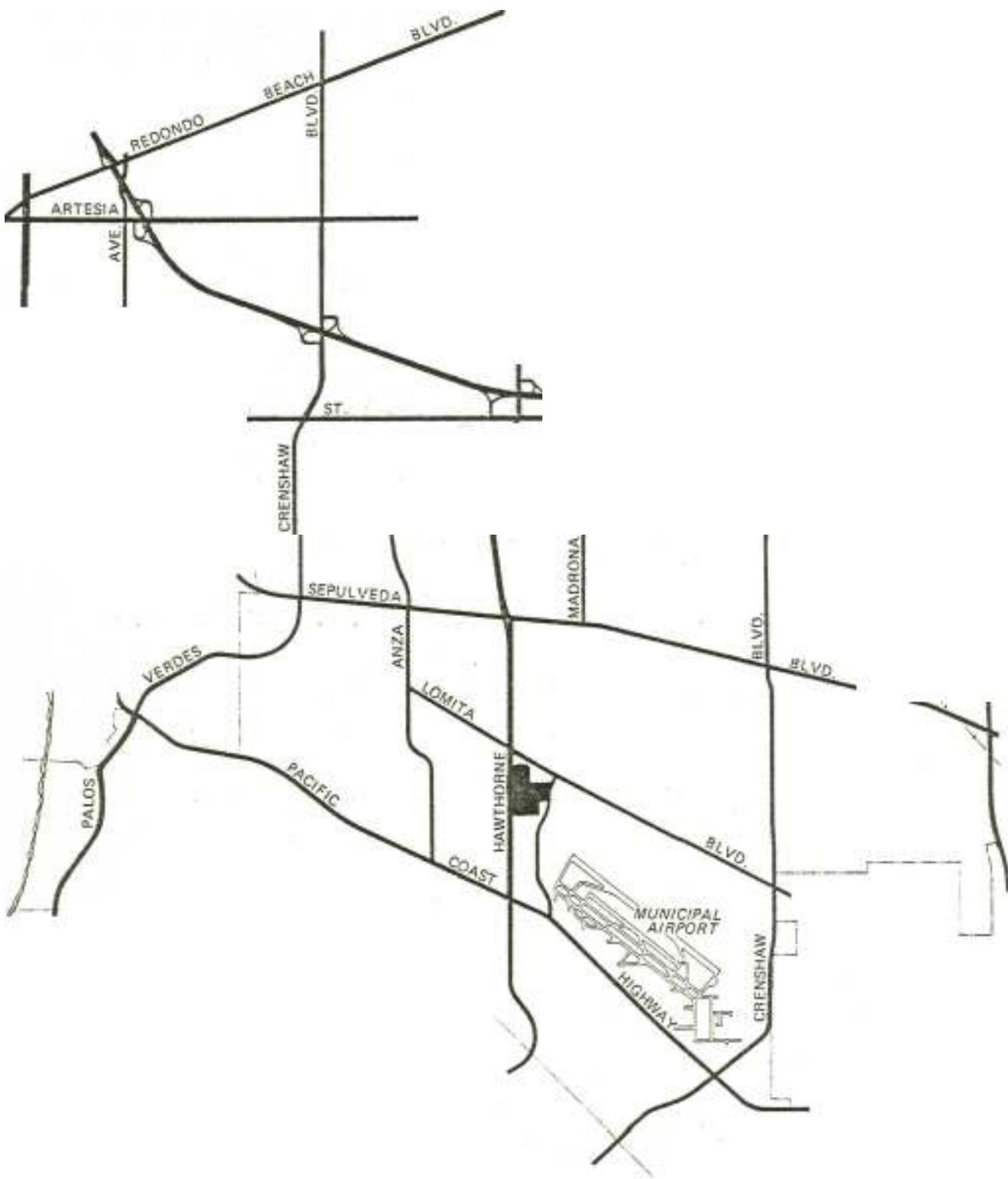


REDEVELOPMENT PLAN
for the
SKYPARK REDEVELOPMENT PROJECT

Adopted by
Ordinance No. 2708
November 16, 1976

Redevelopment Agency of
the City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Telephone: (310) 618-5990



