

DEVELOPMENT STANDARDS
AND REVIEW PROCEDURES
FOR THE
SKYPARK REDEVELOPMENT PROJECT

REDEVELOPMENT AGENCY
OF THE CITY OF TORRANCE
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I. PURPOSE

The purpose of these development standards is to establish and maintain a planned commercial/industrial center with setback, architectural, landscaping, signing and parking controls.

II. PERMITTED AND CONDITIONALLY PERMITTED USES

A. PERMISSIBLE USES

No building, structure, improvement or premises shall be used and no building, structure or improvement shall be erected, constructed, established, altered or enlarged in the office commercial area, which is designed, arranged or intended to be occupied or used for any purpose other than the sale at retail of goods or services as follows:

- Accountants
- Advertising agency offices
- Appraisers
- Attorneys
- Bookkeeping
- Collection agency
- Consultants' offices
- Contractors' offices
- Credit bureau
- Data processing services
- Dental offices
- Detective bureau - police patrol offices
- Duplicating and copiers, sales
- Employment agency - private
- Economic consultants
- Engineers, architects, surveyors, planners and designers offices
- Escrow agent
- Financial institutions
- Instant printer
- Insurance agents/brokers
- Investment brokers
- Mailing service
- Manufacturer's representative office
- Medical offices
- Mortgage loans office
- Personnel service
- Pharmacies
- Professional, executive, administrative or research offices of commercial, industrial, financial or other compatible firms
- Public relations
- Real estate agents/brokers
- Secretarial service
- Snack bar and sundries
- Telephone answering service

Travel agencies
Typing and addressing services
Veterinary services

B. USES PERMITTED BY CONDITIONAL USE PERMIT

Restaurant (must be outside of airport approach zone)
The following commercial uses shall be permitted when provided for the primary use of tenants and employees of the Skypark Project:

Personal services
Stationary store
Cafe, coffee shop or delicatessen serving primarily tenants of on-site buildings and provided it is not oriented onto Hawthorne Boulevard, Skypark Drive or Madison Street.

C. USES SPECIFICALLY PROHIBITED

1. The following uses shall be prohibited:
 - a. Heavy manufacturing uses.
 - b. Residential uses.
 - c. Junk yards.
 - d. Drilling for oil, gas, etc.
 - e. Dumping, disposing, incineration, etc.
 - f. Uses considered dangerous.
 - g. New car agencies or used car lots.
 - h. Uses considered objectionable or nuisances by reason of odor, dust, fumes, smoke, noise or vibration.
 - i. Outdoor storage or business activity.
 - j. Uses considered objectionable by reason of adverse affect on adjoining parcels and lots as determined by the Torrance Planning Commission.
 - k. Automotive service or repair facilities.
 - l. Warehousing

III. DEVELOPMENT STANDARDS

A. LAND COVERAGE

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.

B. OPEN SPACE REQUIREMENTS

1. FRONT YARDS

Each lot or parcel shall have a front yard setback of not less than 20 feet or more than 60 feet extending the full width of the parcel or lot. No parking of vehicles shall be allowed in the required 20 foot front yard area.

2. SIDE YARDS

Each lot or parcel shall have a side yard of not less than 10 feet from the side property line except where the side property line abuts a street, in which case the exterior side yard shall be 15 feet. The Planning Commission may recommend developments with only one interior side yard subject to approval by the Redevelopment Agency. In such cases the criteria for approval shall be that all proposed structures are architectural compatibility with proposed or existing structures on adjoining parcels.

3. REAR YARDS

None required.

C. HEIGHT CONTROL Amended by Redevelopment
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No building, structure or pole may exceed a height of 102 feet above mean sea level within said approach protection area and 113 feet above mean sea level on the remainder of the site.

D. OFF-STREET PARKING AND LOADING REQUIREMENTS

The following parking and loading standards shall apply to the following commercial and industrial uses:

1. BANK

For each lot or parcel of land used for a bank there shall be provided one parking space for each 175 square feet of modified gross floor area on lobby floor. Office area not on lobby floor shall be treated in the same manner as business and professional offices.

2. BUSINESS, PROFESSIONAL, AND SAVINGS AND LOAN OFFICES

For each lot or parcel of land used for business, professional, and savings and loan offices there shall be provided one parking space for each 300 square feet of modified gross floor area. Such business shall include but not be limited to offices for attorneys, architects, accountants, managers and administrators.

