

RECORDING AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

**CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPARTMENT
3031 TORRANCE BOULEVARD
TORRANCE, CA 90503**

SPACE ABOVE THIS LINE RESERVED FOR RECORDER

**NOTICE OF AGREEMENT AND COVENANT RESTRICTION
WITH THE CITY OF TORRANCE REGARDING THE TORRANCE MUNICIPAL CODE
JUNIOR ACCESSORY DWELLING UNIT ORDINANCE REQUIREMENTS**

NAME OF PROPERTY OWNER	
STREET ADDRESS OF THE JUNIOR ACCESSORY DWELLING UNIT	BUILDING PERMIT NUMBER OF THE JUNIOR ACCESSORY DWELLING UNIT
LEGAL DESCRIPTION OF THE PROPERTY	ASSESSOR PARCEL NUMBER OF THE PROPERTY

NOTICE IS HEREBY GIVEN that a building permit was administratively approved by the City of Torrance for a junior accessory dwelling unit on the Property described above. The building permit was approved subject to specified requirements outlined in the Torrance Municipal Code Section 92.2.11 (Ordinance No. 3910), which applies to the Property and to the use of the Property, as follows:

- A) The junior accessory dwelling unit shall not be sold separately from the single family dwelling; and
- B) The junior accessory dwelling unit shall be restricted to the maximum size allowed per the development standards at the time of building permit issuance; and
- C) The junior accessory dwelling unit shall be considered legal only so long as either the single family dwelling or the junior accessory dwelling unit is occupied by the property owner; and
- D) The junior accessory dwelling unit shall not be operated as a short term rental or rented for a period less than thirty 30 days; and
- E) The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

The Property Owner agrees to these requirements and acknowledges that these requirements run with the land and constitute express limitations and restrictions on the use of the Property, and acknowledges that the above requirements are binding on all persons who own or occupy the Property, and that a copy of Ordinance No. 3910 and the requirements contained within it are on file in the City Clerk's Office in the City of Torrance.

PRINT NAME OF PROPERTY OWNER	
SIGNATURE OF PROPERTY OWNER	DATE OF SIGNATURE

Signature of the Property Owner must be acknowledged before a Notary Public with proof attached.