NAKED HOUSE.AI

Property Rights and Allowed Uses

18417 Grevillea Ave

Redondo Beach, CA 90278

APN 4083-006-028 | Los Angeles County, CA | Zoning R-2



Illustrative development scenario by NakedHouse.ai — not an approved design. Image-source notices remain on the imagery.

MAXIMUM FLOOR AREA

3,903 SQ FT

Max height	**27 FT**
Stories (est.)	**2 STORIES**
Lot	**6,004 SQ FT**

The naked value of any property lies in its entitlement rights.

The Property at a Glance

18417 Grevillea Ave, Redondo Beach, CA 90278 | APN 4083-006-028

MAXIMUM FLOOR AREA

3,903 SQ FT

Across 2 stories (estimated) · FAR 0.65 · On a 6,004 sq ft lot

Max height
27 FT
2 stories (estimated) · Height per zoning code

Buildable footprint
4,083 SQ FT
Single-floor area inside setbacks (68% of lot)

ADUs allowed (California law)
Up to 8 detached ADUs
Plus conversions of up to 25% of existing units (at least 1)
Detached ADUs: no more than the existing units · each up to 1,000 sq ft

Best use
Multi-unit Residential
Also allows: Day Care • Home Business

Lot area	Lot dimensions	Zoning	Setbacks F / S / R
6,004 SQ FT	40.0 × 150.1 FT	R-2	20 / 3 / 10 FT

R-2 — Two Family Residential, City of Torrance.





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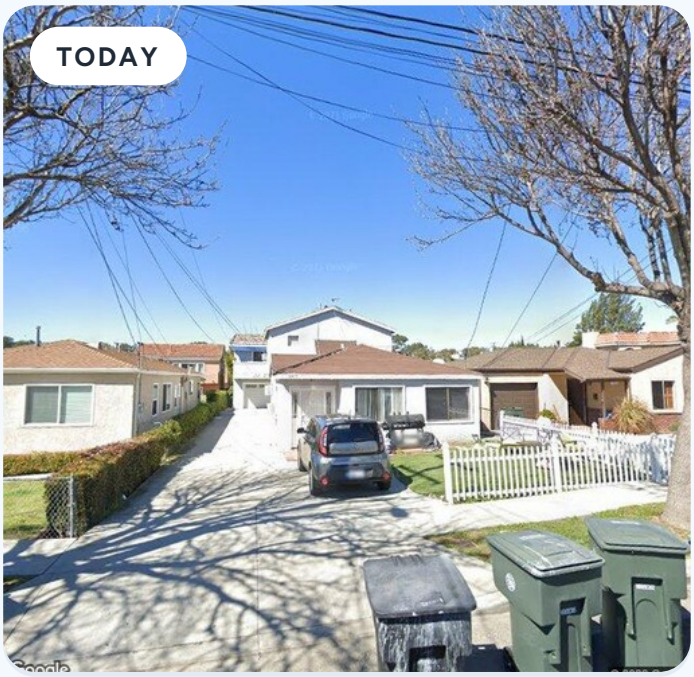
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What's There Today

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EXISTING HOME

4,014 SQ FT

Style	Townhouse

Room to grow

The existing home is at or above the modeled maximum floor area.

Existing home		4,014 SQ FT
Allowed (max)		3,903 SQ FT

Existing-home figures from public record, retrieved 2026-11-19. Allowed floor area is the NakedHouse development scenario on the following pages; verify existing conditions on site.

Dimensions & Development

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Lot area
6,004 SQ FT
Gross lot area

Lot dimensions
40.0 × 150.1
Feet (width × depth)

Zoning R-2 — Two Family Residential

Required minimum distance between a building and each property line.

Front yard
20 FT
From the street / front property line

Side yards
3 ft each
From each side neighbor

Rear yard
10 FT
From the rear property line

Potential development scenario

Stories	**2 stories**	Estimated
Building height	**27 ft**	Per zoning code
Max floor area	**3,903 sq ft**	Interior space across all floors
Buildable footprint	**4,083 sq ft**	Single-floor area inside setbacks
FAR achieved	**0.65**	Total floor area ÷ lot area



Buildable area | Setback loss | Width usage | Depth usage

Buildable area: single-floor footprint as % of lot | Setback loss: lot area consumed by setbacks | Width / depth usage: usable dimension vs. total.