3. FOOD AND BEVERAGE ESTABLISHMENT

For each lot or parcel of land used for a food and beverage establishment there shall be provided one parking space for each 100 square feet of modified gross floor area for food and beverage use.

4. OPEN AREA USES NOT IN BUILDINGS

For all open area uses not in buildings the number of spaces shall be determined on recommendation of the Planning Commission and approval of the Redevelopment Agency on the basis of employer and customer needs, design and type of use.

5. RETAIL AND SERVICE COMMERCIAL USES

For each lot or parcel of land used for retail or service commercial uses there shall be provided, except as otherwise specified, one parking space for each 200 square feet of modified gross floor area, for the approved square footage of retail usage.

6. REQUIRED OFF-STREET LOADING SPACE

Loading spaces shall be provided for all buildings and shall be so arranged that they will not impede traffic circulation within the parking areas and will not block parking stalls. These shall be distributed along the perimeter of the area containing buildings and one loading space can serve one or two buildings as needed.

7. FLOOR AREA

a. MODIFIED GROSS

Modified gross floor area shall be calculated by measuring the total floor area from within the exterior surface of the walls of the building. The following areas on each floor shall not be included in that calculation and shall not be charged for parking:

- a. Stairs
- b. Toilets
- c. Elevator shafts
- d. Plumbing shafts
- e. Air shafts
- f. Mechanical equipment rooms which are used solely for the maintenance of the building

b. LEASEABLE AREA

Will be computed to include all private toilets, private storage areas, private stairways, and corridors covered by the lease agreement. Measurements from the exterior walls will begin from the outside of the wall. If there are common partitions between leases, the measurements will be taken from the center line of said partitions. If a lease runs to a corridor, the measurements will be taken to the face of the wall facing the corridor.

E. OFF-STREET PARKING AND LOADING DESIGN STANDARDS

1. PLOT PLAN APPROVAL REQUIRED

Prior to the time a building permit is requested for any new building or structure or at the time a new use of land which would require off-street parking is established, a plot plan shall be submitted showing the proposed development of the property, including the layout and development of the parking and loading facilities. All parking and loading spaces shall be designated as well as the access aisles and other improvements.

2. SIZE OF PARKING SPACE

The minimum size of each parking space in a parking lot serving commercial uses shall be no less than eight feet six inches in width and nineteen feet in depth. Compact car spaces shall be 7.5 x 15 feet.

3. ACCESS TO PARKING AREAS

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

4. PARKING AREA ACCESS ROADS AND DRIVEWAYS

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

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

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

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

5. PARKING SPACE STRIPING

All parking areas shall be striped with double lines (6 inches both sides of center) between stalls to facilitate the movement into and out of the parking stalls.

6. BORDER BARRICADES

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

7. LIGHTING OF PARKING AREAS

Lighting shall be used to illuminate off-street parking facilities and adjoining public rights-of-way.

8. PAVING OF PARKING AREAS

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

9. LOCATION AND CONTROL OF PARKING FACILITIES

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

10. PARKING FACILITIES REQUIRED FOR MORE INTENSIVE USE

When the intensity of use of any building, structures, or premises is increased through the addition of floor area, seating capacity, or other use of measurement specified in these standards, additional parking and loading facilities for such use shall be provided as required by these standards.

11. PARKING FACILITIES REQUIRED FOR CHANGE OF USE

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

12. PARKING FACILITIES PROVIDED BEYOND REQUIRED FACILITIES

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

13 . RESTRICTION ON PARKING SPACE USE

Patrons or employees of an occupant of a building cannot be charged for the use of parking spaces designated toward providing minimum parking requirements.

14. CONTINUING OBLIGATION

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

15. DEVIATIONS FROM PARKING LOT DESIGN REQUIREMENTS

a. Deviations from parking lot design requirements may be permitted by the Planning Director in the following instances:

When reduced space size for small automobiles is proposed in parking areas containing at least ten (10) parking spaces, provided that such compact spaces shall be no less than seven (7) feet six (6) inches in width and fifteen (15) feet in length and that such spaces may not comprise more than twenty (20) percent of the required parking.

b. Any modification of the proposed plan as provided above shall terminate any permission granted for deviation.

16. MAINTENANCE

The owner of property used for parking shall maintain such area in good condition including striping, without holes and free of all weeds, dust, trash and other debris.

