



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 24, 2008

SUBJECT: Ordinance Amendment to the Carson Municipal Code relating to existing church use within the MU-CS zone
Design Overlay Review No. 1276-08

APPLICANT: Mel Malele
Samoan Congregational Church in Carson
324 West Carson Street
Carson, CA 90745

REQUEST: Recommend to the City Council approval of an ordinance amendment to the Carson Municipal Code regarding existing church use within the MU-CS (Mixed-Use Carson Street) zoning district and approval of Design Overlay Review No. 1276-08 for the addition of a new sanctuary and remodel of existing church hall

PROPERTY INVOLVED: 320 and 324 West Carson Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Verrett
		Cannon			

I. Introduction

Date Application Received

- May 28, 2008: Design Overlay Review No. 1276-08 and an ordinance amendment regarding church use in the MU-CS zoning district.

Property Owner

- Samoan congregational Community, 324 W. Carson Street, Carson, CA 90745

Property Applicant

- Mel Malele, Project Designer, 126 W. Clarion Drive, Carson, CA 90745

Project Address

- 320 and 324 West Carson Street, Carson, CA 90745

Project Description

- Proposed ordinance amendment to the MU-CS (Mixed-Use Carson Street) zoning district allowing existing church use to continue with an approved Design Overlay Review.
- Design Overlay Review No. 1276-08, for the construction of a new sanctuary with 3,584 square feet and remodel of the existing church hall.

II. Background

Current Use of Property

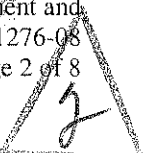
- The property is developed with an existing church facility.

Previously Approved Discretionary Permits

- There is record of two previously approved discretionary permits on the subject properties. Design Overlay Review No. 308-85 was approved in 1986 for construction of a fellowship hall and sanctuary and Design Overlay Review No. 509-90 was approved in 1990 for an 846 square foot addition.

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there are no zoning code enforcement cases associated with this property.



Background continued:

On September 26, 2006, at a noticed public hearing, the Planning Commission considered and unanimously, with one member absent, recommended adoption of the Carson Street Mixed-Use District Master Plan, amendment of the Carson Municipal Code to include the Mixed-Use Carson Street (MU-CS) zone district, adoption of General Plan Amendment No. 78-06, and adoption of Zone change Case No. 153-06.

On November 8, November 21, and December 13, 2006, the City Council considered and adopted Ordinance No. 06-1363, establishing a new MU-CS (Mixed-Use – Carson Street) zone subject to the provisions of Section 9138.17 of the Carson Municipal Code (CMC).

The MU-CS zone was created primarily to create a downtown retail and residential district which will provide a distinctive core area along Carson Street which includes the civic center. This designation provides for pedestrian-oriented, mixed-use (commercial/residential) development which may include market rate, affordable or senior housing and transit oriented development.

At the above stated public hearing dates that were duly noticed as required by CMC, the Planning Commission and the City Council accepted public comments on the adoption of the Mixed-Use Carson Street (MU-CS) zone district, however, no public testimony was recorded regarding CMC Section 9138.17 C. 2. j., (Prohibited Uses) that proposed to prohibit: 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.

Additionally, the above-referenced CMC Section 9138.17 C. 2. j. affects three existing churches: The Apostolic Christian Church located at 230 E. Carson Street; The Bread of Life Church located at 522 W. Carson Street; and the applicant, the Samoan Congregational Community Church of Carson, located at 324 W. Carson Street. The identified churches are now considered legally established “nonconforming uses” and must comply with CMC Section 9182.22 (Termination of Existing Nonconforming Use).

As per CMC Section 9182.22 (Termination of Existing Nonconforming Use) the lawfully established church use, including building or structure which are nonconforming shall be terminated by December 2026, being 20 years from the date of becoming nonconforming. Therefore, unless the proposed ordinance amendment is approved by the Planning Commission and City Council, existing nonconforming church uses along the Mixed-Use Carson Street (MU-CS) zone district would have to be terminated by December 2026.

III. Analysis

Carson Municipal Code Section 9138.17, C. 2. j, (Prohibited Uses) prohibits churches, temples and other places of religious worship within the Mixed-Use Carson Street zone district. The proposed ordinance amendment would permit existing churches within the Mixed-Use Carson Street zone district to continue to operate with an approved Design Overlay Review application. However, new churches, temples or other places of religious worship would be allowed.

Existing Code-Section 9138.17, C. 2. j, Mixed-Use Carson Street

In regards to church use, Section 9138.17(C) (2) j, of the Carson Municipal Code states that the following is a prohibited use in the MU-CS zoning district:

- 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.