Allowable Uses

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Land uses listed for the **R-2** zone in City of Torrance.

PERMITTED BY RIGHT 5

Allowed without a discretionary land-use permit.

- **Two (2) single family dwellings or one (1) two family dwelling** §91.6.1.a
- **Home occupation in a residential unit** §91.6.1.c
- **Single family residence** §91.4.1.a
- **Small family day care home** §91.6.1.d
- **Flower and vegetable gardens, orchards, the raising of tree crops, berry or bush crops** §91.4.1.b

CONDITIONAL USE PERMIT 3

May be allowed after review and approval of a Conditional Use Permit by the responsible governmental agency.

- **Large family day care home** §91.6.1.e
  Subject to approval of a large family day care permit
- **Child day care centers** §91.6.1.f
  In conjunction with churches and schools only; Ch. 5 Art. 3 CUP
- **Commercial radio and television antennae, towers and transmitters** §91.4.1.c
  Public-agency property only; use permit per Ch. 5

ACCESSORY USES 6

Allowed alongside a primary use; an accessory use permit may be required.

- **A maximum of one (1) accessory dwelling unit or one (1) junior accessory dwelling unit** §91.4.1.h
- **Tool house or workshop, not operated commercially** §91.4.1.a.5
- **Buildings for the housing of domestic animals** §91.4.1.a.3

Private garage with a capacity not to exceed one thousand (1,000) square feet
§91.4.1.a.1

Child's playhouse
§91.4.1.a.2

Lath or greenhouse, not operated commercially
§91.4.1.a.4

Local ADU Rules

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Accessory Dwelling Unit (ADU) rules in City of Torrance, Los Angeles County, California.

Code reference: §92.2.10 (Division 9, Ch. 2, Art. 2)

Allowed zones

Any residentially zoned and mixed-use zone lot that includes a proposed or existing dwelling (Table 92.2.10-1)

On a single-family lot

1 ADU + 1 JADU per single-family lot (Table 92.2.10-1)

On a multi-family lot

Existing multi-family: detached ADUs match number of existing units (max 8), or 25% of existing units converted from non-livable space as interior ADUs; new multi-family: up to 2 detached ADUs (Table 92.2.10-1)

Maximum size — detached

1,000 sq ft (§92.2.10)

Maximum size — attached

1,000 sq ft (§92.2.10)

Maximum JADU size

500 sq ft (§92.2.10)

Height limit

Citywide detached: 18 ft one-story / 23 ft two-story; attached: 18 ft one-story / 25 ft two-story. Hillside/Coastal & exempt-unit detached: 16 ft for one-story

Setbacks

Detached: front 15 ft, side 4 ft, rear 4 ft; building separation 6 ft (§92.2.10). Attached: side 4 ft, rear same as primary dwelling

Parking

1 parking space per ADU; exemptions within ½ mile of transit, historic district, conversion within primary residence, car-share within one block, or submitted with new SF/MF dwelling; no replacement parking required when a garage/carport is demolished

Owner occupancy

Not required for an ADU. A JADU is legal only so long as either the single-family dwelling or the JADU is occupied by the property owner (recorded covenant) (§92.2.10(F)(1)(C))

Approval type

Ministerial, without discretionary review or hearing

DATA NOTE

Adopted in §92.2.10 (Ord. O-3535 et seq., revised 10/25); conforms to Gov. Code §§66310-66339. Minimum unit size = an efficiency unit (>=150 sf). ADU is an accessory use that does not count toward allowable density.

These highlights cover ADU construction on this property. Always consult the planning department, applicable agencies and qualified professionals before proceeding.

California ADU Law

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California Government Code §66310–66342 sets statewide standards for Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs). Cities and counties must approve a qualifying ADU ministerially, and may be less restrictive than state law; a local ordinance that does not meet state law is void and the state standards apply.

