

## Exhibit “B”

### Mixed Use – Sepulveda Boulevard Zone

Section 9113.1 (Names and Purposes of Zones) of Division 3 (Zoning Classifications) of Part 1 (Introduction) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding under the “Commercial Zones” heading and immediately following the “MU-CS – Mixed-Use-Carson Street” paragraph a new paragraph to read as follows:

“MU-SB – Mixed-Use-Sepulveda Boulevard. This zone is created primarily to create a retail, office and residential district along the south side of Sepulveda Boulevard 200 feet east of Marbella Avenue and 240 feet west of Avalon Street. This designation provides for mixed-use (commercial/residential) development which may include market rate, affordable or senior housing development, residential or commercial development. The lots are very shallow in this area which makes conventional development difficult. The purpose of this zone is to create the flexibility needed to develop a vibrant residential/commercial corridor.”

Section 9131.1 (Uses Permitted) of Division 1 (Uses Permitted) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding a new column to the table, MU-SB, with associated revisions to the following table entries to read as follows (except as set forth below, Section 9131.1 shall remain unchanged):

### PART 3. COMMERCIAL ZONES

#### Sections:

Division 1. Uses Permitted  
§ 9131.1 Uses Permitted.

#### Division 1. Uses Permitted

#### § 9131.1 Uses Permitted.

Uses are permitted in the commercial zones as indicated in the following table:

#### USES PERMITTED IN COMMERCIAL ZONES

#### Legend

- X. Automatically permitted use.
- L. Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of this Part.
- D. Use permitted subject to the approval of the Director.
- LD. Use permitted provided special limitations and requirements are satisfied as noted herein, in Division 8 of this Part and in Division 8 of Part 2, and subject to the approval of the Director.
- C. Use permitted upon approval of a conditional use permit.
- CC. Use permitted upon approval of the City Council as prescribed, under other provisions of the Carson Municipal Code.

All commercial uses permitted by this Part shall be subject to the requirements contained in CMC 9172.23, Site Plan And Design Review, except temporary uses (See CMC 9131.1). (Ord. 84-704)

**ZONES**

**CN CR CG CA MU-CS MU-SB**

**Retail Sales:\***

\* Alcoholic beverage sales, food services, and vehicle services are listed under separate headings.

Department stores, variety stores, and specialized stores for apparel, items for personal use, household items, plants and flowers, and supplies and small equipment for businesses, including antiques\*\* but no other secondhand items. Swap meets and flea markets, as defined in CMC 9191.670, are prohibited.

X X X X X X

\*\* Incidental restoration permitted.

Indoor mini-mart, auction house. (Ord. 86-763U, § 1; Ord. 87-813, § 1)

C C

Building materials other than ornamental brick, stone, tile, or flagstone. (Incidental storage of sand, gravel, or rock limited to 2,000 tons total.)

L L

Ornamental brick, stone, tile or flagstone. (See CMC 9133.)

C

Monuments, tombstones, statuary.

X

Feed and grain.

X

Secondhand store, pawn shop.

X

**Retail Services:\***

\* Alcoholic beverage services, food services, and vehicle services are listed under separate headings.

Personal Services:

Barber shop, beauty shop, reducing salon, manicure parlor.

X X X X X

Clothing services – laundry or dry cleaning agency, self-service laundry or dry cleaning, hand laundry, sponging and pressing, tailor, dressmaker, seamstress, shoe repair.

X X X X X

Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel).

X X X C C

Massage service (See CMC 63134, 63135, 9133 and 9138.91)

C C C C

Tattoo service (See CMC 9133 and 9138.92)

C C

Mechanical and repair services:

Locksmith,\* watch repair, small appliance repair, radio and television repair, bicycle repair.

X X X X X

Fix-it shop.\*

X X X

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Furniture redecorating, restoration and upholstery; glass repair, installation or glazing; screen repair; plumbing shop; lawnmower sharpening.			X			X
*Incidental lawnmower sharpening permitted.						
Parcel delivery service.		X	X			X
Graphic arts services:						X
Copying, addressographing, mimeographing, photostating, instant printing, blueprinting, silk screening, photography,** picture framing.***	X	X	X		X	X
Photo-finishing, film developing.			X			
**Incidental photo-finishing and film developing permitted.						
***Incidental frame construction permitted.						
<b>Studios:</b>						
Costume design, interior decoration, photography, writing, drama, dance, music, arts and crafts (including stained glass).	X	X	X		X	X
Stained glass assembly.			X			X
Radio, television, recording.		X	X			X
Motion pictures – indoor. (See CMC 9133.)				C		
<b>Offices:</b>						
Business, professional, financial, insurance, real estate, utility payments, telegraph, telephone answering service, messenger service, advertising, newspaper or publishing (no printing), ticket agency, travel agency, employment agency, collection agency, detective agency, security service, bail bondsman. (See CMC 9138.17 and 9138.18)	X	X	X		L	L
Wholesale business, manufacturer's agent, broker (no storage or deliveries other than samples).	L	L	L			X
<b>Food Sales and Service:*</b>						
*Alcoholic beverage sales and services are listed under separate headings.						
Restaurant* (including refreshment stands, soda fountain, drive-in or drive-through restaurants). (See CMC 9133, 9138.17 and 9138.18)	X	X	X	C	L	L
Food store – grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food, tobacco shop.	X	X	X		X	X
Poultry shop (no live poultry or slaughtering).	L	L	L			
Food catering (only direct retail sales or retail distribution).	X		X		X	X