17. LANDSCAPING

a. Amount of landscaping required. Not less than five percent of the interior of a parking lot which provides ten or more parking spaces shall be landscaped and continuously maintained. Any unused spaces may be used for planting purposes. A planting bed shall have an average width of three or more feet and a minimum area of nine or more square feet. A method of irrigating all planting areas shall be provided by permanent water system.

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

c. Choice of plant material. The choice of plant material shall be either trees or shrubs or both, with a ground cover, in keeping with the size or limitations of the area, all plant material being predominantly drought tolerant or low water using. Ground covers alone are not acceptable.

F. LANDSCAPING

The following requirements shall be considered:

1. Every site on which a building or structure is placed shall be landscaped in the required front yard area and the side yard abutting a public street. A landscaping plan shall be submitted to the Planning Department for recommendation to the Redevelopment Agency prior to issuance of building permits. Landscaping, as approved by the Redevelopment Agency, shall be installed prior to issuance of Certificate of Occupancy. A maintenance association shall be formed upon completion of the project to assure that landscaping shall be maintained in healthy condition. Membership will be mandatory of all tenants and a contact person shall be made known to appropriate city departments (Planning; Building and Safety; Redevelopment Agency).

2. All other areas of a developed parcel or lot that are not used for driveway, parking, building or loading shall be landscaped and maintained. The Redevelopment Agency may require that an agreement, assessment district or other appropriate mechanism be established to ensure the maintenance of such areas.

3. Landscaping may consist of the following: grass lawns, ground cover, trees, decorative masonry walls, screening, terraces, fountains, pools and other water arrangements.

4. A permanent water sprinkling system shall be required in all landscaped areas.

5. A Conceptual Design Plan shall be prepared by a competent landscape architect for landscaping the Skypark Redevelopment Project. The following guidelines shall be inherent in that plan to assure the City that open space and green buffers provide the necessary anchor between the structures and the natural environment.

a. There will be a minimum of -

6 - 48" box trees)	
6 - 36" box trees)	Phase I
12 - 30" box trees)	
3 - 48" box trees)	
3 - 36" box trees)	Phase II
6 - 30" box trees)	
3 - 48" box trees)	
3 - 36" box trees)	Phase III
3 - 30" box trees)	

Types of trees to be determined at time of approval of final plans. In addition, all other plant material types and numbers shall be determined by an approved inventory of plants extrapolated from the final plans submitted. Final landscape plan and said inventory will be required before final approval of the Planning Commission.

b. Not less than five percent of the interior of a parking lot which provides ten or more parking spaces shall be landscaped. Plant material shall be either trees or shrubs or both. Ground covers alone shall not be acceptable. Trees shall be provided at a ratio of one (1) tree for every ten (10) parking spaces and shrubs shall be provided at a ratio of one (1) five gallon size shrub for every twenty (20) parking spaces.

c. Landscaping should be used to keep pavement away from buildings. Trees should be planted adjacent to structures on site. It is recommended that the quantity be at least equal to one tree for every thirty lineal feet of the combined length of rear and both side wall dimensions; except where engineering deems it necessary to provide specifications to keep moisture away from foundations in clayey soils.

d. In the spatial arrangement of landscaping, it is recommended that the grouping of plants with the general character of the area be the criteria by which to judge rather than the particular specie used. Growth habits, forms, colors and textures should be considered in the selection of plants. Random planting or grouping of plants in simple composition should be used to break up wall areas and parking lots. The grouping may consist of major scale trees which provide foliage visible above the roof lines from within the site and/or smaller scale trees which provide foliage or shade patterns on either horizontal or vertical planes.

e. All unpaved areas on developed lots should be planted with turf or ground cover. Shrub materials may be used. Other ground cover should be used sparingly to complement other planted areas.

f. Extensive mounding should be used to vary the topography of the area and to provide effective screens for parking and other areas which need screening.

g. Decorative block walls, screening, terraces, fountains, pools and other water arrangements should be used to unify the structures with the natural environment.

h. Plastic or artificial plants or landscaping materials such as rocks or gravel will not be used. Boulders may be used if they add to the coherence of the landscape design. The plant material used shall be predominantly drought tolerant or low water using.

i. Any trees, shrubs, or ground cover that die, shall be replaced immediately upon detection. Replacement shall be of equal size and species.

j. Landscaping of outer (top of berm) half (street side) around undeveloped area of all exterior perimeters (Hawthorne, Madison, Skypark) shall be installed with first phase.