CITY OF TORRANCE, CALIFORNIA

REDEVELOPMENT AGENCY

James R. Armstrong,
Chairman

William C. Applegate
L. Douglas Brown
Cathryn A. Geissert

Richard P. Rossberg
Donald E. Wilson

Edward J. Ferraro,
Executive Director/Secretary

Jerome I. Scharfman,
Senior Deputy Executive Director/Assistant Secretary

Charles Mo Shartle,
Deputy Executive Director/Assistant Secretary/
Planning Officer

Sherie L. Nelson
Thomas C. Rupert
Stanley E. Remelmeyer
William W. Dundore

Clerk
Treasurer
Chief Counsel
Chief Accountant

TORRANCE PLANNING COMMISSION

Velma Shelbourn,
Chairperson

Gerald Alter
John Bramhall
Michael Co Donaldson

Janet A. Pryor
William Uerkwitz
Kenny Uyeda

TABLE OF CONTENTS

			<u>PAGE</u>
I.	[§ 100]	INTRODUCTION.	1
II.	[§ 200]	PROJECT AREA BOUNDARIES.	1
III.	[§ 300]	PROPOSED REDEVELOPMENT ACTIONS.	2
	A.	[§ 301] General.	2
	B.	[§ 302] Participation by Owners and Tenants.	3
		1. [§303] Opportunities for Owners and Tenants	3
		2. [§304] Rules for participation Opportunities, Priorities and Preferences.	3
		3. [§305] Participation Agreements.	4
	C.	[§306] Cooperation with Public Bodies.	4
	D.	[§307] Property Acquisition.	5
		1. [§308] Acquisition of Real Property.	5
		2. [§309] Acquisition of Personal Property.	6
	E.	[§310] Property Management.	6
	F.	[§311] Relocation of Persons, Individuals and Business Concerns Displaced by the Project.	6
		1. [§312] Assistance in Finding Other Locations.	6
		2. [§313] Relocation Payments.	7
	G.	[§314] Demolition, Clearance, Public Improvements, Building and Site Preparation.	7
		1. [§315] Demolition and Clearance.	7

		<u>PAGE</u>
	2. [§316] Public Improvements.....	7
	3. [§317] Preparation of Building Sites.....	7
H.	[§318] Property Disposition and Development.....	8
	1. [§319] Real Property Disposition and Development.....	8
	a. [§320] General.....	8
	b. [§321] Disposition and Development Documents	8
	c. [§322] Development.....	9
	2. [§323] Personal Property Disposition.....	9
I.	[§324] Rehabilitation, Conservation, and Moving of Structures..	9
	1. [§325] Rehabilitation and Conservation.....	9
	2. [§326] Moving of Structures.....	10
IV.	[§400] USES PERMITTED IN THE PROJECT AREA.....	10
	A. [§401] Map.....	10
	B. [§402] Commercial Uses.....	10
	C. [§403] Industrial Uses.....	10
	D. [§404] Public Uses.....	12
	1. [§405] Rights-of-Way and Easements.....	12
	E. [§406] Interim Uses.....	13
	F. [§407] General Controls and Limitations.....	13
	1. [§408] New Construction.....	13
	2. [§409] Existing Nonconforming Uses.....	14
	3. [§410] Rehabilitation and Retention of Properties.....	14