Number allowed — single-family lot

- Up to 3 added units, approved by right: 1 converted ADU inside the house or an existing structure
- 1 new detached ADU of up to 800 sq ft (a single detached ADU may be larger under local rules)
- 1 JADU of up to 500 sq ft inside the house

Number allowed — multifamily lot

- Converted ADUs in non-living space (storage, garages, attics): at least 1, up to 25% of existing units
- Up to 8 detached ADUs, but no more than the number of existing units
- Proposed multifamily project: up to 2 detached ADUs

Size

- An 800 sq ft ADU must be allowed regardless of lot coverage, floor area or open-space limits
- Detached: local limit at least 850 sq ft (studio / 1 bed) or 1,000 sq ft (2+ bed); 1,200 sq ft with no local ordinance
- Attached ADU: up to 50% of the house's floor area (not below the 850 / 1,000 sq ft floors)
- JADU: up to 500 sq ft, within the walls of the single-family home

Height

- Detached ADU: at least 16 ft
- 18 ft within 1/2 mile of major transit, plus 2 ft to match the house's roof pitch
- 18 ft on a lot with an existing multistory multifamily building
- Attached ADU: 25 ft or the zone limit, whichever is lower

Setbacks

- No more than 4 ft from side and rear lot lines
- None for conversions of existing space
- None for a structure rebuilt in the same place and size

Parking

- At most 1 space per ADU; none for a JADU
- None within 1/2 mile walk of transit, in a historic district, for conversions, or near car share
- No replacement spaces when a garage is converted

Approval, fees & use

- Ministerial approval within 60 days of a complete application
- Impact fees: none for an ADU under 750 sq ft; larger ADUs pay in proportion to the house
- Owner occupancy: not required for ADUs; for a JADU only if it shares the house's bathroom
- Rentals must be longer than 30 days; ADUs generally cannot be sold separately

Changes from January 1, 2027

- AB 956: a single-family lot may have 2 detached ADUs plus a converted ADU
- A JADU is then not required to be allowed when 2 detached ADUs are built
- SB 1117: impact fees only on area above 750 sq ft, for up to 2 ADUs

State law sets the minimum every city and county must allow; local rules may allow more. Figures are summaries — confirm current requirements with the planning department before design. Sources: Gov. Code §66310–66342; HCD ADU Handbook (March 2026); AB 956 and SB 1117 (2026), effective Jan 1, 2027.

Development Considerations

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Factors that may shape design decisions for this property.

Setbacks consume approximately 32% of the lot area, shaping building placement while still allowing flexibility within the permitted design envelope.

Narrow side setbacks (3.0 ft) may limit window placement on neighboring walls, while still allowing effective light, ventilation, and privacy solutions.

Height allowance (27.0 ft) may permit vaulted ceilings or rooftop features, supporting flexibility in interior volume and roof design.

Buildable width (34.0 ft) may favor front-to-back room arrangements, supporting efficient planning and flexible interior layouts.

Local ADU rules allow a detached accessory dwelling unit of up to 1,000 sq ft — see Local ADU rules.

Recommended next steps

Consider a multi-story design to make the most of the site.

Conduct geotechnical and environmental due diligence to confirm site suitability.

Verify utility capacity and connection requirements for the planned development.

Review neighborhood context and design guidelines; some areas have historic preservation limits or architectural review boards.

Consult a qualified architect and planning consultant to guide design and compliance.

Verify current zoning with Torrance Community Development Department before relying on these figures.

Disclaimer. This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development and Specific Plan standards, easements, environmental and hillside regulations, and building codes. Where Planned Development or Specific Plan standards are unavailable, overarching or similar zoning districts may be used. This report is for informational purposes only. Always consult the planning department, applicable agencies and qualified professionals before proceeding with any development.

Ready to Build

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Who to contact in City of Torrance, where to start online, and the usual path to a permit.

