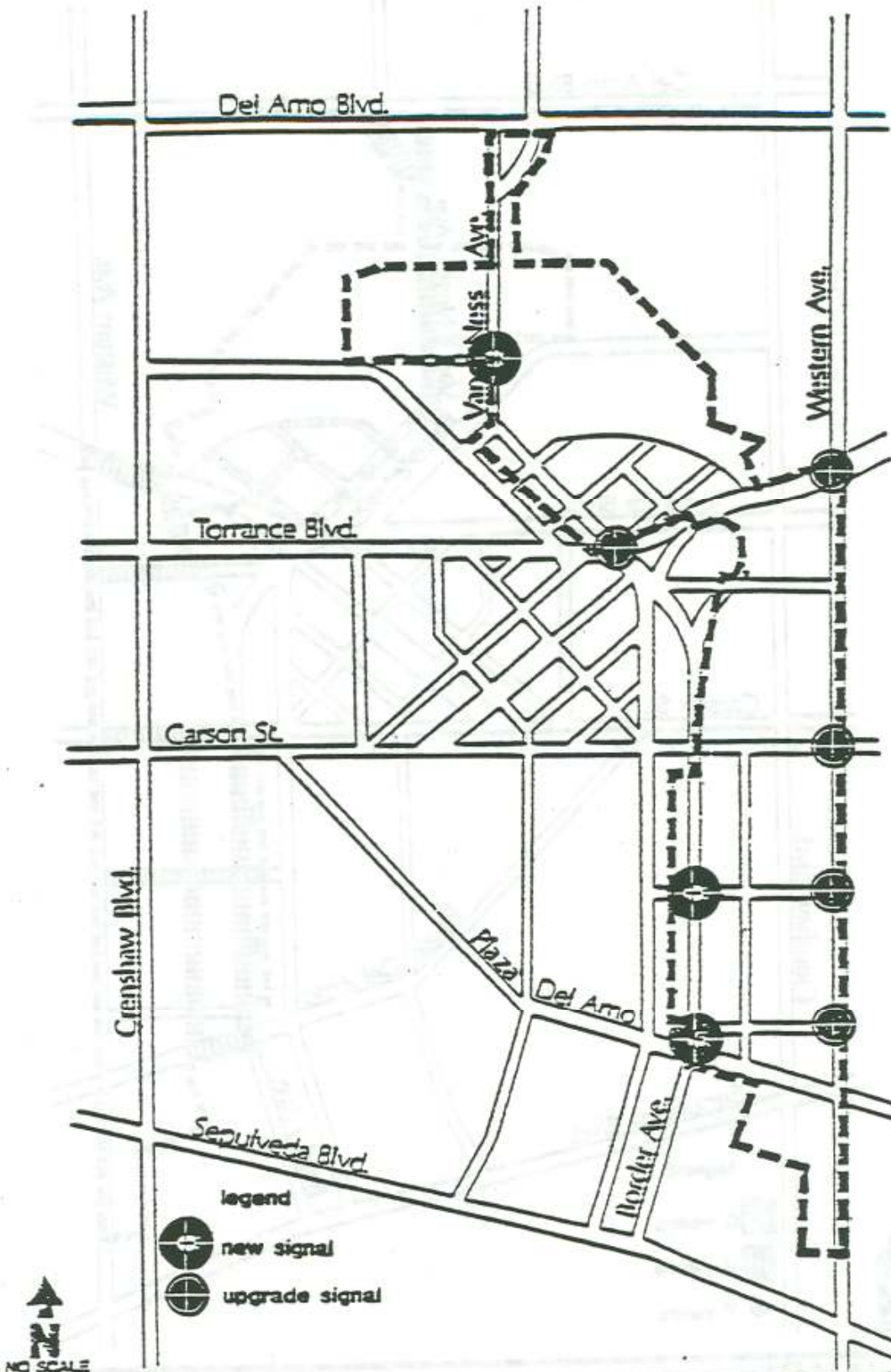
Attachment No.3



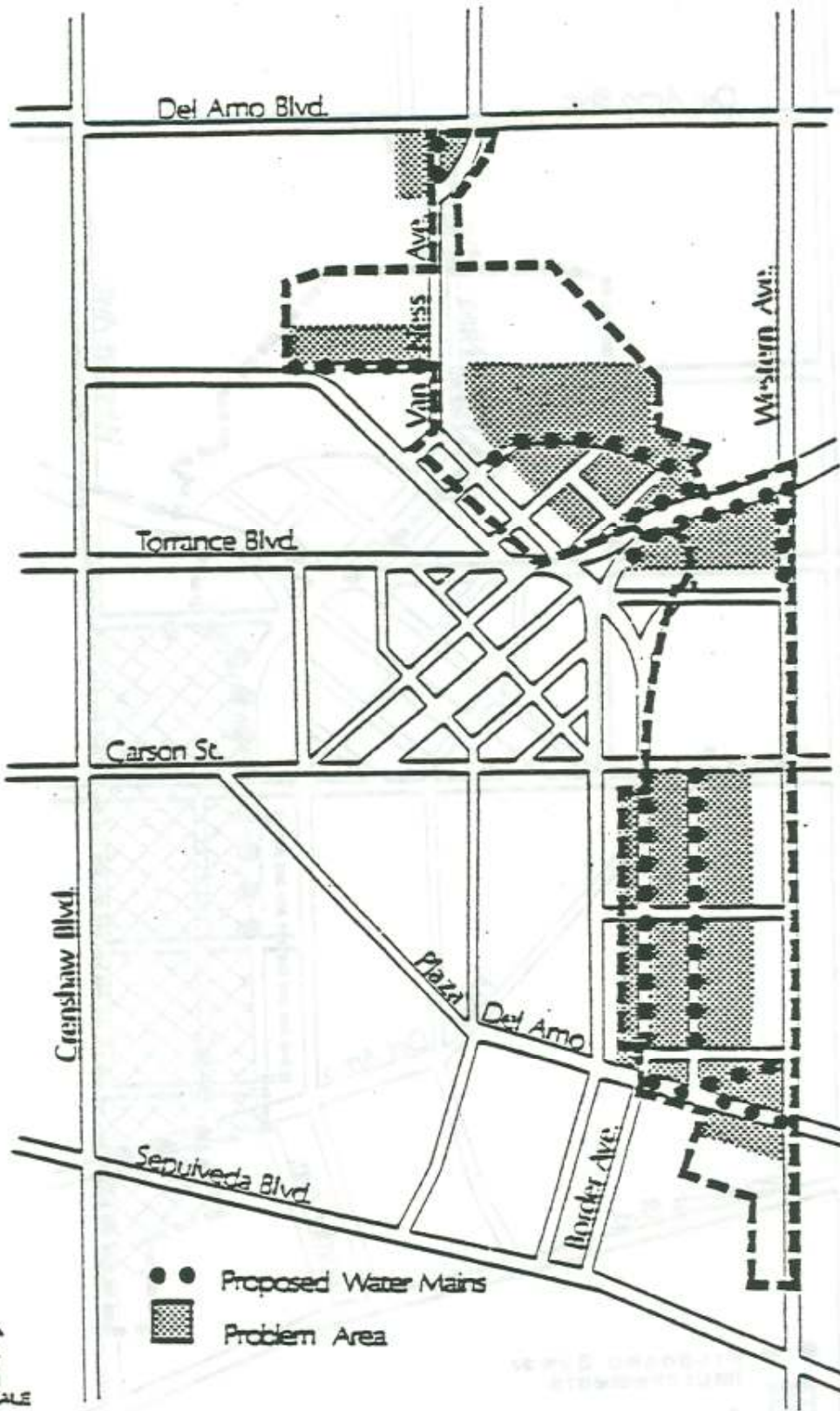
MAP 1 FLOOD PROTECTION AND DRAINAGE



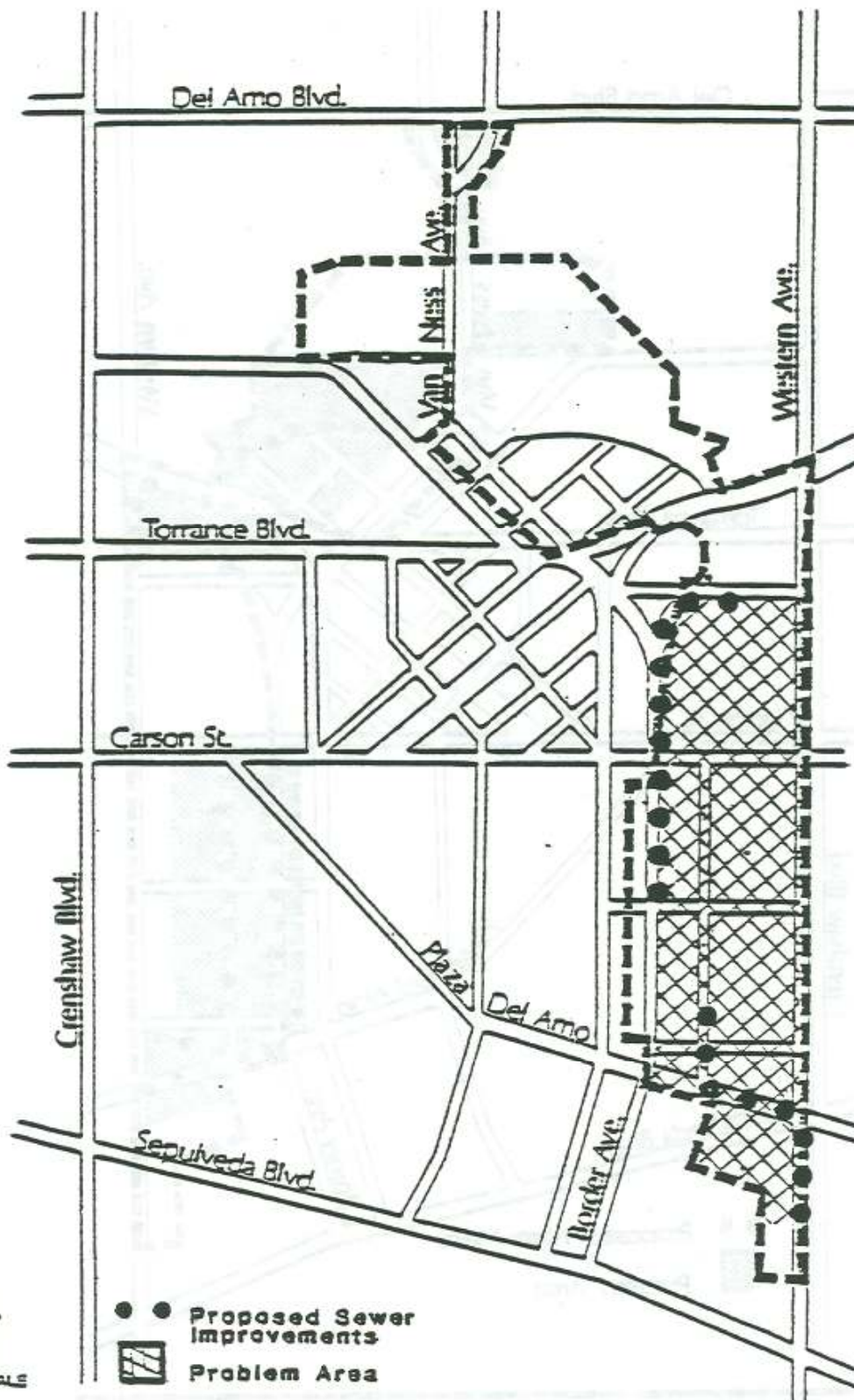
MAP 2 | REMAINING LIFE OF STREETS



MAP 3 LOCATION OF PROBABLE TRAFFIC CONTROL IMPROVEMENTS



MAP 4 | **PROPOSED WATER SYSTEM IMPROVEMENTS**



MAP 6 PROPOSED SEWER SYSTEM IMPROVEMENTS

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

1. Paragraph 3 of Section 502, is hereby amended to read as follows:

“The portion of taxes divided and allocated to the Agency pursuant to Subdivision 2 of this Section shall not exceed a cumulative total of \$90,000,000 or, if bonds are issued or reimbursement agreements are entered into with other public agencies, a cumulative total of \$180,000,000.”