			<u>PAGE</u>
4.	[\$411]	Limitation on the Number of Buildings.....	14
5.	[\$412]	Open Spaces and Landscaping.....	14
6.	[\$413]	Limitation on Type, Size and Height of Buildings	15
7.	[\$414]	Approximate Number of Dwelling Uses.....	15
8.	[\$415]	Light, Air, and Privacy.....	15
9.	[\$416]	Signs.....	15
10.	[\$417]	Utilities.....	15
11.	[\$418]	Incompatible Uses.....	15
12.	[\$419]	Nondiscrimination and Nonsegregation.....	15
13.	[\$420]	Minor Variations.....	16
14.	[\$421]	Resubdivision of Parcels.....	16
G.	[\$422]	Design for Development.....	16
H.	[423]	Building Permits.....	17
1.	[\$424]	Review of Applications for Issuance of Permits..	17
V.	[\$500]	METHODS FOR FINANCING THE PROJECT.....	18
A.	[\$501]	General Description of the Proposed Financing Method.....	18
B.	[\$502]	Tax Increments.....	18
C.	[\$503]	Other Loans and Grants.....	20
VI.	[\$600]	ACTIONS BY THE CITY.....	20
VII.	[\$700]	ENFORCEMENT.....	21
VIII.	[\$800]	DURATION OF THIS PLAN.....	22
IX.	[\$900]	PROCEDURE FOR AMENDMENT.....	22

I. [§ 100] INTRODUCTION

This is the Redevelopment Plan for the Skypark Redevelopment Project ("Project") of the City of Torrance, County of Los Angeles, State of California, and consists of the Text and the Redevelopment Plan Map ("Map"). This Redevelopment Plan was prepared by the Redevelopment Agency of the City of Torrance ("Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000, et seq.), the California Constitution and all applicable local laws and ordinances.

II. [§ 200] PROJECT AREA BOUNDARIES

The boundaries of the Project area are illustrated on the Map. The legal description of the boundaries of the Project area is as follows:

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

Those portions of Lot 28, Meadow Park Tract, as per map recorded in Book 15, Page 60, Miscellaneous' Records of said County and the Subdivision of Lot 29, Meadow Park Tract, as per map recorded in Book 25, Page 41, Miscellaneous Records of said County and the parcel of land in the Rancho Los Palos Verdes allotted to Orin S. Weston by decree of distribution in the estate of B. S. Weston, recorded in Book 2838, Page 230 of Deeds, Records of said County and being part of that certain tract of land marked "B. S. Weston 1898.34 acres" on a Map of Partition of part of Rancho Los Palos Verdes filed in Case No. 11575 of the Superior Court of said County, a copy of which map is filed in Book 1, Page 3 of Record of Surveys in the Office of the County Recorder of said County, Hawthorne Boulevard (134 feet wide) and Madison Street (84 feet wide) lying within the following described boundary line:

Beginning at the most northerly corner of Lot 2, Tract No. 21484, as per map recorded in Book 822, Pages 54 through 60 of Maps, Records of said County: thence southerly along the westerly line of said Lot 2 to the northerly line of Skypark Drive as shown on said map of Tract No. 21484: thence westerly along said northerly line and its westerly prolongation to the westerly line of Hawthorne Boulevard as shown on said map of Tract No. 21484: thence northerly along said westerly line and its northerly prolongation to a point of intersection with the westerly prolongation

of the northerly line of Lot 1 of Record of Survey filed in Book 85, Page 17 of Record of Surveys in the Office of the County Recorder of said County; thence easterly along said westerly prolongation to the northwest corner of said Lot 1; thence southerly along the westerly line of said Lot 1 to the southerly line of said Lot 1; thence easterly along said southerly line and its easterly prolongation to a point of tangency with a curve concave southerly having a radius of 178.07 feet; thence easterly along said curve to a point of tangency with a reverse curve, concave northerly having a radius of twenty-five (25) feet, said point of tangency being in the westerly continuation of that certain curve in the southerly line of Parcel 4, Parcel Map. No. 836, filed in Book 36, Page 72 of Parcel Maps, Records of said County; thence easterly along said continuation and continuing easterly and northeasterly along said curve to its point of tangency with the southeasterly line of said Parcel 4; thence southeasterly along the prolongation of the radial line which passes through said point of tangency to the easterly line of Madrona Avenue (84 feet wide) as shown on said Parcel Map No. 836; thence southwesterly and southerly along said easterly line of Madrona Avenue, shown as Madison Street on the map of said Tract No. 21484, to a point of intersection with the easterly prolongation of the northerly line of said Lot 2, Tract No. 21484; thence westerly along said easterly prolongation and along said northerly line to the point of " beginning.