k. Sidewalk, curbs, gutters at outer perimeters shall be installed with first phase.

l. There must be an approved weed and dust abatement plan for the areas left undeveloped for Phases II and III. Such plans shall be submitted with final landscape plan for Phase I, and shall include a screening plan for buffering Phase I from undeveloped areas (and including an irrigation plan for that screening area).

m. Maintenance of all landscaping shall be a continuing program to assure that the aesthetic quality is maintained and that all plant materials are kept in a healthy condition and shall include:

- Pruning (deadwood, aesthetic)
- Mowing (with removal of cuttings and leaves)
- Feeding/fertilizing
- Irrigating (kept operable; control of direction of spray, etc.)
- Spraying (pesticide)
- Replacement (of dead or deteriorated material)
- Weeding
- Repairing (paving, furniture, light fixtures, etc.)
- Cleaning (remove litter, debris)
- Sweeping of parking areas
- Rectification of puddling

G. ARCHITECTURAL CONTROLS FOR SKYPARK

The City shall require Design and Physical Development Plans for development which will allow continuity of theme in the style or type of architecture allowed and the type and arrangement of landscaping, thereby allowing the development of the project area to be carried out in one continuous process. Such plans shall be submitted to the Planning Commission for their recommendation to the Redevelopment Agency.

1. GENERAL STANDARDS

The following minimum standards shall be considered for overall building design:

a. Roofs visible from the streets shall not be permitted, unless structurally and architecturally approved by the Torrance Planning Commission.

b. Loading docks shall be set back and landscaped to minimize unattractiveness from public streets. In no case shall any loading dock or loading space or area be allowed in the required front or side street side yard. No loading dock shall be visible from the street or public way, without a recommendation of the Torrance Planning Commission.

c. Exterior walls shall be painted or suitably treated, subject to the recommendation of the Torrance Planning Commission.

d. Accessory buildings, markings and enclosures shall be consistent as to design and quality of materials used with the buildings to which they are accessory.

e. All trash shall be confined within trash enclosures that shall be bounded on three (3) sides by walls of material compatible in color, texture, and appearance with the main structure and having a gated opening of sufficient width to permit the removal and replacement of standard size commercial trash bins. The gate of said enclosure shall be constructed of solid, opaque material, and said enclosure shall be easily accessible to refuse disposal vehicles. Trash bins shall remain in the enclosures except during trash pickup.

f. All outside utility devices shall be screened. Drain ducts shall be placed inside buildings except when not visible from public street frontage.

2. ARCHITECTURAL STANDARDS

In order to insure a certain aesthetic quality of structure, the following criteria should be considered in building design:

a. Visual unity in the project area may be accomplished by placing recti-linear masses at right angles to each other and using similar and compatible treatment on exterior wall surfaces and similar construction materials throughout the project area. A list of suitable materials as well as samples of possible textural treatment for wall areas approved by the Planning Commission will be on file in the Planning Department.

b. Monotonous repetition or excessive variety in structures should be avoided.

c. Variation in roof line as well as building shape is encouraged to prevent a boxlike appearance to buildings.

d. Facades and/or office areas should be treated in such a way that they appear to be an integral part of the main building; materials, textures and colors used must be compatible with the rest of the building.

e. All walls should be architecturally treated by using the same materials, textures and colors used in the facade throughout the wall surfaces to break up wall areas and to insure continuity in the building design. The Planning Commission may waive rear and side walls not visible from public view.

f. All exterior garden or decorative walls shall be constructed with masonry, concrete, or other aesthetically pleasing and complementary materials.

g. Textures formed by molded or treated concrete or plastic, as well as materials such as tiles, asbestos, granite, bricks, metals such as porcelain and steel, and glass may be used in a decorative manner to enhance the basic design of the structure.

h. The adopted color range permitted shall be restricted to off-white and other subdued earthen hues in the range specified by the Planning Commission and on file in the Planning Department. Colors of higher intensity should be used for accents and contrast in small areas, e.g., on signs and portions of the facade. Colors are to be coordinated on all levels of the building to achieve total continuity of design. A change of color, shade of color, or textural treatment is recommended to break up wide spaces

of wall areas and to detract from the horizontal lines found in the rectangular shape of the building. A theme color may be selected to serve as a unifying element in the overall design of the project area.

