



4C | Planned Development

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PART I. PROPERTY LOCATION

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

PART II. MINIMUM PROPERTY REQUIREMENTS:

- Existing Zoning District (This process will require a Zone Change): _____
- Land Area: _____ Acres (_____ square feet)
Note: Properties must have a minimum area of 5 acres
- Unit Entrances: _____ total number of units
_____ total number of units with entrances facing a street
_____ total number of units with entrances facing a "main common open space"

PART III. SUBMITTAL REQUIREMENTS:

- Provide a Development Plan and Narrative that provides at least the following information:
 - Location and use proposed for each existing and proposed structure in the development area, the number of stories, gross building area, and approximate location of entrances;
 - Traffic plan that provides all existing and proposed driveway approaches, driving lanes, streets, parking areas, loading and service areas. Include roadway striping details, parking lot striping, stop controls, etc.
 - All pedestrian walks and open areas for the use of the occupants of the proposed development and/or the public;
 - Types of surfacing for all proposed walks, parking areas, driveways, streets, and outdoor storage areas;
 - A detailed plan for the landscaping of the development, including location and height of all proposed and existing walls, fences and screen planting and a statement setting forth the method by which such landscaping and fencing shall be preserved and maintained;
 - A preliminary grading plan for the entire development;



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- 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.



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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/lot	1 unit/ 8,720 sf.	1 unit/lot
101 to 150 ft. of frontage		1 unit/ 7,920 sf.	
>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.



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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:				
☐ Minor Development Permit	☐ Fence Height Exception	☐ Conditional Use Permit	☐ Waiver	☐ Variance
☐ Minor Use Permit	☐ Minor Hillside Exemption	☐ Planning Commission Review	☐ Division of Lot	☐ Zone Change
☐ Administrative Permit		☐ Development Review	☐ Modification	☐ General Plan Amendment
☐ Precise Plan				
☐ Other:				
☐ Other:				
☐ Other:				
☐ 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