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Dog or cat food catering (retail only).			X		X	X
<b>Alcoholic Beverage Sales and Services:</b>						
Alcoholic beverage sales in conjunction with a department store or supermarket.	X	X	X		X	X
Alcoholic beverage sales in conjunction with variety store, drug store, mini-market, drive-through market, food store or grocery store excluding a supermarket, take-out food, liquor store (subject to the requirements of CMC 9138.5).	C	C	C	C	C	C
Alcoholic beverage sales and service in conjunction with cocktail lounge, bar, arcade, pool hall, billiards, card room, bowling alley, indoor theater, night club, and an eating establishment other than a bona fide restaurant (subject to the requirements of CMC 9138.5, 9138.17 and 9138.18).	C	C	C		L	L
Alcoholic beverage sales and service in conjunction with a bona fide restaurant. (See CMC 9138.18)	X	X	X	X	X	X
<b>Vehicle Sales and Service:</b>						
<b>Sales:</b>						
Automobile service station, subject to the requirements of CMC 9138.12. (See CMC 9133.)	L	L	L	C		
Automobile laundry, subject to the requirements of CMC 9138.13.	C	C	C			
Automobile parts (new).*	X	X	X			X
Motorcycles or motorscooters (new).* (See CMC 9138.15.)		X	X			X
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (new).* (See CMC 9138.15.)		L	L			
Automobiles, recreation vehicles, and trucks, not over 2-ton capacity, motorcycles or motorscooters (used).* (See CMC 9138.15.)			L			
Recreation vehicles, over 2-ton capacity (new)*. (See CMC 9133 and 9138.15.)		X	C	L		
Recreation vehicles, over 2-ton capacity (used).* (See CMC 9133 and 9138.15.)			C			
Travel trailers or trailers, not over 2-ton capacity (new).*		L	L			
Travel trailers or trailers, not over 2-ton capacity (used).*			L			
Trucks, trailers, over 2-ton capacity (new).* (See CMC 9133.)		X	C			
Trucks, trailers, over 2-ton capacity (used).* (See CMC 9133.)			C			
Boats and accessory equipment.			L			

\*See CMC 9132.2 for incidental uses permitted. Also subject to the provisions of CMC 9138.2.

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
<b>Rental and Leasing:</b>						
All vehicles up to 2-ton capacity.			L			
All vehicles over 2-ton capacity. (See CMC 9133.)			C			
Recreational vehicles. (See CMC 9138.15(c).)				L		
<b>Repair of all vehicles up to 2-ton capacity (no boats):</b>						
Minor repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.2. (See CMC 9133.)		C	L			C
Major repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.2 and 9138.15 (for CA Zone only).* (See CMC 9133.)		L	C			C
<b>Transportation-Related Uses:</b>						
Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles).	X	X	X		X	
Shared parking facilities. (See CMC 9133.)	C	C	C	C	C	C
Passenger station – bus or rail; taxi stand.	X	X	X	X		
Heliports, helistops.		C	C			
<b>Access to other property lawfully used for purposes not permitted on subject property:</b>						
Access to residential use.	X	X	X	D		
Access to nonresidential use, provided the Director finds no available alternative access is preferable and the character of the area will not be adversely affected.			D	D		
<b>Communications and Utilities:</b>						
Post office.	X	X	X			
Oil wells. (See CMC 9128.6.)			C			
Telephone exchange.			X			
Amateur radio station.	X	X	X			
Gas distribution meter or control station (landscaping or screening required to the satisfaction of the Director).	L	L	L	L		

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Gas measurement station (not less than 300 feet from any residential zone, public school, public park, hospital or long-term health care facility). (See CMC 9133.)	C	C	L			
Electric distribution substation. (In the CG Zone, landscaped yard areas to the satisfaction of the Director to be provided adjacent to street rights-of-way. Facilities to be enclosed by solid fence or wall in accordance with applicable regulations of the State of California and other local regulations.) (See CMC 9133.)	C	C	L			
Pumping station, water well. (In the CG Zone, landscaping of site and screening of facilities required to the satisfaction of the Director.) (See CMC 9133.)	C	C	L			
Water reservoir. (See CMC 9133.)	C	C	C			
<b>Education:</b>						
Elementary or secondary school – public or private; professional school; business school; barber or beauty school; school of arts, crafts, dance, photography, writing, drama or music.	X	X	X		X	X
Physical training school – gymnastics, martial arts.	X	X	X		X	X
Swimming school – indoor or outdoor.			X	X		
<b>Recreation:*</b>						
*Alcoholic beverage sales and services are listed under separate headings.						
Pool hall, billiards, card room, bowling alley, gymnasium. (See CMC 9138.17 and 9138.18)	X	X	X		L	L
Arcade (subject to the requirements of CMC 9138.4).	C	C	C			
Public park or playground.	X	X	X			
Driving skill course.			C	C		
Indoor rink – roller skating, skateboards, ice skating.	X	X	X			
Outdoor rink – roller skating, skateboarding, ice skating.			X			
Lawn bowling, croquet courts.			X	X		
Small private recreational facilities. (Site limited to one acre or less in the CR Zone.) May include buildings, park, playground and picnic area.			L	X		
Large private recreational facilities – indoor or outdoor facilities (but not more than 1,000 spectator seats total):						
Badminton, handball, racquetball, squash courts.	X		X			

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Swimming pool.		X	X			
Tennis court, volleyball court, polo field, athletic field, miniature golf.			X			
Golf driving range, pitch-and-putt course, golf course, subject to the limitations of CMC 9138.3.			L			
<b>Public Assembly:*</b>						
*Alcoholic beverage sales and services are listed under separate headings.						
Church, temple, or other place of religious worship. (In the CR Zone, see CMC 9138.22 and 9182.25.)	X	L	X			
Auditorium, meeting hall, wedding chapel.		X	X			
Community center, lodge hall, private club.	X	X	X			
Indoor theater (motion picture or live stage), night club.	X	X	X			
Outdoor theater (live stage, not a drive-in).		X				
<b>Public and Quasi-Public Uses:</b>						
Fire station, police station, library, museum.	X	X	X	X		
Archaeological dig, provided the Director determines there is a reasonable prospect that significant scientific, cultural or historical information will be obtained from the site.	D	D	D			
<b>Health Services:</b>						
Hospital – general acute care, acute psychiatric; long-term health care facility. (See CMC 9133.)			C			
Medical or dental laboratory. (In the CN or CR Zones only permitted as an incidental use in a medical/dental office building or clinic.)	L	L	X			
Medical or dental office or clinic, public health center.	X	X	X		X	X
Optical services (for the fitting, grinding or mounting of eyeglasses).	X	X	X		X	X
Pharmacy. (See CMC 9138.17 and 9138.18)	X	X	X		L	L
Ambulance service.			C			
<b>Day Care:</b>						
Community day care facility.	X	X	X		X	X

**ZONES**

**CN CR CG CA MU-CS MU-SB**

**Residential Uses:**

Multiple-family residential and residential condominiums within the Mixed-Use Residential (MUR) Overlay District, the Mixed Use Carson Street District and the Mixed Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.