Proposed Amendment-Add Subsection 1-a to Section 9138.17(C) (1)

Staff proposes an amendment to Section 9138.17 (C) (1) to allow churches, temples or other places of religious worship, that are currently existing within the Mixed-Use Carson Street zone district to be permitted with an approved Design Overlay Review application by the city Planning Commission as per CMC Section 9172.23. The proposed amendment would be added at the end of Section 9138.17 (C) (1) to read as follows:

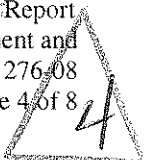
Public Assembly:

Existing churches, temples, or other places of worship with an approved Site Plan and Design Review pursuant to CMC 9172.23 as determined by the Planning Commission

The proposed amendment discussed above would only apply to existing churches, temples or other places of worship existing within the Mixed-Use Carson Street zone district at the time of the adoption date of the proposed amendment by the City Council.

Location/Site Characteristics/Existing Development

- The subject property is located at 320 and 324 W. Carson Street.
- The project site consists of two parcels containing approximately 58,056 square feet. The existing residential dwelling east of the existing church site will be demolished and removed.
- Residential and commercial uses surround the subject property.



- The proposed project with Spanish/Mediterranean architectural design features of tile roof, arches, and stucco siding consists of additions to the existing church totaling 880 square feet (i.e., restrooms, music/sound rooms and hall ways). The proposed new sanctuary is connected to existing fellowship hall via a breezeway and consists of a sanctuary of approximately 3,584 square feet.
- The proposed project provides 117 parking spaces and meets CMC Section No. 9162.21 B. 8 (Church) requirements of 117 parking spaces. The CMC referenced section requires 1 space for each 5 fixed seats or 7 ½ linear feet of fixed pew or bench. The applicant is providing 448 linear feet of pew seating which require 60 parking spaces. The CMC section also requires the area within the largest assembly room not occupied by fixed seats, pews or bench, to provide 1 space for each 35 square feet of net floor area. The area not occupied by fixed seats is approximately 2,005 square feet, which requires 57 parking spaces. The proposed project provides 117 parking spaces which meets the parking requirements of the CMC.
- The proposed project meets all property development standards within the MU-CS zoning district and meets the Los Angeles County Fire Department 32-foot turning radius requirements and all other Fire Department property access requirements.
- The project provides landscaping via four date palms along West Carson Street frontage and along the interior parkway strips and along the property line boundaries (a total of 96 trees).
- The proposed project has a monument sign that complies with CMC signage requirements.

Zoning/General Plan/Redevelopment Area Designation

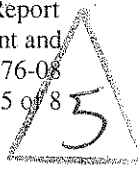
- The subject property is zoned MU-CS (Mixed-Use Carson Street) and surrounding properties share the same zoning designation.
- The subject property has a General Plan Land Use designation of Mixed-Use Residential.

Applicable Zoning Ordinance Regulations

The proposed church construction is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:



1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

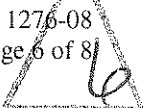
All necessary approval findings can be made in accordance to the Site Plan and Design Review provisions of the CMC Section 9172.23 as discussed in the proposed resolution.

Issues of Concern:

- Issue – Project Aesthetics: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the project must be harmonious and attractive to the area.
 - *Mitigation:* The applicant shall remove existing “rod-iron fencing” along Carson Street and any replacement gates must be installed to Fire Department standards. The applicant shall provide landscaping with four 30-foot high date palms along Carson Street and shrubs and trees with an automatic drip irrigation system along each property boundary.
- Issue – Safety of Circulation: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the project must provide safe circulation for pedestrians and vehicles.
 - *Mitigation:* The project shall be developed with a 26-foot wide fire lane labeled “no parking fire lane” as approved by the Los Angeles County Fire Department and as depicted on proposed site plan.
 - *Mitigation:* Further, any gate that is constructed for this opening shall have installed a Fire Department approved emergency gate opening device.

IV. Environmental Review

Pursuant to Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act (CEQA), the construction of the proposed church is an in-fill development, does not have the potential for causing a significant effect on the environment, and is found to be categorically exempt.



V. Conclusion

It is staff's opinion that the proposed Ordinance Amendment would be consistent with the Mixed-Use Carson Street zone district intent to create a pedestrian friendly mixed use walking environment. The proposed ordinance amendment would allow only existing churches, temples or places of worship to continue to operate with approval of a Design Overlay Review. The proposed ordinance amendment also amends CMC Sections 9131.1 and 9182.25.

VI. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF AN ORDINANCE TO THE COUNCIL AND APPROVAL OF DESIGN OVERLAY REVIEW NO. 1276-08 FOR THE PROPERTY LOCATED AT 320 AND 324 WEST CARSON STREET."