PLANNING & ZONING

Torrance Community Development Department

Address	VM52+73V, 3031 Torrance Blvd #5015, Torrance, CA 90503, USA
Phone	(310) 618-2550
Email	CDDPlanning@TorranceCA.Gov
Hours	Mon–Thu 9:00 AM–5:00 PM · Fri Closed
Website	torranceca.gov/our-city/community-development

BUILDING & PERMITS

Torrance Building & Safety

Address	3031 Torrance Blvd, Torrance, CA 90503, USA
Phone	(310) 618-5910
Email	CDDPlanning@TorranceCA.gov
Hours	Mon–Fri 8:00 AM–5:00 PM
Website	torranceca.gov/.../building

START ONLINE · TORRANCECA.GOV

Apply for permits online aca-prod.accela.com/.../new

Building permits page /How-Do-I/Apply-For/Building-and-Safety-Permit

Applications & handouts /Government/.../Planning-Applications-Forms

Schedule inspections /How-Do-I/Request/Building-Inspection

Municipal code /Government/Torrance-Municipal-Code

The usual path to a permit

1 Confirm
Bring this report to the planning office to confirm zoning, setbacks and height; ask about a pre-application meeting.

2 Design
A designer draws site, floor and elevation plans with structural calcs and Title 24 energy forms.

3 Apply
Apply and submit plans through the online permit portal. Plan check may return corrections.

4 Pay fees
Plan-check and permit fees; impact, utility and school fees may apply.

5 Build & inspect
Inspections at foundation, framing and final close out the permit.

BUILDING AN ADU? · FULL LOCAL RULES ON PAGE 8

Approval	Ministerial, without discretionary review or hearing.
Timeline	State law requires a decision within 60 days of a complete ADU application.
Fees	No impact fees for ADUs under 750 sq ft under state law.

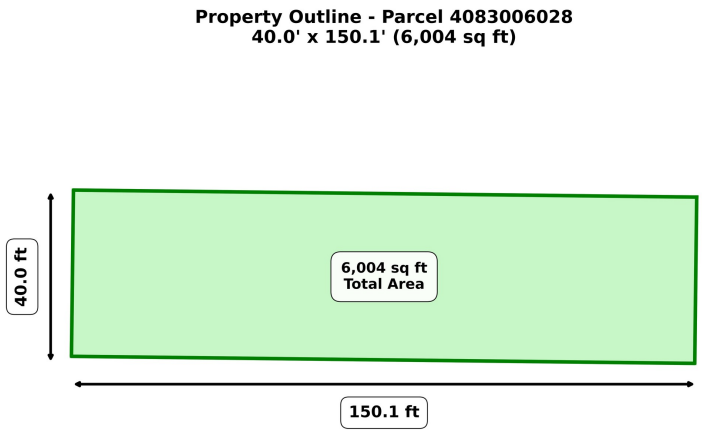
Office details from Google Places; confirm hours and services before visiting. Steps are typical; requirements, fees and timelines vary — confirm with the offices above.

Property Visualizations

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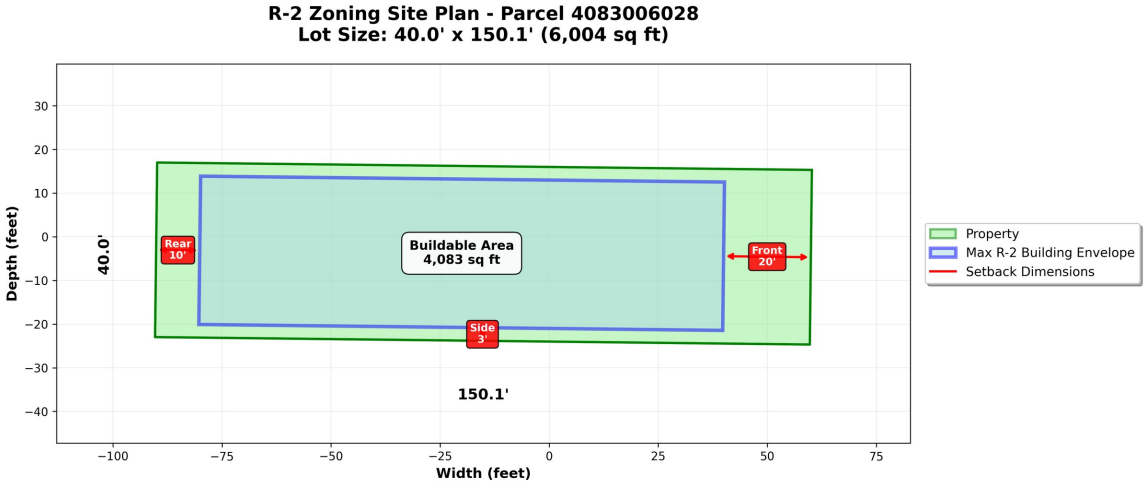
Original NakedHouse diagrams of this lot: its outline and the buildable area after setbacks, then the same analysis over aerial imagery and the maximum building envelope.

