



City of Torrance, Community Development Department, Planning Division
3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

4J | Planning Commission Review

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PART I. PROPERTY LOCATION

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

PART II. FINDINGS:

PLANNING COMMISSION REVIEW FINDINGS:

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

- ☐ Torrance Tract/Small Lot Overlay (Answer Findings (A) – (G) only)
- ☐ Commercial (Answer Findings (H) – (J) only)
- ☐ Other: _____

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

A) The proposed construction or remodeling will tend to preserve the neighborhood characteristics:



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- B) The proposed construction or remodeling will be done in such a way as to minimize the need for a curb-cut for driveway purposes:

- C) The proposed construction or remodeling will provide two off-street parking spaces for each dwelling unit:

- D) The use intensity of the proposed construction or remodeling will be compatible with other properties in the vicinity:



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- E) The proposed construction or remodeling will provide suitable open space, both in size and configuration, for the property:

- F) If the proposed construction or remodeling exceeds a floor area to lot area ratio (F.A.R.) of .5 to 1 (using outside building dimensions), such application would not be materially detrimental to the public welfare and to other properties in the vicinity:

- G) The proposed construction or remodeling will provide sufficient storage space for personal effects so that the occupants will be encouraged to use the garage spaces:



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- H) That the proposed project will enhance the commercial development, increase the taxable value of real property, and promote sales tax within the City:

- I) That the proposed development will not be detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity:

- J) That the subject property abuts streets and highways adequate in width and pavement type to support the traffic which will be generated by the proposed use:



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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
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_____ Name (print)	_____ Phone No. or E-mail Address
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