III. [§ 300] PROPOSED REDEVELOPMENT ACTIONS

A. [§ 301] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project area by:

- (1) Providing for participation by property owners and tenants presently located in the Project area by extending preferences to remain or relocate within the redeveloped area;
- (2) Acquisition of real property
- (3) Management of property under the ownership and control of the Agency;
- (4) Demolition or removal of buildings and improvements;

- (5) Relocation assistance to displaced Project occupants:
- (6) Installation, construction, or reconstruction of streets, utilities, and other public improvements:
- (7) Disposition of property for uses in accordance with this Plan:
- (8) Redevelopment of land for uses in accordance with this Plan:
- (9) Rehabilitation of structures and improvements by present owners, their successors, and the Agency.

B. [§ 302] Participation by Owners and Tenants

1. [§ 303] Opportunities for Owners and Tenants

The Agency shall extend preferences to persons who are engaged in business in the Project area, to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed in the Plan.

Persons who are owners of real property in the Project area may be given the opportunity to participate in redevelopment by retaining all or a portion of their properties by acquiring adjacent or other properties in the Project area, or by selling their properties to the Agency and purchasing other properties in the Project area in accordance with this Plan and rules for participation adopted pursuant to law.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a participation agreement as defined in Section 305, 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.

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

In order to provide opportunities to owners and tenants to participate in the growth and development of the Project area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences

among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences should include present occupancy, participants' length of occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of participants' proposals with the intent and objectives of the Redevelopment Plan and service to the community of the participants' proposals.

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.

To the extent feasible, opportunities to participate shall be provided first to owners and tenants in the Project area without competition with persons and firms from outside the Project area.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; and any reduction in the total number of individual parcels in the Project area.

3. [§ 305] Participation Agreements

Each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

C. [§ 306] 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 which own or intend to acquire property in the Project area. Any public body which owns or leases

property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project area by a public body shall be subject to Agency approval.

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

D. [§307] Property Acquisition

1. [§ 308] Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project area by 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 to execute the Plan for the power of eminent domain to be employed by the Agency to acquire the real property in the Project area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method.

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

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 in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

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

As a part of the cost of acquisition of all property acquired in the Project area, the Agency shall compensate each displaced person as provided in California Government Code, Section 7260, et seq.

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

2. [§309] Acquisition of Personal Property

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

E. [§310] Property Management

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

The Agency is authorized, but not required, to make payments to taking agencies in lieu of property taxes.

F. [§ 311] Relocation of Persons, Individuals and Business Concerns Displaced by the Project

1. [§ 312] Assistance in Finding Other Locations

The Agency shall assist all persons, individuals and business concerns displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons, individuals and to business concerns, if any, displaced from their places of residence or business by the Project, the Agency shall assist these individuals in finding a new location that is within their financial means, in reasonably convenient locations, and otherwise suitable to their needs.

2. [§313] Relocation Payments

The Agency shall make relocation payments to persons (including families, business concerns, and others) displaced by the Project for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to Agency rules and regulations, the California Relocation Assistance Law (Government Code, Sections 7260, et seq.), and Guidelines adapted and promulgated pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

G. [§ 314] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [§ 315] Demolition and Clearance

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

2. [§ 316] Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements. and public utilities within or outside the project area) necessary to carry out the Plan. Such public improvements include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas and playgrounds.

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

3. [§ 317] 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.

H. [§ 318] Property Disposition and Development

1. [§ 319] Real Property Disposition and Development

a. [§ 320] General

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

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

All real property acquired by the Agency in the Project area shall be sold or leased for development for prices which shall not be less than fair value for uses in accordance with the Plan. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one 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 other public body. All purchasers or lessees of property 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. [§ 321] 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.