i. Fenestration or the placement and proportions of windows should be used to open up facades and wall areas and to relate the inside of the structure to the exterior. Special types of glass such as thermolux, one-way reflecting and strongly tinted glass may be used to prevent the disadvantages of direct sunlight and to enhance the appearance of the building.

j. All signs should be considered and designed by the architect as an integral element in the architectural design of the facility. The dynamic use of lettering in the signs may be used to break up the regularity of the horizontal lines found in the structure. Types of lettering and colors should add continuity to the design features of the structure. If lawn signs are used, they shall be low lawn mounted or monument signs.

k. Exposed mechanical equipment, including vents and exhausts, must be architecturally screened to prevent view of contents from public view.

l. Accessory building markings and enclosures should be consistent to the design and quality of adjacent primary buildings in color, texture and materials.

m. Chain link fences shall not be permitted as screens along the fronts and exterior sides exposed to public view. Walls used as screens for the frontage and exterior yards shall be constructed of masonry and treated as an integral part of the structure in material and color. If chain link fences are required for security purposes, exclusive of the front and exterior side yards, screen landscaping and colors shall be coordinated with the main structure. The exclusive use of vines to cover the fence will not be acceptable. Screen walls must be no lower than 8 feet to provide adequate screening for storage and loading areas. No materials being stored shall exceed the screen wall height.

H. ENERGY CONSERVATION STANDARDS

The following standards are recommended for energy conservation within the Skypark Development:

1. Properly orient buildings to make maximum utilization of solar exposure.

2. Use solar energy for water heating purposes and, if possible, for space heating.

3. Use natural climatic controls to reduce energy consumption.
4. Use minimum asphalt or cement for areas not used for parking. Use narrow street widths divided by planting strips.
5. Use drought tolerant vegetation.
6. Intersperse trees within parking lot areas to provide shade.
7. Use deciduous trees to provide sun in winter and shade in summer.
8. Use energy efficient lighting in parking lot areas.
9. Give special consideration for economy automobiles e.g., smaller parking spaces closer to buildings, and bicycle racks for cyclists.
10. Avoid decorative night lighting.

I. SIGNING AND GRAPHICS

In order to assure that the Skypark Development is signed in such a way that adequate identification is afforded to each premise in an aesthetically pleasing manner, a signing and graphics program shall be submitted to the Torrance Environmental Quality Commission which will set the guidelines and recommendations for permitted signs for Skypark. Such recommendations will be forwarded to the Redevelopment Agency for approval. Any changes to the signing and graphics program (other than copy change or maintenance or refurbishment) shall be submitted to the Environmental Quality Commission for recommendation to the Agency. The following are standards that shall serve for the sign program:

1. GENERAL REQUIREMENTS
 - a. No billboards shall be permitted.
 - b. No roof signs shall be permitted.
 - c. No pole signs shall be permitted.

d. Each building on each parcel or lot may carry the identity of the use, provided such sign is architecturally compatible with the structure and adheres to colors, dimensions, design, and type face for lettering as outlined in the signing and graphics plan.

e. Directional signs pointing to parking areas and loading areas are permitted subject to review by the Environmental Quality Commission and shall conform to the design and color scheme of all other signs and graphics for the total project.

f. Temporary signs advertising the property within Skypark for sale or lease may be permitted subject to the approval of the Torrance Planning Commission.

2. THEME SIGNS

a. A sign shall be provided that identifies the Skypark Development and that is designed in such a way to set the standard for all signs the city expects to find on the individual buildings. The sign may contain a logo which can be used throughout the park on individual signs which identify each premise and shall exemplify the type face, color palette, and design outlined in the signing and graphics plans. (Logo use is optional.)

b. Pylons at the entryways shall be used purely for orientation and shall contain only major tenants as individual building use identification.

3. WALL SIGNS

a. Signs may appear only at designated locations on sides of buildings and may appear only at entry points from parking areas and at main entrances.

b. The sign must be architecturally compatible with the structure and must comply with the sign and graphics plan.

c. When natural metal letters are requested, they are to be of anodized aluminum (either natural aluminum or bronze in color).

d. When another material or color is requested, it must be accompanied by a color sample of the color of the sign as well as a color sample of the structure upon which it is to be placed and must be integrated with overall design.

