



# Coastal Zone Development Standards

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Projects located in the Coastal Zone are subject to the development standards of the Hillside Overlay and may be subject to review and approval by the California Coastal Commission.

Accessory Dwelling Units (ADU), Two Unit Project (SB 9), or Urban Lot Splits (SB 9) are not subject to the development standards of the Hillside Overlay; however, are subject to review and approval by the California Coastal Commission regardless of proximity to a coastal bluff or beach.

As part of the building permit application, all eligible projects must provide to the City of Torrance a copy of the California Coastal Commission permit approval (i.e. Coastal Development Permit, Waiver, or Exemption).

For more information, contact the City of Torrance – Planning Division at (310) 618-5990, or the California Coastal Commission – South Coast District at (562) 590-5071.

## TORRANCE MUNICIPAL CODE

### 91.41.13 GUIDELINES FOR REVIEW OF COASTAL DEVELOPMENT.

- (a) The following factors, in addition to the California Coastal Act, related State regulations and the other provisions of this Article, shall be considered by the Planning Commission when reviewing any development regardless of zone as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act:
  - (1) Multiple-family dwellings should not exceed thirty-five (35) feet above existing grade elevation;
  - (2) Roof signs should not be permitted; and
  - (3) Ground signs should be limited to monument-type signs with a maximum height of eight (8) feet above the front property line.
- (b) The following factors should be considered during review of any development proposed for the coastal bluffs or adjacent to the sandy beach areas:
  - (1) No improvements will be allowed west of the safe building line established by the Department of Building and Safety for Lots 149 through 164, Tract 18379;
  - (2) No construction will be allowed between the safe building line and the west side of Paseo de la Playa, or on any lots north of Lot 148, Tract 18379, without a soils and geologic investigation being filed with the Department of Building and Safety;
  - (3) No development will be allowed without supporting data showing proof of bluff and supporting soils stability being filed with the Department of Building and Safety;
  - (4) Whether the proposed development impairs access to the beach areas for use by the general public;
  - (5) Whether the proposed development is incompatible with recreational usage by the general public; and
  - (6) Whether the proposed development will result in blockage of coastal views from public rights-of-way.

**California Coastal Commission**  
**Regulations for Improvements to Existing Single Family Residences**

For more information, contact the California Coastal Commission – South Coast District at (562) 590-5071.

TITLE 14, Division 5.5  
California Coastal Commission Administrative Regulations

§ 13250. Improvements to Existing Single Family Residences.

- (a) For purposes of Public Resources Code section 30610(a) where there is an existing single family residential building, the following shall be considered a part of that structure:
- (1) All fixtures and other structures directly attached to a residence;
  - (2) Structures on the property normally associated with a single family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and
  - (3) Landscaping on the lot.
- (b) Pursuant to Public Resources Code section 30610(a), the following classes of development require a coastal development permit because they involve a risk of adverse environmental effects:
- (1) Improvements to a single family structure if the structure or improvement is located: on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff.
  - (2) Any significant alteration of land forms including removal or placement of vegetation, on a beach, wetland, or sand dune, or within 50 feet of the edge of a coastal bluff, or in environmentally sensitive habitat areas;
  - (3) The expansion or construction of water wells or septic systems;
  - (4) On property not included in subsection (b)(1) above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated by the commission or regional commission, improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure had previously been undertaken pursuant to Public Resources Code section 30610(a), increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks.
  - (5) In areas which the commission or a regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use including but not limited to swimming pools, or the construction or extension of any landscaping irrigation system.
  - (6) Any improvement to a single family residence where the development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit.
- (c) In any particular case, even though an improvement falls into one of the classes set forth in subsection (b) above, the executive director of the commission may, where he or she finds the impact of the development on coastal resources or coastal access to be insignificant, waive the requirement of a permit; provided, however, that any such waiver shall not be effective until it is reported to the commission at its next regularly scheduled meeting. If any three (3) commissioners object to the waiver, the proposed improvement shall not be undertaken without a permit.