2. Paragraph 7 of Section 502, is hereby amended to read as follows:

“The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the date of adoption of this Plan. Loans, advances, indebtedness may be repaid over a period of time beyond said time limit.”

3. Section 800 is hereby amended to read as follows:

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

**AMENDMENT NO.2 TO THE
TORRANCE INDUSTRIAL REDEVELOPMENT PLAN**

ORDINANCE NO. 3443

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE,
CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE
TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT TO CONFORM
CERTAIN PROVISIONS IN THE PLAN TO THE REQUIREMENTS OF HEALTH
AND SAFETY CODE SECTION 33333.6

WHEREAS, on July 19, 1983, the city Council of the City of Torrance ("city Council") adopted Ordinance No. 3063 approving and adopting the Redevelopment Plan for the Torrance Industrial Redevelopment project (the "Plan "); and

WHEREAS, on October 30, 1990, the City Council adopted Ordinance No. 3312 approving and adopting Amendment No.1 to the Plan ("Amendment No. 1"); and

WHEREAS, the Redevelopment Agency of the City of Torrance, a public body, corporate and politic ("Agency"), is the redevelopment agency operating within the territorial limits of the City pursuant to the California Community Redevelopment Law (Health & Safety Code §33000 et seq.) ("CRL"); and

WHEREAS, Health and Safety Code section 33333.6(a) (1), (b), and (c) require that redevelopment plans adopted prior to January 1, 1994, contain certain time limitations; and

WHEREAS, Health and Safety Code section 33333.6 also requires that redevelopment plans be brought into compliance with the above referenced time limitations by adoption of an ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TORRANCE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Health and Safety Code section 33333.6(a) (1) requires that the Plan contain a time limit on the establishing of loans, advances, or indebtedness not to exceed the later of (i) twenty (20) years from the date of adoption of the Plan, or (ii) January 1, 2004; provided, however, that Health and Safety Code section 33333.6 (f) (2) states that if the Plan already has a time limit on the establishing of loans, advances, or indebtedness that is shorter than the time limits set forth in section 33333.6 (a) (1), the shorter time limits control in the absence of a Plan amendment processed and approved in accordance with section 33354.6. Amendment No.1 to the Plan set the time limitation on establishing of loans, advances, or indebtedness for the Plan as twenty (20) years following the date of adoption of the Plan, which time limitation therefore is July 19, 2003. No amendment to the Plan is therefore required to include a new time limitation for establishing of loans, advances, or indebtedness as the Plan's time limit on the establishing of loans, advances, or indebtedness is already in compliance with Health and Safety Code Section 33333.6(a) (1).

Section 2. Health and Safety Code section 33333.6 (b) requires that the effectiveness of the Plan shall terminate at a date which shall not exceed the later of (i) forty (40) years from the date of adoption of the Plan or (ii) January 1, 2009. Amendment No.1 established the termination date of the Plan as fifty (50) years from the date of adoption, which termination date therefore is July 19, 2033. To comply with Health and Safety Code section 33333.6 (b), Section 800 of the Plan is hereby amended to provide that the Plan shall be effective *for* forty (40) years from the date of adoption of the Plan, such that the Plan shall be deemed terminated as of July 19, 2023, and after that date the Agency shall have no authority to act pursuant to the Plan except to pay previously incurred indebtedness and to enforce then existing covenants, contracts, and other obligations.