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 servitudes, or any other provisions necessary to carry out this Plan.

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

Any documents relating to the resale of Project property by the Agency shall contain a provision expressly reserving avigation easements.

c. [§ 322] Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project area for itself or for any public body or entity.

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

All development plans shall be submitted to the Agency for approval and architectural review. All development in 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. [§ 323] Personal Property Disposition

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

I. [§ 324] Rehabilitation, Conservation, and Moving of structures.

1. [§ 325] 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.

2. [§ 326] 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.

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

A. [§ 401] Map

The Map attached hereto illustrates the location of the Project boundary, the immediately adjacent streets, the proposed public rights-of-way and the proposed land uses to be permitted in the Project area for all land, public, semipublic and private.

B. [§ 402] Commercial Uses

Areas shown on the Map for commercial purposes shall be privately developed and used for professional and executive or administrative offices of commercial, industrial, financial or, other firms by Conditional Use Permit as provided in Chapter 5, Division 9 of the Torrance Municipal Code and for retail commercial uses.

All uses relating to flight schools and aircraft sales shall be excluded from the Project area.

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 if it is determined that there is exceptional site planning, excessive landscaping, unique nature of use, etc.; and the height of buildings shall not exceed Federal aviation regulations for the Project area.

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

C. [§ 403] Industrial Uses

Areas shown on the Map for industrial uses shall be privately developed and used for purposes of light clean manufacturing and distribution facilities with sales related

activities, and those commercial uses that primarily service nearby industrial uses. Such uses may include:

- (1) Scientific research, development or experimental laboratories.
- (2) Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical or electromechanical nature, such as, but not limited to:
 - Coils, tubes, transistors, capacitor, and similar components.
 - Communication, navigation, transmission, control and guidance equipment.
 - Data processing equipment and systems.
 - Metering instruments and equipment.
 - Phonographs and other audio units.
 - Radar and sonar equipment.
 - Television and radio equipment.
- (3) Manufacture, assembly, testing and repair of optical, medical, dental, drafting, time, musical and photographic equipment, except film:
- (4) Manufacture, assembly and repair of testing equipment.
- (5) Manufacturing, processing and packaging of pharmaceuticals, drugs, toiletries and cosmetics, except soap.
- (6) Research and development facilities for the creation of prototypes.
- (7) Printing, engraving, lithographing, blue printing, and photocopying film processing.
- (8) Business service establishments such as electronic computer servicing and addressing services.
- (9) Manufacturing, assembling, compounding and packaging of articles or products from the following previously prepared materials:

Bristles, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horns, leather (excluding etching, burning and other odorous operations), paper, plastics (excluding any melting or odorous process), precious/semi-precious stone, precious/semi-precious metal, shells, textiles, tobacco, yarn.

- (10) Manufacture and packaging of candy.
- (11) Manufacture of ceramic products utilizing only previously pulverized clay and kilns that are fired only by electricity or natural gas.
- (12) Mattress manufacturing, rebuilding and repairing.
- (13) Catering services.
- (14) Studio or office for industrial designing, drafting, model making, engineering, architecture, sculpture or painting.
- (15) Other similar industrial, commercial or office 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.

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 if it is determined that there is exceptional site planning, excessive landscaping, unique nature of use, etc.; and the height of buildings shall not exceed Federal aviation regulations for the Project area.

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

D. [§ 404] Public Uses

1. [§ 405] Rights-of-way and Easements

As illustrated on the Map, the major public streets in the Project area are Hawthorne Boulevard, Skypark Drive, Madison street and 234th street. Existing streets and

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

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

E. [§ 406] Interim Uses

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

F. [§ 407] General Controls and Limitations

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

1. [§ 408] New Construction

All construction in the Project area shall comply with all applicable state and local laws in effect from time-to-time including, without limitation, the Building, Electrical, Heating and ventilating, Housing, and Plumbing Codes of the City.

All setback areas shall be landscaped and maintained by the owner. Any portion necessary for access shall be paved.