4. LAWN SIGNS

a. Lawn signs may be either solid monument type or architecturally support type. Only one type shall be allowed throughout the project.

b. The sign is to be architecturally compatible with the structure in style, color and material and shall be approved with overall signing and graphics plan.

c. All lettering appearing on the lawn sign is to be of the same style and of the same color.

5. DIRECTIONAL AND INFORMATIONAL SIGNS

a. Design of directional and informational signs shall be a part of the approved signing and graphics plan submitted for final approval.

J. NOISE STANDARDS

All development within Skypark shall comply with the interior design noise levels below. To insure that these standards will be achieved, an acoustical analysis shall be prepared by the developer for all structures in Skypark prior to the issuance of building permits.

<u>Use</u>	<u>Average Noise Level (dBA)</u>	<u>Maximum (dBA)</u>
Critical Office (Doctor, Consultation, etc.)	40-45	50
Private Office (Executive, Small Meeting Room, etc.)	45-50	55
General Office (Administrative, Business, Laboratories, Retail Sales, Industrial, etc.)	50-55	60

IV. REVIEW PROCEDURE FOR PERMISSIBLE USES

Notwithstanding any sections of these Development Standards and Review Procedures, all development plans must be reviewed by the Torrance Planning Commission and approved by the Redevelopment Agency in regard to design of buildings, landscaping, site plan and other information considered pertinent by the Torrance Planning Commission or Redevelopment Agency.

Provisions of this section shall apply even if a Conditional Use Permit is required.

A. REQUIRED SUBMISSIONS

In order to permit the Planning Commission to adequately review the design of each proposed building as final plans are reviewed for compliance with the Development Standards set forth in Section III, the proponent shall submit through the Planning Director the following material:

1. A site plan illustrating the following:
 - a. The dimensions and orientation of each lot or parcel to be built upon or otherwise used.
 - b. A statistical inventory of the square footage of the site devoted to buildings, parking, other paving, open space, and other improvements.
 - c. Location, size, shape and proposed use of all structures on the site.
 - d. Location, size, shape and use of structures on contiguous properties.
 - e. Location and height of walls and fences.
 - f. Location and dimensions of streets, walks, and bikeways.
 - g. The location, dimensions, number and arrangement of parking spaces.
 - h. Internal circulation patterns and points of ingress and egress.
 - i. The location of building entrances.
 - j. The location and dimensions of loading areas.
 - k. Existing topography and finished grades.

1. The nature, extent and sources of exterior lighting.
 - m. The location and method of refuse storage.
 - n. Exterior facilities for the handicapped (ramps, oversized parking spaces, etc.).
 - o. Any other information deemed necessary by the Planning Director.
2. A landscaping and sprinkler plan.
 3. Building floor plans and exterior elevations drawn to scale, adequate to clearly show the design intent.
 4. A signing plan showing the location and precise design of all signs.

V. WAIVERS

Where unnecessary hardships, practical difficulties, or consequences inconsistent with the general purposes of this plan result from the literal interpretation and enforcement of the restrictions and limitations imposed by this plan, the Redevelopment Agency, upon receipt of a verified application from the owner of the property affected stating fully the grounds of the applications and facts relied upon and upon its own further investigation may grant waivers under such conditions and safeguards as it may determine consistent with the general purposes and intent of this plan, provided that in no instance shall any waivers be granted that will change or alter the land uses or other basic requirements of the Redevelopment Plan. All such applications will be subject to review and recommendation by the City Planning Commission and approval by the Redevelopment Agency.

VI. APPEAL TO CITY COUNCIL

Any decision of the Planning Commission, staff or the Redevelopment Agency concerning development plans required of this part may be appealed by the owner or developer of the subject parcel or the owner of any land within a radius of three hundred (300) feet of the exterior boundary of the subject parcel. The appeal shall be in writing upon a form prescribed by the Planning Director, filed with the Planning Director and accompanied by a fee determined by the Planning Director. The Planning Director shall also set and give notice of the hearing in the manner provided in Section 96.2.3 of Division 9 of the Torrance Municipal Code.