Section 3. Health and Safety Code section 33333.6 (c) requires that the Agency not pay indebtedness or receive property taxes pursuant to Health and Safety Code section 33670 after ten (10) years from the date of termination of the Plan established pursuant to Health and Safety Code Section 33333.6(b). To comply with Health and Safety Code section 33333.6(c), the Plan is hereby amended to provide that the Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code section 33670 after July 19, 2033. The limitations imposed by this Ordinance shall not be construed to affect the validity of any bond, indebtedness, or other obligation authorized by the City Council or the Agency pursuant to the Community Redevelopment Law (Health and Safety Code section 33000, et seq.), prior to January 1, 1994, nor shall the provisions of the Ordinance be construed to affect the right of the Agency to receive property taxes, pursuant to Health and Safety Code section 33670, to pay such indebtedness or other obligation. The limitations established in this Ordinance shall not be applied to limit allocation of taxes to the Agency to the extent required to eliminate project deficits created under subdivision (e) of the Health and Safety Code section 33320.5r subdivision (g) of Health and Safety Code section 33334.6, or subdivision (d) of Health and Safety Code section 33487, in accordance with the plan adopted pursuant thereto for the purpose of eliminating any deficit or to implement a replacement housing program pursuant to Health and Safety Code section 33413. In the event of a conflict between these limitations and the obligations set forth in Health and Safety Code section 33334.6 or to implement a replacement-housing program pursuant to Health and Safety Code section 33413, the city Council shall amend this ordinance to modify the limitations to the extent necessary to permit compliance with the plan adopted pursuant to subdivision (g) of Health and Safety Code section 33334.6 and to allow full expenditure of monies in the Agency's Low and Moderate Income Housing Fund in accordance with Health and Safety Code section 33334.3 or to permit implementation of the replacement housing program pursuant to Health and Safety Code section 33413.

Section 4. If Health and Safety Code section 33333.6 is amended to revise the limitations required to be imposed upon redevelopment plans hereunder, the Plan shall be deemed to have been automatically amended as so required unless such amendment otherwise provides.

Section 5. The limitations established in sections 2 and 3 of this ordinance shall apply to the Plan as if the Plan had been amended to include those limitations, but in adopting such revisions neither the City Council nor the Agency is required to comply with Article 12 (commencing with Section 33450) of the CRL or any other provision of the CRL relating to the amendment of redevelopment plans.

Section 6. In the event of an error in calculating the applicable time limits pursuant to Health and Safety Code Section 33334.6, nothing in this Ordinance shall be construed as setting any time limit other than as set forth in the Plan as such Plan is required to amended by Health and Safety Code Section 333:14.6.

Section 7. This Ordinance shall be in full force and effect thirty (30) days after its passage.

Section 8. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in a newspaper of general circulation published and circulated in the City of Torrance in which City ordinances are normally and regularly published.

Section 9. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and this City Council hereby declares that it would have passed the remainder of the Ordinance if such invalid portion thereof had been deleted.

INTRODUCED AND APPROVED this 18th day of November, 1997.

ADOPTED AND PASSED this 25th day of November, 1997.

/s/ Dee Hardison
MAYOR OF THE CITY OF TORRANCE

ATTEST:

/s/ Sue Herbers
City Clerk

APPROVED AS TO FORM:

/s/ Ronald Pohl
City Attorney

TORRANCE CITY COUNCIL ORDINANCE NO. 3443

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, Sue Herbers, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was duly introduced and approved by the City Council of the City of Torrance at a regular meeting held on the 18th day of November, 1997, and adopted and passed by said Council at a regular meeting held on the 25th day of November, 1997, by the following roll call vote:

AYES: COUNCILMEMBERS: Lee, Messerlian, Nakano, O'Donnell,
Walker, and Hardison.

NOES: COUNCILMEMBERS: None.

ABSTAIN: COUNCILMEMBERS: None.

ABSENT: COUNCILMEMBERS: Cribbs.

/s/ Sue Herbers
Clerk of the City of Torrance

**AMENDMENT NO.3 TO THE
TORRANCE INDUSTRIAL REDEVELOPMENT PLAN**

1. The Torrance Industrial Redevelopment Project Area Plan Map (Attachment No. 2) is hereby amended to illustrate:

A change in District Designation from Light Manufacturing to Residential Multiple-Family on property located at 806 Arlington Avenue, 807-819 Van Ness Avenue.

**AMENDMENT NO.4 TO THE
TORRANCE INDUSTRIAL REDEVELOPMENT PLAN**

1. Section 502, paragraph 6, is amended to read as follows:

"The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision 2 above which can be outstanding at any one time shall not exceed Seventy (70) Million Dollars except by amendment of this Redevelopment Plan."