Parking structures and parking facilities for the joint use of two or more parcels of a size sufficient to meet the combined requirements of such parcels may be constructed with prior written approval of the Agency. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the city's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities shall be located in a manner to avoid interference with public use of sidewalks and in conformance with the Torrance Municipal Code. Off-street loading facilities must also be screened by landscaping to the extent and in the manner required by the Agency.

The Agency shall establish setback requirements for all new development within the Project area which may exceed the requirements of the City's zoning ordinance.

2. [§ 409] Existing Nonconforming Uses

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

3. [§ 410] Rehabilitation and Retention of Properties

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

4. [§ 411] Limitation on the Number of Buildings

The number of buildings in the Project area shall not exceed twenty-five.

5. [§ 412] Open Spaces and Landscaping

The approximate amount of open spaces to be provided in the Project area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other amounts of outdoor area not permitted through limits on land coverage by this Plan to be covered by buildings. Landscaping shall be developed in the Project area to ensure optimum use of living plant material.

6. [§ 413] Limitation of Type, Size and Height of Buildings

Except as set forth in other Sections of this Plan, the height, type, and size of buildings shall be as limited by the applicable state statutes, local zoning, building and other applicable codes and ordinances.

7. [§ 414] Approximate Number of Dwelling Use.s

No residential uses will be permitted within the Project area.

8. [§ 415] Light, Air, and Privacy

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

9. [§ 416] Signs

On premises signs shall be permitted in the Project area only in conformity with State statutes, and local codes and ordinances. Plans for all signs shall be submitted to the Agency as a part of the development plans for each property to be developed. No exterior sign shall be constructed or maintained in the area without the written approval of the Agency.

10. [§ 417] Utilities

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

11. [§ 418] 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. There shall be no opening or penetration within 500 feet of the surface within the Project area for extraction of oil, gas, or other mineral substances, or for any other purpose connected therewith.

12. [§ 419] Nondiscrimination and Nonsegregation

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

13. [§ 420] Minor Variations

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

- (1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- (2) 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.
- (3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- (4) Permitting a variation will not be contrary to the objectives of the Plan.

In permitting any such variation the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan.

14. [§ 421] 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.

G. [§ 422] Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, 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, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and 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.

H. [§ 423] Building Permits

1. [§ 424] Review of Applications for Issuance of 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 the Plan; and
- (2) What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan; and
- (3) Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted development plans to the Agency.

After receipt of said report or 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 the 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.

V. [§ 500] METHODS FOR 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, property tax increments, interest income, Agency bonds, or any other available source, public or private.

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

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

The Agency, with the approval of the City Council, is authorized to issue bonds from time-to-time if it deems appropriate to do so.

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

The City or any other public agency may expend money to assist the Agency in carrying out this Project.

B. [§ 502] Tax Increments

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

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date) ; and

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

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 moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Redevelopment 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 number of dollars of taxes which may be divided and allocated to the Agency pursuant to: California Health and Safety Code Section 33670 shall not exceed Ten Million Dollars (\$10,000,000), except by amendment of this Redevelopment Plan.

No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred after ten (10) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loans, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

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

C. [§ 503] Other Loans and Grants

Any other IQans, grants, guarantees or financial assistance from the United States, 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. Action by the city shall include, but not be limited to, the following:

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

- (2) Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.
- (3) Revision of zoning within the project area to permit the land uses and development authorized by this Plan.
- (4) Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.
- (5) The undertaking and completing of any-other proceedings necessary to carry out the Project.

VII. [§ 700] ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency. Any responsibility of the Agency under this Plan may be delegated to the City by the Agency.

