



4A | Plot Plan Review

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PART I. PROPERTY LOCATION

Street Address and/or Assessor Parcel Nos. (APNs)

PLOT PLAN REVIEW DESIGN NARRATIVE:

PART II. DESIGN NARRATIVE:

The Design Narrative is intended to give the applicant an opportunity to tell the story of the project's design concept and vision, the design evolution, its relationship to its surroundings and how it's consistent with the City's General Plan and Design Guidelines. Each response should be thoughtfully written out with supporting reasons:

1. Scale, Mass and Placement – How does the proposed building(s) relate to its site and to its neighbors in terms of setbacks, height, massing, scale and topography?

2. Adjacent Residential (if applicable) – If the proposed building(s) is located immediately adjacent to a lower density residential zone, what measures have been incorporated to ensure the building(s) is appropriate to, and is in scaled to, the adjacent residential zone?



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3. Architecture Style – What architectural style has been chosen for the proposed building(s) and why? How are the building’s architectural elements and features true and consistent with that style?

4. Materials and Colors – What materials and finishes are proposed and how will they be employed to express the permanence of the building and reinforce the architectural style chosen?

5. Landscaping (if applicable) – How does the proposed landscape design complement the proposed architectural style? How will the proposed design comply with the State mandated Model Water Efficiency Landscape Ordinance (MWELo)? If healthy, protected trees exist on the site, what measures will be taken to protect them? If any are proposed for removal, what justification is there for that action?



City of Torrance, Community Development Department, Planning Division

3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

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Refer to TorranceCA.gov/PlanningDivision for access to the City's General Plan, Land Use Code, and other planning documents.

PART III. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

Signature

Date

Name (print)

Phone No. or E-mail Address