C C C C C

Mixed-use (commercial/residential) development within the Mixed-Use Residential (MUR) Overlay District, the Mixed Use Carson Street District and the Mixed Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.

C C C C C

Live/Work Residential Units (See CMC 9138.17 and 9138.18)

C C

Mobile home park. (See CMC 9128.2.)

C C C C

Group quarters for members of a religious order (convent, rectory, monastery, etc.).

X

Community residential care facility, boarding or rooming house, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133 and 9138.17.)

C L

**Transient Hotel:**

Transient hotel, motel

C C C

**Agricultural Uses:**

Cultivation and/or sale of plants including nursery,\* orchard, vineyard, field crops, flowers, greenhouses, bathhouses and similar activities (no mushroom farm).

X

\* Incidental lawnmower sharpening permitted. Also repair and rental of garden tools.

Boats and accessory equipment.

C L

Electronic message center signs. (See CMC 9136.7, also CMC 9138.15(E)(3)(c) for CA only.)

C C C C

**Temporary Uses:**

Election campaign office in a trailer. (Not permitted earlier than 90 days before the election. To be removed within 14 days after the election.)

L



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding 6 months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.)	L	L	L	L	L	L
Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect).	L	L	L		L	L
Subdivision directional sign. (See CMC 9128.31 – 9128.35.)	LD	LD	LD			LD
Sidewalk, parking lot, and tent sales. (See CMC 9138.8.)	D	D	D		D	D
Fireworks stand. (See CMC 3101.0 – 3101.10.)	CC	CC	CC		CC	D
Carnival, mechanical rides, pony rides, outdoor festival and similar uses. (See CMC 63119 and 63119.1.)	CC	CC	CC			
Circus, rodeo. (See CMC 63120; and Animal Control Ordinance, CMC 3300 – 3301.)			CC			
Christmas tree sales, pumpkin sales.	X	X	X		D	D
Yard sales. (See CMC 4600 – 4606.)	L	L	L		L	L
Tent revival.	CC	CC	CC			
<b>Sales:</b>						
Auctions for used automobiles, recreational vehicles, travel-trailers, trucks or trailers, not over 2-ton capacity, motorcycles or motorscooters, subject to the requirements of CMC 9138.21.		L	L			
<b>Outdoor Advertising:</b>						
Outdoor advertising sign in the electronic marquee signage (EMS) overlay district, subject to the requirements of CMC 9138.71.			L			
<b>Wireless Telecommunications Facilities:</b>						
Minor wireless telecommunications facilities, subject to the requirement of CMC 9138.16.	L	L	L	L		L
Major wireless telecommunications facilities, subject to the requirement of CMC 9138.16.	C	C	C	C		C

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 7; Ord. 78-438; Ord. 78-431; Ord. 78-446; Ord. 80-517, § 1; Ord. 80-532, § 4; Ord. 81-585, § 2; Ord. 82-602, § 2; Ord. 82-621, § 1; Ord. 83-637U, § 1; Ord. 83-643, § 1; Ord. 84-685, § 1; Ord. 88-857, § 1; Ord. 90-915, § 1; Ord. 92-985, § 1; Ord. 93-1001, § 1; Ord. 94-1035U, §§ 2, 3; Ord. 94-1037, §§ 2 – 4; Ord. 94-1039, § 2; Ord.

96-1085, § 1; Ord. 97-1115, § 1; Ord. 02-1245, § 2; Ord. 02-1251, § 1; Ord. 03-1279, § 2; Ord. 03-1284, § 2; Ord. 04-1322, § 1; 06-1363)

Section 9133 (Conditional Use Criteria) of Division 3 (Conditional Use Criteria) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended at the description of “Multiple-family residential, residential condominiums, mixed-use developments” to read as follows (except as set forth below, Section 9133 shall remain unchanged):

“Multiple-family residential, residential condominiums, mixed-use developments: Compliance with the provisions of CMC 9138.7, 9138.17 and 9138.18 zones.”

Section 9135.2 (Minimum Lot Area) of Division 5 (Site Requirements) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended at the first paragraph by adding a row to read as follows (except as set forth below, Section 9135.2 shall remain unchanged):

“No lot shall be created which has a net area less than that shown in the following table:

<u>Zone</u>	<u>Minimum Net Lot Area</u>
CN, CR	20,000 square feet*
CG	5,000 square feet*
CA	43,560 square feet (one acre)**
MU-CS	See Section 9138.17
<u>MU-SB</u>	<u>See Section 9138.18</u> ”

Section 9135.3 (Street Frontage and Access) of Division 5 (Site Requirements) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended at the first paragraph to read as follows (except as set forth below, Section 9135.3 shall remain unchanged):

“No lot shall be created unless it is capable of being provided with vehicular access directly from a public street or alley and has a street frontage of at least 30 feet. See Section 9138.17 and Section 9138.18 for special requirements in the Mixed-Use-Carson Street (MU-CS) zone and the Mixed-Use-Sepulveda Boulevard (MU-SB) zone.”

Section 9135.4 (Minimum Lot Width) of Division 5 (Site Requirements) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding a row at the end of the first paragraph to read as follows (except as set forth below, Section 9135.4 shall remain unmodified):

“No lot shall be created which has a width less than that shown in the following table:

<u>Zone</u>	<u>Minimum Net Lot Area</u>
CN, CR, CA	150 feet**
CG	50 feet*
MU-CS	See Section 9138.17
<u>MU-SB</u>	<u>See Section 9138.18</u> ”

Section 9136.12 (Height of Buildings and Structures) of Division 6 (Site Development Standards) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding a new paragraph immediately after the first paragraph to read as follows (except as set forth below, Section 9136.12 shall remain unmodified):

“In the MU-CS Zone, see Section 9138.17, for the MU-SB Zone, see Section 9138.18 .”

Section 9136.23 (Front Yard) of Division 6 (Site Development Standards) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding a new paragraph immediately after the second paragraph to read as follows (except as set forth below, Section 9136.23 shall remain unmodified):

“Each lot in the MU-CS Zone shall have a front yard setback as described in Section 9138.17 and each lot in the MU-SB Zone shall have a front yard setback as described in Section 9138.18.”

