



The Hillside Overlay Ordinance, part of the Torrance Municipal Code, provides an extra layer of protection from overbuilding in this part of the R-1 zone. The Hillside and Coastal Ordinance guidelines are in the Municipal Code beginning at Section 91.41.1

The entire Hillside Overlay Ordinance, including its restrictions and limitations, are available if you search the internet for “Torrance Hillside Overlay”.



What are the restrictions?

Because this is a special environment, protections are in place to uphold the key values of view, light, air, and privacy in this area. If you wish to exceed the height beyond one-story and/or size limitations in the Ordinance, you must apply for permits using the Precise Plan process.

These protections also extend to fencing, rooftop decks, window placement and other features. These restrictions are in place to avoid impacting other homes nearby.

Exceptions to these restrictions may be granted in some cases, but you will need to have them approved by the Planning Commission.



You can also visit the Planning Department at Torrance City Hall, 3031 Torrance Blvd, and speak with a Planner at the counter who can answer questions about the planning process or specific issues. Planning Department Telephone is 310 618-5990, x 1.

What are the benefits?

Living in an area with an Overlay Ordinance and a Precise Plan requirement comes with benefits and responsibilities for homeowners.



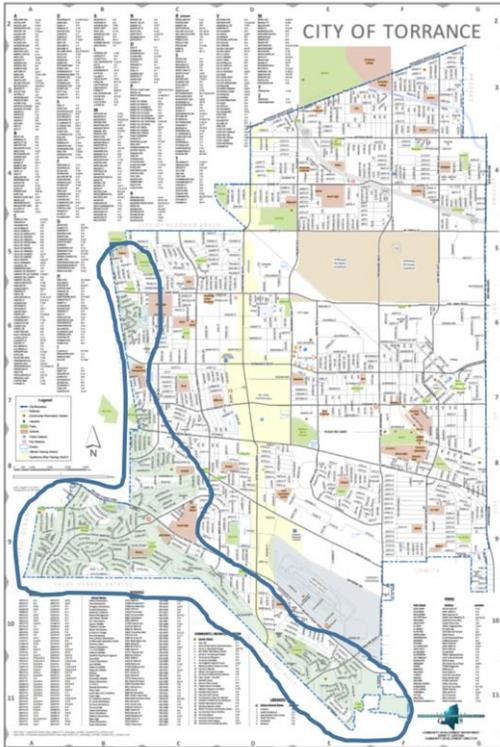
Air, light, views, and privacy – key values upheld by the Hillside Overlay Ordinance

The Ordinance states that your view, light, air, and privacy are protected from a neighbor remodeling their home and impacting you and your home. Conversely, if you wish to remodel your home, you need to avoid impacting the view, light, air, and privacy of your neighbors.



Your local homeowners association is another source of information on these topics.

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In this map, the Hillside areas are shaded light green within the marked boundary

For questions regarding the Hillside Overlay, please contact the Torrance Planning Division at (310) 618-5990.

Communicate with neighbors!

The best way to successfully remodel while continuing to have a good relationship with neighbors is to talk with them EARLY in the process, before you have had an architect draw up a blueprint. Let your neighbors know what your plans are, show some rough ideas or photos of other homes that have the features that you would like.



Ask if they have any concerns or questions and, most importantly, let them know that you are willing to work with them.

Stay in touch during the remodeling and building process. In this way, you can update and upgrade your home while maintaining good relations with your neighbors and other people in this beautiful community.

This information brought to you Courtesy of the **Riviera Homeowners Association** and **Seaside Neighborhood Association**



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LIVING IN THE HILLSIDE OVERLAY ZONE

What you need to know when building or remodeling on our hills

The Hillside Zone of Torrance is a unique and desirable part of the Hollywood Riviera, Seaside Neighborhood, Hillside, and West Torrance areas.

Because the hills in these areas offer wonderful views of the ocean, mountains, and LA Basin, and because the topography here can be challenging, the City of Torrance has instituted development standards, design review criteria and limitations for hillside and coastal development.

