



4C | Planned Development

- g. All existing and proposed physical features such as hydrants, utility facilities, floodlights, pools, sprinklers, drainage facilities, sewer facilities, and recreation facilities, and a statement setting forth the method by which these features shall be preserved, screened, and maintained;
- h. All proposed and existing easements;
- i. Elevations or architectural renderings of the project to indicate architectural type and the materials of construction;
- j. Narrative describing the proposed development, what general plan/ zoning designation closely matches the proposed area(s).

2. Development Standards: Provide development standards for the entire development.

Development Standards – Planned Development Zoning Districts			
Development Standard	SubA-1	SubA-2	SubA-3
Land use description	Low Density Residential	General Commercial	Commercial Center
Maximum height	2 stories & 30 ft.	5 stories & 60 ft.	7 stories & 80 ft.
Maximum top plate height	1 story: 12 ft. 2 story: 22 ft.	1 story: 12 ft. 2 story: 22 ft.	N/A
Minimum Yard Setbacks			
1 st story front	20 ft.	10 ft.	5 ft.
2 nd story front	5 ft. additional from the 1 st story	N/A	N/A
1 st story street side	10 ft.	10 ft.	10 ft.
2 nd story street side	5 ft. additional from the 1 st story	N/A	N/A
1 st story interior side	5 ft.	5 ft.	0 ft.
2 nd story interior side	5 ft. additional from the 1 st story	N/A	N/A
Rear	20 ft.	20 ft.	When abutting SubA1: 35 ft. All other parcels: 20 ft.



4C | Planned Development

Development Standards – Planned Development Zoning Districts			
Minimum New Lot Specifications	SubA-1	SubA-2	SubA-3
Area	7,260 sq. ft.	7,260 sq. ft.	10,000 sq. ft.
Street frontage –			
Interior lot	60 ft.	60 ft.	60 ft.
Corner lot	70 ft.	70 ft.	70 ft.
Cul-de-sac	35 ft.	35 ft.	35 ft.
Maximum Density			
Depth	100 ft.	100 ft.	100 ft.
<100 ft. of frontage		1 unit/ 8,720 sf.	
101 to 150 ft. of frontage	1 unit/lot	1 unit/ 7,920 sf.	1 unit/lot
>150 ft. of frontage		1 unit/ 7,260 sf.	
Maximum Floor Area			
≤8,000 sq. ft.		0.35	
8,001 to 12,000 sq. ft.		0.30 or 2,800 sq. ft., whichever is greater	
12,001 to 20,000 sq. ft.		0.25 or 3,600 sq. ft., whichever is greater	
>20,000 sq. ft.		0.20 or 5,000 sq. ft., whichever is greater	
Other Standards			
Maximum lot coverage	35%	60%	50%
Minimum dwelling size	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Minimum distance between dwellings	40 ft. (20 ft. front yard and 20 ft. rear yard)	N/A	N/A
Minimum distance between other structures	6 ft.	15 ft.	10 ft.



4C | Planned Development

3. Proposals containing Mixed Use/ Commercial Uses: Provide a land use matrix for allowable uses permitted and conditionally permitted uses. Any uses not explicitly identified will be presumed to be not permitted within the proposed Planned Development.

Permitted Uses – Planned Development Sub-Area Zoning Districts				
Residential – Main Uses	SubA-1	SubA-2	SubA-3	Notes
Residential dwelling, single-family, one (1) on a lot, one (1) story	P	P	P	
Residential dwellings, single-family, greater than one (1) story	P	M	D	
Residential dwellings, single-family, two (2) or more detached on a lot	--	P	--	
Religious institutions/ Higher Education housing	--	P	--	
Other Uses	SubA-1	SubA-2	SubA-3	Notes
Government or government related facility	P	P	--	
Recreation facility –				
Public	P	P	P	
Private	C	C	--	
School & educational facility –				
K-12, public	P	P	--	
Preschool, public	P	P	--	
Utility facility	C	C	--	

Key:

- Use not permitted.
- P - Use permitted by-right.
- M - Use permitted after review and approval of a Minor Use Permit (MUP).
- C - Use permitted after review and approval of a Conditional Use Permit (CUP).

4. CC&Rs: Provide draft copies of the applicable conditions, covenants and restrictions or bylaws that will apply to the proposed development.



City of Torrance, Community Development Department, Planning Division

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

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5. Additional Packets Required:

CITY STAFF ONLY: Additional Packets to be submitted:				
<input type="checkbox"/> Minor Development Permit	<input type="checkbox"/> Fence Height Exception	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Waiver	<input type="checkbox"/> Variance
<input type="checkbox"/> Minor Use Permit	<input type="checkbox"/> Minor Hillside Exemption	<input type="checkbox"/> Planning Commission Review	<input type="checkbox"/> Division of Lot	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Administrative Permit		<input type="checkbox"/> Development Review	<input type="checkbox"/> Modification	<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Other:				
<input type="checkbox"/> Other:				
<input type="checkbox"/> Other:				
<input type="checkbox"/> Other:				

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

PART IV. 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