



# 4I | Development & Minor Dev. Permit

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### PART I. PROPERTY LOCATION

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

### PART II. FINDINGS:

#### **DEVELOPMENT PERMIT FINDINGS:**

The findings below are for the following type of Use Permit:

- Development Permit
- Minor Development Permit

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

- 1) The proposed development is consistent with the purpose and requirements of the respective land use sub-district, and complies with all of the applicable provisions of the Hawthorne Boulevard Corridor Specific Plan and with this Planning and Land Use Code:

- 2) The proposed development conforms with all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. Further, the development has been designed to minimize possibly intrusive impacts on residential properties:



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- 3) The subject site is physically suitable for the type and intensity of development being proposed:

- 4) By virtue of a high quality design and construction, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City:

- 5) The proposed development will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area:



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- 6) Traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections:

- 7) There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety:

- 8) The proposed development is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan:



City of Torrance, Community Development Department, Planning Division  
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- 9) The proposed development would not be detrimental to the public interest, health, safety, convenience or welfare:

- 10) The proposed development meets the requirements of the California Environmental Quality Act:

Refer to [TorranceCA.gov/PlanningDivision](http://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