Section 9136.24 (Side Yards) of Division 6 (Site Development Standards) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding a new paragraph immediately after the fourth paragraph to read as follows (except as set forth below, Section 9136.24 shall remain unmodified):

“Each lot in the MU-CS Zone shall have a side yard setback as described in Section 9138.17 and each lot in the MU-SB Zone shall have a side yard setback as described in Section 9138.18.”

Section 9136.25 (Rear Yard) of Division 6 (Site Development Standards) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding a new paragraph immediately after the second paragraph to read as follows (except as set forth below, Section 9136.25 shall remain unmodified):

“Each lot in the MU-CS Zone shall have a rear yard setback as described in Section 9138.17 and each lot in the MU-SB Zone shall have a rear yard setback as described in Section 9138.18.”

Paragraph (B) of Section 9136.7 (Signs) of Division 6 (Site Development Standards) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is amended by adding a new sub-paragraph (10) to read as follows (except as set forth below, Section 9136.7 shall remain unmodified):

“11. All business signs within the MU-SB Zone shall be permitted in conformance with development standards as provided in Section 9138.18.”

Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) is hereby amended by adding a new Section 9138.18 to read as follows:

**“§ 9138.18 Mixed-Use – Sepulveda Boulevard (MU-SB)**

**A. Description of Boundaries**

The City of Carson Mixed-Use – Sepulveda Boulevard Corridor (MU-SB) is a located on the south side of Sepulveda Boulevard, 200’ east of Marbella Avenue to 240’ west of Avalon Boulevard.

**B. Purpose and Intent**

The purpose of the MU-SB zone is to create a retail, office and residential district along the south side of Sepulveda Boulevard. The use of the regulations and development standards contained herein is intended to fulfill the following objectives:

3. Create a mix of high density residential and commercial use on the south side of Sepulveda Boulevard.
4. Create a buffer between the major street and the residential uses to the south.

**C. Permitted Land Uses**

All uses within the Mixed Use-Sepulveda Boulevard District are subject to Site Plan and Design Review per Section 9172.23.

1. Permitted and Conditional Uses

Residential Uses:

<u>Multiple-family dwellings</u>	<u>CUP</u>
<u>Residential Condominiums</u>	<u>CUP</u>
<u>Live/Work Residential Units</u>	<u>CUP</u>
<u>Mixed-use Residential/Commercial</u>	<u>CUP</u>
<u>Community Care Residential Facility</u>	<u>CUP</u>
<u>Community Day Care Facility</u>	<u>CUP</u>

Retail:

Department Store, variety stores and Specialized stores for apparel, items for Personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques but no second hand items.

Automobile parking lot or parking building (no long term vehicle storage, no storage of inoperable vehicles)

Pharmacy – no drive-thru

Animal services – animal clipping and washing, grooming  
veterinary office or clinic (no animal hospital or kennel).

CUP

Personal Services:

Barber shop, beauty shop, reducing salons, manicure  
parlor.

Optical Services

Clothing Services- laundry or dry cleaning,

Self-service laundry, tailor, shoe repair.

Mechanical and repair services:

Locksmith, watch repair, small appliance

Repair, radio and television repair,

Computer repair, bicycle repair

Graphic arts services:

Copying, printing, blueprinting, photography (incidental photo-  
finishing and film developing permitted), picture framing

Offices:

Business, professional, financial, insurance,

Real estate, advertising, newspaper or publishing

(no printing), ticket agency, travel agency, car rental,

employment agency, collection agency, detective

agency, security service, bail bondsman

Medical/dental office or clinic.

Bank – No drive-through facility

Food Sales and Services:

Restaurant, coffee shop, snack shop

Food store – grocery, fish, meat, fruits and

Vegetables, retail bakery, pastry, candy, health

Food, take-out food,

Food Catering (only direct retail sales or retail distribution)

Dog and Cat catering (retail only)

Commercial Uses Allowed within Mixed-Use Projects:

Retail, Personal Services, Graphic Arts, Office,

Medical Office, Restaurant (no drive-through),

Bank (no drive-through), Food Store, Bakery

Commercial Uses Allowed within Live/Work Units:

Professional Office i.e. attorney, realtor, accountant,

insurance agent, architect, engineer, etc.

Artist or crafts Person

Consultant

Travel Agency

Education:

School of arts, crafts, dance; photography, writing,

drama or music.

Alcohol Beverage Sales and Services

Alcohol beverage sales in conjunction with  
Department store or supermarket

Alcoholic beverage sales in conjunction with a variety  
store, drug store, mini-market, food store or  
grocery store excluding supermarket, take out food  
and liquor store (subject to requirements of Section  
9138.5) CUP

Alcohol beverage sales and service in conjunction with  
a bona fide restaurant.

Alcohol beverage sales and service in conjunction with  
Class 1 entertainment per CMC Section 63125 (See  
Section 9131.18 C2). CUP

Temporary Uses:

Fireworks Stand  
Carson Municipal Code Section (3101.0-3101.10) CC

Office or other permitted commercial use in a trailer or  
other mobile unit. (Permitted for a period not exceeding  
six months during construction of a building on the same  
lot while a building permit is in effect. The Director may  
approve reasonable time extensions if he finds  
construction is proceeding in good faith). L

Storage of construction materials and equipment at a  
construction site without the screening which would be  
required for permanent outdoor storage (only during the  
period a building permit is in effect). L

Sidewalk, Parking lot and Tent sales

(See Section 9138.8)

Christmas Tree Sales, Pumpkin Sales

Yard Sales (See Sections 4600-4606 Of the CMC.)

2. Prohibited Uses

- a. Any use not fully enclosed in a building.
- b. Dismantling of vehicles or the storage of vehicles for  
parts.
- c. Outside storage.
- d. Arcade.
- e. Massage Pallor.
- f. Tattoo Pallor
- g. Drive-through Restaurants.
- h. Bowling alley, as a primary use.
- i. Driving skills course.

