



4G | Precise Plan

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PART I. PROPERTY LOCATION

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

PART II. FINDINGS:

PRECISE PLAN FINDINGS (HILLSIDE OVERLAY):

The findings below are required for the following type of requests in the Hillside Overlay:

- Planning and Design
- Limitations on Increases in Height (Projects over 14ft)
- Limitations on Building Space - Lot Coverage (Projects over 0.5 Net Interior Floor Area)

Before a Precise Plan may be granted, all of the following findings must be made in the affirmative. If more than one (1) Precise Plan is requested, separate findings shall be required:

Planning and Design:

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

- A) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:



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- B) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity:

- C) The design provides an orderly and attractive development in harmony with other properties in the vicinity:

- D) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity:



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- E) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity:

- F) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity:



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Limitation on Increases in Height:

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

- A) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height:

- B) If such lack of feasibility is proved:

- 1) Denial of such application would result in an unreasonable hardship to the applicant; and
- 2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity:



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Limitation on Increases in Building Space Lot Coverage:

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

A) No remodeling or enlargement shall be made to any building or structure, except for commercial uses in a commercial zone, which remodeling or addition increases the net interior floor area of the building or structure so that it exceeds fifty percent (50%) of the number of square feet in the lot or parcel of land upon which the building or structure is located unless the Planning Commission (or the City Council on appeal) shall find that:

1) Denial of such application would result in an unreasonable hardship to the applicant; and

2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity:

*For purposes of this section, the term "commercial zone" shall mean any zone in which commercial uses are permitted or are permitted with a Conditional Use Permit.



City of Torrance, Community Development Department, Planning Division

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Refer to **TORRANCE WEBSITE (Planning Documents)** for access to the City's General Plan, Land Use Code, and any applicable Specific Plan.

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