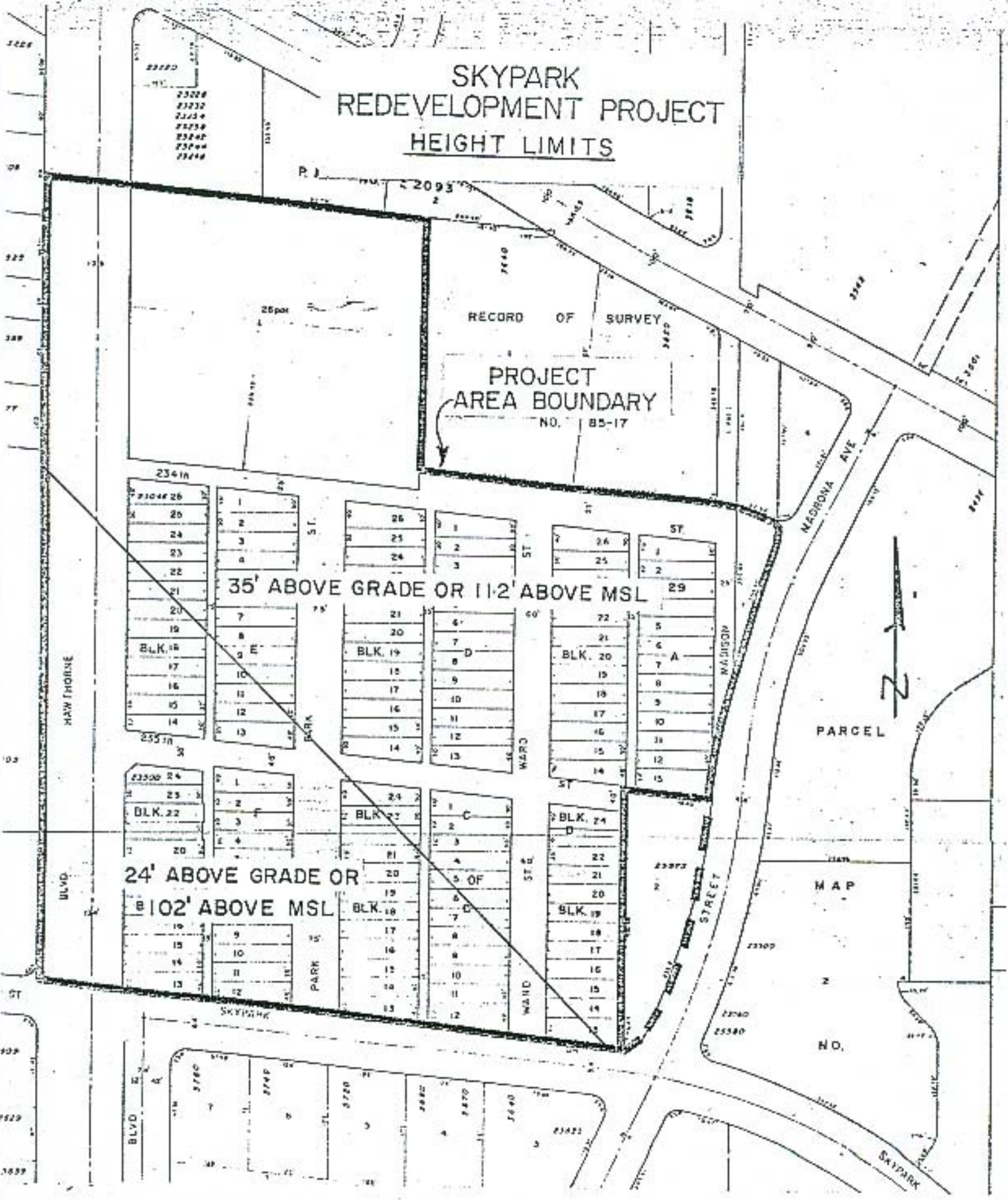
VII. DURATION AND EFFECTIVE DATE OF PLAN CONTROLS

The provisions and requirements of these plan controls shall be covenanted running by the land for a period of forty (40) years. The effective date of the planned controls shall be the date of the original approval of the Skypark Redevelopment Plan by the City Council of the City of Torrance, California.

VIII. REAL PROPERTY NOT TO BE ACQUIRED

All property in the project area will be acquired and cleared unless specifically exempted by the Agency.

SKYPARK REDEVELOPMENT PROJECT HEIGHT LIMITS



35' ABOVE GRADE OR 112' ABOVE MSL

24' ABOVE GRADE OR
102' ABOVE MSL

AMENDED BY THE REDEVELOPMENT AGENCY 8/21/79

C. HEIGHT CONTROL

No building, structure or pole may exceed a height of 110 feet above mean sea level within said approach protection area and 113 feet above mean sea level on the remainder of the site.