- j. In-door mini-mart or auction house.
- k. Night clubs
- l. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.
- m. Sexually oriented business establishments
- n. Vehicle sales and service.
- o. All uses are prohibited except as expressly permitted by the provision of this Section.

#### 5. Interpretation of Uses Permitted

Further definition and enumeration of uses permitted in the Mixed-Use-Sepulveda Boulevard District shall be determined by means of interpretation in accordance with Section 9172.24 of the Carson Municipal Code.

### **D. Site Requirements**

The site requirements listed under this section are mandatory.

#### 1. Minimum Lot Area

- a. The minimum lot size for a commercial use only building or buildings is 10,000 square feet.
- b. The minimum lot size for a mixed use building or buildings is 15,000 square feet.
- c. The minimum lot size for development with a residential only building or buildings is 10,000 square feet.
- d. Any lawfully established lot (including a leased area of land during the term of the lease) is deemed to have the required lot size.
- e. A lot may be reduced to less than the required lot area if such a reduction is the result of an acquisition for public purposes.

#### 2. Street Frontage and Access

- a. The minimum building frontage shall be 70 percent of the lot width unless modified by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review).
- b. The building or structure frontage shall not exceed 150 feet per segment unless modified by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review).
- c. No lot shall be created unless it is capable of being provided with vehicular access directly from a public street or alley and has a street frontage of at least 30 feet.

- d. A new or additional use shall not be developed on an existing lawfully established lot (including a leased area of land during the term of the lease) unless there is vehicular access from a public street or alley, and such access has a width of at least 20 feet. The required vehicular access shall be either directly from a public street or alley or by means of a right-of-way or easement.

3. Minimum Lot Width

- a. The minimum lot width for mixed-use residential or residential use is 100 feet.
- b. The minimum lot width for a commercial use is 50 feet.

6. Minimum Lot Depth

- a. The minimum lot depth shall be 100 feet.
- b. Any lawfully established lot (including a leased area of land during the term of the lease) is deemed to have the required lot depth.

7. Building Setbacks

- a. Front Yard. The following are the required setbacks from the front property line:

<u>Comm/live/work</u>	<u>5'</u>
<u>Residential</u>	<u>5'</u>
<u>Commercial</u>	<u>5'</u>
<u>3<sup>rd</sup> floor – res.</u>	<u>10'</u>
<u>4<sup>th</sup> floor – res.</u>	<u>10'</u>

- b. Side Yard. The following are the required setbacks from the side property lines:

	<u>Interior</u>	<u>Street Side</u>
<u>Subterranean garage</u>	<u>1"</u>	<u>1"</u>
<u>On grade parking or partial subterranean garage</u>	<u>1" or 3'</u>	<u>5'</u>
<u>1<sup>st</sup> fl. Comm./live/work</u>	<u>1", 3' or 5'</u>	<u>5'</u>
<u>1<sup>st</sup> fl. Residential</u>	<u>5'</u>	<u>5'</u>
<u>2<sup>nd</sup> fl. Residential</u>	<u>5'</u>	<u>5'</u>
<u>2<sup>nd</sup> fl. Commercial</u>	<u>1", 3' or 5'</u>	<u>5'</u>
<u>3<sup>rd</sup> fl. Residential</u>	<u>5'</u>	<u>5'</u>
<u>4<sup>th</sup> fl. Residential</u>	<u>5'</u>	<u>5'</u>

If the interior side lot line for a commercial use is adjacent to residential use, then a 10 foot interior side yard is required.



- c. Rear Yard. The following are the required setbacks from the rear property line:

<u>Subterranean garage</u>	<u>1"</u>
<u>On grade parking or partial subterranean garage</u>	<u>1" or 3'</u>
<u>1<sup>st</sup> fl. Commercial-live/work</u>	<u>5'</u>
<u>2<sup>nd</sup> fl. Commercial-live/work</u>	<u>5'</u>
<u>1<sup>st</sup> fl. Residential</u>	<u>5'</u>
<u>2<sup>nd</sup> fl. Residential</u>	<u>5'</u>
<u>3<sup>rd</sup> floor</u>	<u>10'</u>
<u>4<sup>th</sup> floor</u>	<u>10'</u>

- d. Ground floor awnings and canopies may project 5 feet into the front and street side yards.
- e. Upper level balconies may project 5 feet into the front and street side yards.

## 8. Building Height

- a. No commercial building or structure shall exceed a height of 30 feet.
- b. No residential or mixed-use building or structure shall have more than 3 stories including a basement but excluding a cellar, nor shall it exceed a height of 45 feet, except for residential projects for affordable or senior households permitted in accordance with Section 9126.91 or projects that have an exceptional design.
- c. In cases in which Section 9126.91 is applicable, no building or structure shall have more than 4 stories, including a basement but excluding a cellar, nor shall the height exceed 55 feet.

## 9. Floor Area Ratio (FAR)

- a. The maximum floor area ratio (FAR) residential or mixed-use shall be 1.5.
- b. The minimum floor area ratio for ground floor commercial uses within a mixed-use development is 0.15.
- c. The maximum floor area ratio for ground floor commercial uses within a mixed-use development is 0.7.
- d. Subterranean garages are not included in the FAR calculation.
- e. Partially subterranean garages are calculated at 50 percent of the gross floor area.

## 10. Density

- a. A maximum density for residential use is 35 dwelling units per acre.
- b. If the residential units are affordable or for senior use per Section 9126.91 of the CMC, the maximum density is 55 dwelling units per acre.
- c. The maximum number of dwelling units permitted on a lot or project area is the net lot area in acres multiplied by the density designation number i.e. 35 or 55. Any fractional amount equal to or greater than one-half shall permit an additional dwelling unit.

## 9. Recreational Open Space

- a. Recreational facilities shall be designed as that space suitably equipped and devoted to active or passive recreation for the exclusive use of the residents of a particular residential building or structure.
- b. In each condominium or multiple family dwelling project, there shall be usable open space of at least 15 percent of the gross floor devoted to residential use of which 60 percent must be open to the sky.

## 10. Private Open Space

- a. In each condominium or multiple family project, there shall be 130 square feet of private open space for all 0 and 1-bedroom units and 150 square feet of private open space for each larger unit.
- b. A reduction in the amount of private open space may be authorized subject to the review and approval of a Development Plan by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review).