PROPERTY OUTLINE



Parcel dimensions and boundary

SITE PLAN ANALYSIS



Buildable area and required setbacks

Original NakedHouse diagrams. Illustrative spatial analysis — see the considerations and terms. Zoom in on screen for full detail.

Property Visualizations

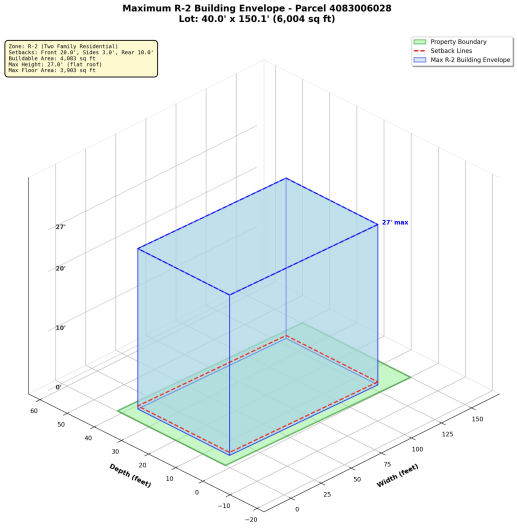
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SITE PLAN — AERIAL VIEW



The same analysis over aerial imagery

3D BUILDING ENVELOPE



Footprint, height and spatial envelope

Original NakedHouse diagrams. Illustrative spatial analysis — see the considerations and terms. Zoom in on screen for full detail.

Glossary of Terms

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LOT / PARCEL

Total lot area — The complete area of the parcel as recorded in official records, in square feet.

Buildable area — The part of the lot where building is permitted after required setbacks — the building envelope footprint.

Lot width — The lot dimension measured along the front property line (street side).

Lot depth — The lot dimension measured perpendicular to the front property line.

Frontage — Length of the lot along the street; shown instead of width × depth for irregular lots.

SETBACKS

Front setback — Minimum distance between the front property line (usually the street) and a building.

Side setback — Minimum distance between each side property line and a building.

Rear setback — Minimum distance between the rear property line and a building.

Setback loss — Share of the lot that cannot be built on because of setbacks.

DEVELOPMENT

FAR (floor area ratio) — Total floor area divided by lot area. 1.0 means floor area equals lot size.

Max floor area — Maximum total interior space across all floors: buildable footprint × stories, limited by any FAR cap.

Building height — Maximum height from grade to roof peak or parapet, as defined by the zoning code.

Stories — Number of floor levels above grade that fit within the height limit.

EFFICIENCY

Buildable area % — Buildable footprint as a share of the lot — single-floor building capacity.

Width / depth usage — Share of the lot's width or depth still usable after setbacks.

ADU TERMS

ADU — Accessory Dwelling Unit — a second, self-contained home on the same lot, attached or detached.

JADU — Junior ADU — up to 500 sq ft created within the walls of a single-family home.

Ministerial approval — Approval by staff against fixed standards, with no discretionary review or hearing.

Product Agreement & Terms

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The arbitration shall be conducted by a single arbitrator. The arbitrator shall have the power to award a party any relief or remedy that the party could have received in court in accordance with the law or laws that apply to the dispute, subject to any limitations of liability or damages that exist under the Terms. Any arbitration shall be governed by the laws of the State of California. The parties shall share equally in all costs of the arbitration, including the arbitrator's fees. The prevailing party in the arbitration shall be entitled to recover reasonable attorneys' fees and costs as well as its share of the arbitrator's fees.

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No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase any insurance for the subject property. PID has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded.

PID does not conduct any onsite investigation of the subject property. PID does not conduct any soils testing or environmental assessment at the subject property. PID does not conduct any investigation of any structures on the subject property, including without limitation, whether the structure is permitted, properly constructed, or suitable for any purpose.

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No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the subject property, including, without limitation, habitability of structures or the subject property, suitability of the subject property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the subject property.

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