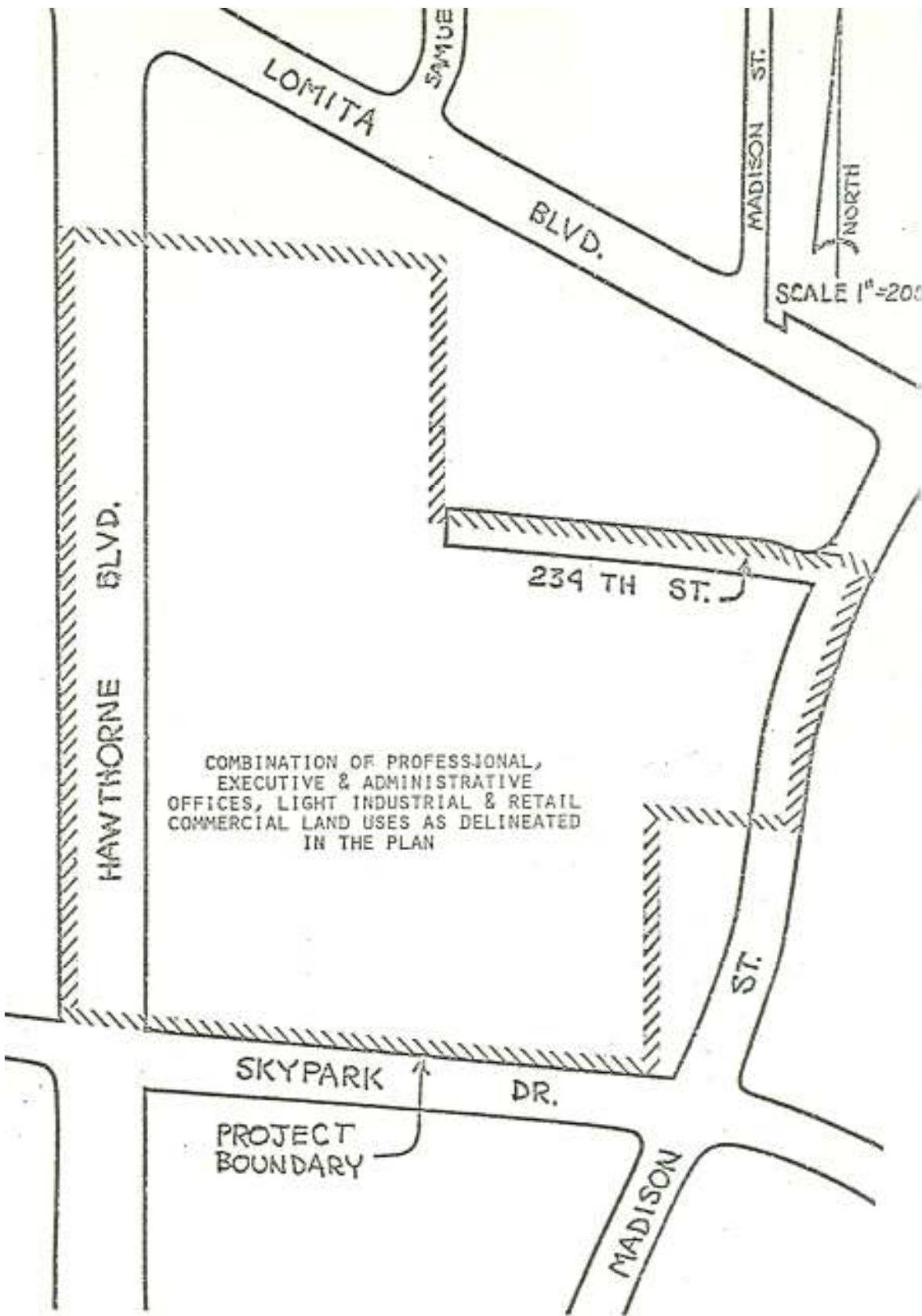
The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the city. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriated 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 nondiscrimination and nonsegregation provisions which shall run in perpetuity, the land use controls of this Plan and the land use controls of other documents formulated pursuant to this Plan shall be 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 Sections 33450-33458 of the Redevelopment Law, or by any other procedure hereafter established by law.



SKYPARK REDEVELOPMENT AREA

RE: Sections 401-405