## 11. Separation Between Buildings on same lot

- a. There shall be a minimum of 6 foot separation between buildings or 1 foot horizontal distance for each 2 feet of building height on the lowest building.

## 12. Parking

- a. Shared on-site parking is permitted with a Conditional Use Permit.
- b. Tandem parking may be used for the same residential unit. Tandem parking can not exceed 25 percent of the total parking count. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet by 36 feet.

- c. Live/work units require 1 ½ spaces for units under 2500 square feet. Larger units require 1 space per unit plus the number of spaces required for commercial use per Section 9162.21 of the CMC.
- d. Residential use requires one covered parking space for every studio, two covered spaces for each unit with one or more bedrooms. One guest space for each four units.
- e. No more than one-third of the required parking spaces shall be compact spaces.
- f. Mixed-use developments require parking for the sum of all the uses.
- g. Parking for residential use shall be secure and separate from off-street parking devoted for commercial uses.
- h. Parking spaces for residential purposes either in a mixed-use development or exclusively residential development may be provided in a common covered garage above, below or at grade level subject to the review and approval of a Development Plan by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review).
- i. Remote parking is permitted within 400 feet of use with a Conditional Use Permit, if property owners involved in the joint use agree by covenant.
- j. All commercial parking lots/structures shall provide a minimum of 5% of total stalls for preferred parking for carpools/vanpools.
- k. All commercial development shall provide bicycle parking for at least 5% of the total number of stalls in all parking areas.
- l. Deviations from the parking requirements may be authorized subject to approval of a Development Plan by the Planning Commission pursuant to Section 9172.23 (Site Plan and Review) if the project includes affordable housing opportunities as defined by this Chapter.
- m. All other requirements of Part 6 Division 2 Vehicle Parking, Loading and Maneuvering Areas of the CMC are applicable.

### 13. Lighting

- a. Pedestrian scale lighting with a minimum one foot candle is required in the public areas.
- b. Storefront entries shall be illuminated.
- c. Lighting shall be shielded to prevent glare on adjacent properties.

## **E. Landscaping**

- a. All portions of setbacks not covered by permitted encroachments, pedestrian walkways, or driveways shall be landscaped.
- b. Open parking areas located at or above grade shall be landscaped in accordance with Section 9162.52 (Landscaping Requirements).
- c. All landscaping shall be in compliance with the provisions Division 8, Part 6 of this Chapter relating to water efficient landscaping.
- d. One specimen size tree (30" box tree) shall be provided for each four units. A reduction in the number of required specimen box trees may be authorized subject to the review and approval of a development plan by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review).
- e. All other requirements of Section 9162.52 Landscaping Requirements are applicable.

## **F. Signage**

The purpose of this Section is to guide commercial development on Sepulveda Boulevard in the selection and placement of their signage. It is the intent to provide a reasonable number of signs, as well as size specifications, in order to provide aesthetic harmony in the District. It is further intended to limit the number and size of signs to that required for proper conduct of business, yet controlling and managing the design, aesthetics and placement of all signage. It is desired that artistic flexibility be allowed while maintaining continuity and appropriate scale to the District as a whole. The information contained in these development standards as adopted by the City of Carson establishes mandatory criteria to which each sign must conform. Any deviations from these standards may be considered by the Planning Commission pursuant to an approved sign program. Each business will be responsible for the construction, installation and maintenance of its signage, and must submit plans for design approval to the City of Carson, pursuant to this Section. Submitted drawings must indicate location, materials, finishes, height, square footage and method of installation for all proposed signage.

### **1. Standards**

- a. The combined sign area for all signs on a single story building which abuts a public street shall not exceed 2 square feet for each of the first 20 feet of business storefront and one square foot for each linear foot that exceeds the first 20'.
- b. Businesses that take their primary access from the public right-of-way shall have no more than 2 signs – one wall sign and one awning window or pedestrian

- sign. Businesses located on a corner may have one wall sign and window or pedestrian sign on each side.
- c. Ground floor businesses that have an entrance on an alley or rear parking lot may have one additional sign on the exterior wall that abuts the parking lot. Maximum sign area shall be calculated at no. 1 above. No more than two rows of letters allowed.
- d. Capital letters shall not exceed a height of 18 inches. Lower case letters shall not exceed a height of 18 inches. When using logos, logo size should not exceed 24 inches. Two rows of letters shall not exceed 36 inches.
- e. Major projecting signs shall be a minimum of 8 feet above adjacent grade and shall not project above the building parapet. Maximum sign projection beyond the building line should be 30 inches at 8 feet above grade and a maximum of 48 inches at 14 feet above grade. Projecting signs shall not exceed 25 square feet and be no closer than 15 feet to another projecting sign, monument sign, or pylon sign.
- f. Minor projecting signs shall not exceed 4 square feet in size and shall not project more than 30 inches from the wall on which they are attached.
- g. Pedestrian signs shall not exceed 4 square feet in size and shall not project more than 30 inches from the wall on which they are attached. Internal illumination of pedestrian signs is prohibited.
- h. Window signs shall be limited to permanent signs and shall not exceed 15 percent of the window area. Signage letters shall not exceed 3 inches in height. Content of the sign is limited to the business name and address. No phone numbers are allowed.
- i. Blade signs shall be mounted a minimum of 8 feet above grade and project no more than 30 inches.
- j. A one foot by two feet sign listing the business is permitted on Live/Work units. All other signage is not allowed including signage on the inside of the units which may be viewed through the front windows.
- k. Awning signs shall be kept to a minimum size and be limited to the valence of the awning. Area of awning sign shall be calculated with total sign area.
- l. Wall mounted signage should be centered above storefront. Signage width should not exceed 75% of leasehold frontage.
- m. The sign area of a monument sign shall not exceed 1.5 square feet per each foot of street frontage. Sign placement shall not exceed a maximum of one per every 150 linear feet of street frontage. Signs shall be located at least 7 ½ feet from interior lot lines. Monument signs shall be a maximum of 8 feet high, with a maximum 18 inch base and should not be a hazard to pedestrian or vehicular traffic. Sign content

- shall be limited to Shopping Center name and name of tenant (no more than two rows of letters).
- n. Any deviations from the standards may be considered by the Planning Commission pursuant to an approved sign program.

## 2. Prohibited Signs

The following signs are prohibited:

- a. Internally illuminated sign cabinets with a rectangular form.
- b. Use of human beings, live animals, animated figures.
- c. Pennants, streamers, flashing blinking lights or moveable signs (electric or manual)
- d. Sign promoting products sold at other locations.
- e. Pole of pylon signs.
- f. Exposed raceway.

## 3. Temporary Signs

- a. Banners, permits and other similar temporary signage placed on the exterior of the building are generally prohibited, although they may be permitted at the opening of a new business, or for special events with prior approval of the Planning Division.

## G. Walls

### 1. Standards

- a. All perimeter walls shall be placed directly on the property line.
- b. All perimeter walls are to be constructed out of masonry (stone, block, brick) with stucco finish.
- c. All perimeter walls are to be articulated via pilasters, reveals, or other elements at a maximum of 30 foot intervals.

## H. Other

### 1. Standards

- a. Trash and recycling areas shall be provided in accordance with Part 6, Division 4 Trash Areas.
- b. Non-residential development shall comply with Part 6, Division 5 Transportation Demand and Trip Reduction Measures.
- c. Exclusively residential development and the residential portion of mixed-use developments shall be in conformance with the requirements set forth in Section 9128.11 (Intent and Purpose), 9128.13 (Application for a Conditional Use Permit), 9128.17 (Declaration of Covenants, Conditions and

- Restrictions), 9128.51 (Multiple-Family Dwellings), 9128.53 (Application of a Conditional Use Permit) and 9128.55 (Development Criteria).
- d. Residential uses shall be permitted pursuant to the development standards established by Sections 9128.15 and 9128.54 except as modified in this Section.

## **I. Live/Work Criteria**

The purpose of this section is to provide standards for live/work units. Live/work units are intended to be occupied by business operators who live in the same structure that contains the commercial activity. The Planning Commission during the Conditional Use Permit process may impose additional conditions as deemed necessary to protect public health, safety and welfare. The development standards for live/work units are mandatory.

### **1. Development Standards**

- a. Each live/work unit shall front on a public or private street and the work area shall be located at street level.
- b. Each unit shall have a pedestrian oriented frontage.
- c. The living space within the live/work unit shall be contiguous with, and an integral part of the working space, with direct access between the two areas and not a separate stand-alone dwelling unit. The residential unit shall not have a separate street address from the business component.
- d. The live/work unit shall be occupied and used only by a business operator, and/or household of which at least one member shall be the business operator.
- e. The living space shall not be rented or sold separately from the working space.
- f. One employee, at any time, who does not reside in the unit may work in the unit, unless this employment is prohibited or limited by the Conditional Use Permit.
- g. Other than a sign as permitted by this section, in no way shall the appearance of the structure be altered, or the conduct of the use within the structure be such that the structure may be recognized as serving a non-residential use (either by color, materials, construction, lighting, odors, noises, vibrations, etc.).
- h. The retail use shall be limited to the display and sale of works created in the unit.
- i. A commercial business license shall be obtained.
- j. A copy of the Conditional Use Permit, showing the conditions of the use permit, shall be provided to all occupants of live/work units in the building prior to their execution of a lease or purchase agreement for such live/work unit.

- k. Work space shall be limited to the first floor of the building. Living space shall be located in the rear ground level or upper floors so that it does not interrupt the appearance of the commercial frontage.
- l. The designated work space can not be used for residential living space other than a home office.
- m. There shall be no storage of flammable liquids or hazardous materials beyond that normally associated with a residential use. Storage of flammable liquids and hazardous materials beyond that normally associated with a residential use, such as for an artist studio, shall be allowed only through an approved conditional use permit and approval from the Los Angeles County Fire Department and Building Official.

2. Performance Standards

These performance standards shall apply to all live/work units.

1. Performance standards:

- a. Noise. Noise resulting from conduct of the work within the unit shall be muffled so as not to become disruptive to surrounding neighborhoods due to volume, tone, intermittence, frequency or shrillness.
- b. Odor. Every use shall be operated in such a manner that it does not emit an obnoxious odor or fumes beyond the working unit/area.
- c. Smoke. Every use shall be operated in such a manner that it does not emit smoke into the atmosphere.
- d. Dust and Dirt. Every use shall be operated in such a manner that it does not emit any dust or dirt into the atmosphere.

3. The following findings must be made when approving a Conditional Use Permit for Live/Work units.

1. Findings

- a. The proposed use at the location requested will not significantly cause an adverse affect to the health, safety or welfare of persons residing or working in the surrounding area; or
- b. The proposed site is adequate in size and shape to accommodate the yards, open space, walls, fences parking, landscaping and other development requirements as required to integrate the use with existing and planned uses in the surrounding area; and
- c. The proposed site is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such



- use would generate, and by other public and private service facilities as required.
- d. The living and working areas are not separately rented.

**J. Design Guidelines and Sustainable Standards**

The purpose of the guidelines is to establish the parameters of sustainable design, provide an opportunity to incorporate the principles of sustainable design into a concentrated area of development, where they can be implemented in a consistent and coordinated manner. The sustainable guidelines shall serve as best practices recommendations for all new development within the Sepulveda Boulevard corridor. These guidelines are intended to promote a more sustainable built environment through specific design and construction techniques. Guidelines unlike standards are not mandatory.

All projects within the Mixed Use – Sepulveda Boulevard District are recommended to incorporate the following guidelines and are subject to City review and approval.

1. Site Design/Development

- a. Encourage rehabilitation of damaged sites due to environmental contamination.
- b. Cluster buildings to promote higher density communities and greater opportunities for energy efficient designs.
- c. Site buildings to take advantage of solar orientation, minimize energy use and to increase potential for alternative energy sources.
- d. Increase porous paving to minimize stormwater/runoff impact on surrounding environment.
- e. Minimize uplighting and reduce site lighting requirements to be one footcandle per square foot to lower the amount of light that spills across the site.
- f. There should be a minimum number of curb cuts provided which are no wider than necessary to serve the project.
- g. Enhanced paving should be provided at all driveways.
- h. Vehicular access should be from the alley whenever feasible.
- i. Provide pedestrian access connecting rear parking lots to street when possible.
- j. Parking lots should be placed at the rear and sides of new retail development to establish a consistent building frontage line along Sepulveda Boulevard.
- k. New points of ingress and egress to public or private parking lots should be from side streets or alleys whenever possible. Driveways onto Sepulveda Boulevard should be combined to serve two or more properties whenever possible.

- l. Provide continuous enhanced paving at pedestrian areas adjoining one or more developments and all driveway areas.
- m. All new developments over 20,000 square feet should incorporate a public arts component equal to at least 1% of the total project costs.
- o. Primary ground floor building entrances should front the public right of way. Secondary entrances are permitted when parking is located to the side or rear of building. The main entrance should be clearly identified and directly accessible from the public right of way.

2. Building Composition/Architecture

- a. Orient longer side of building on an east-west axis to maximize solar heat gain.
- b. Shape buildings to maximize effects of local wind condition and circulate breezes.
- c. Specify light colored or reflective colors and materials to minimize heat gain.
- d. Specify windows and glazing systems with high R-values and e-coatings to minimize heat gain and loss.
- e. Provide roof overhangs, awnings, canopies, porches, or blinds to prevent unwanted solar heat gain.
- f. Provide natural lighting opportunities through the use of skylights, lightshelves, lightwells, clerestories, and windows.
- g. Specify materials that are either made from recycled content or are re-used from previous construction.
- h. Specify materials that do not contain formaldehyde, organic solvents, VOCs and chlorofluorocarbons (CFCs).
- i. Entries shall be enhanced through architectural treatment such as tiling, individual awnings, or placement of signs above the entryways.
- j. Recess storefront bays on new buildings at least 3 inches from the front plane of the building. Encourage retention of recessed storefront remodel.
- k. Wall opening (windows and doors) shall occupy a minimum of 70 percent of the ground floor street façade in commercial units. Opaque or dark tinted glass is strongly discouraged.
- l. Doors and windows for retail shops shall contain 70 percent clear glass (90 percent light transmission). Solid doors, or doors with opaque or dark tinted glass is strongly discouraged.
- m. Each floor above the ground floor shall have a minimum of two windows.
- n. Storefront windows shall be a minimum of 18 inches and a maximum of 36 inches from the sidewalk grade to accommodate a traditional bulkhead.

- o. Upper floor windows should have a greater height to width ratio.
- p. Skylights, clerestories and transom windows should be incorporated into the building where possible to allow for maximum amount of daylight.
- q. If awnings are used, each structural bay should have an individual awning. One unified awning spanning several bays shall be prohibited. Awning shape should relate to the shape of the window and door openings.
- r. Awnings should be constructed of canvas with metal or wood frames.
- s. Wall mounted signage shall be centered above storefront.
- t. Buildings should be designed with a variety of scales, creating a scale and level of detail that addresses the pedestrians at street level and the formal conditions of the upper floors.
- u. New development should consider the roof lines of adjacent buildings to avoid clashes in scale, proportion, style and materials.
- v. Roof pitches that create prominent or out of scale building elements, such as A-frame roofs, geodesic domes, or chalet-style buildings are strongly discouraged.
- w. The use of exterior paint should be limited to four different colors per building. Use of fluorescent colors are strongly discouraged.
- x. Use of wood, metal, vinyl, and heavily textured stucco as primary exterior building materials is strongly discouraged. Wood and metal may be used for door frames, window frames and other accent uses. Permitted exterior materials for storefront bulkheads should be tile, brick or stucco.
- y. Facades should be varied via elements such as windows, fenestrations, cornices, etc. to create visual interest, variety and emphasis. Long repetitive expanses of wall surfaces should be avoided. Vertical and horizontal design elements should be incorporated to balance the façade composition.
- z. Exterior security grills or permanently affixed security bars are strongly discouraged. Roll down security grills that conceal storefront windows are strongly discouraged. Interior security grills must recess completely into to pockets that conceal the grill when it is retracted. Roll-down security grills and housings must be completely concealed from the street by awnings or canopies. Security grills should not be visible during hours of operation.

### 3. Conservation

- a. Consider offsetting energy costs through alternative energy sources such as photovoltaics, wind power, water power, geothermal, bio-gas, or co-generation plants.
- b. Specify lighting fixtures, plumbing fixtures, and appliances that minimize energy and water consumption (i.e. florescent lights, day light sensors, low-flow toilet fixtures, automatic faucets, natural gas appliances).
- c. Institute recycling programs for facilities and provide recycling locations within developments to collect materials.

### 4. Public Improvements

- a. Minimize amounts of impervious surfaces to reduce storm water run-off and reduce heat islands through use of landscaping, permeable paving and high-albedo concrete.
- b. Provide pedestrian scaled pole lighting with a minimum of 1 foot candle in all public areas.

### 5. Landscape

- a. Protect the native topsoil during construction, so it can support the future landscape, reduce stormwater runoff, reduce fertilizer and pesticide use, and conserve irrigation water.
- b. Minimize disruption of existing plants, especially trees. Existing mature trees and scrubs should be incorporated into the site plan when possible.
- c. Landscape to reduce energy use by shading buildings and parking lots during hot summer months and to allow for heat gain in the winter, as well as enhancing natural ventilation by directing breezes and blocking wind.
- d. Design landscape to allow irrigation and stormwater to soak into the soil recharging groundwater systems and filter out pollutants. Reduce runoff, erosion and pesticide use during construction and operation to protect water quality.
- e. Minimize waste by reducing the need to prune by selecting appropriate plants and using plant trimmings as mulch and compost.
- f. Use salvaged and recycled content materials in the landscape.
- g. Accent planting should be used at all driveways and pedestrian entries to the property marking appropriate entry ways. Accent planting should consist of low ground cover and flowering plants.

## 6. Signs

- a. Signs may use any of the building colors plus three additional colors. Signs must use at least one building color.
- b. It is recommended that signs have internally illuminated letters on a raceway (Channel letters), neon letters, and externally illuminated letters mounted to façade or canopy, internally and externally illuminated projecting signs, sign cabinets with distinctive curvilinear form.
- c. Internally illuminated sign cabinets with a rectangular form are strongly discouraged.