VII. Exhibits

1. Map of the Carson Street Corridor
2. Planning Commission Resolution
3. Section 9138.17 of the Carson Municipal Code
4. Proposed Ordinance Amendment

Prepared by: _____

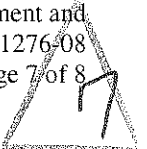
Zak Gonzalez II, Planner

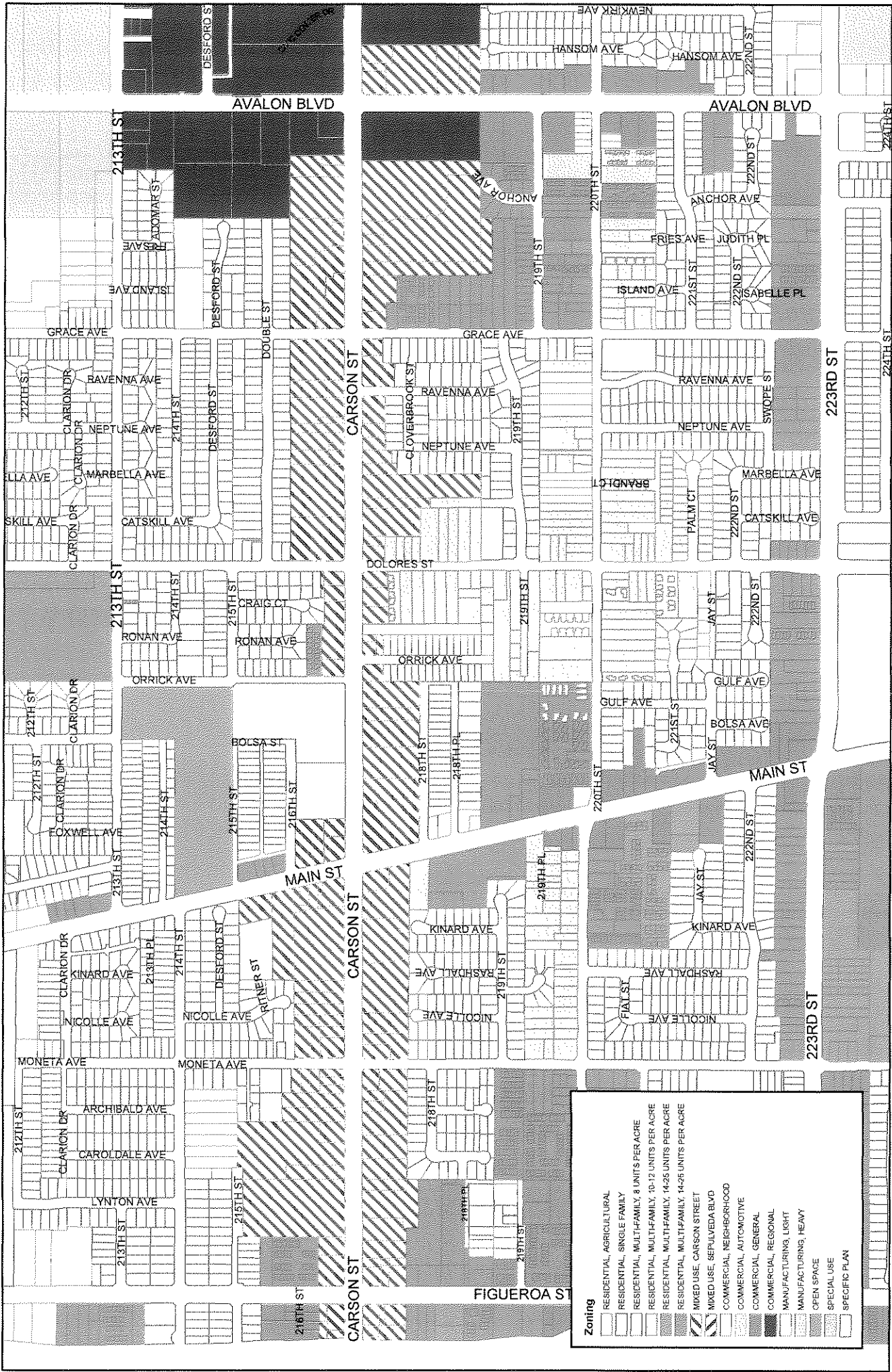
Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Manager

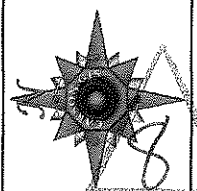




Zoning

[Symbol]	RESIDENTIAL, AGRICULTURAL
[Symbol]	RESIDENTIAL, SINGLE FAMILY
[Symbol]	RESIDENTIAL, MULTI-FAMILY, 8 UNITS PER ACRE
[Symbol]	RESIDENTIAL, MULTI-FAMILY, 10-12 UNITS PER ACRE
[Symbol]	RESIDENTIAL, MULTI-FAMILY, 14-26 UNITS PER ACRE
[Symbol]	RESIDENTIAL, MULTI-FAMILY, 14-26 UNITS PER ACRE
[Symbol]	MIXED USE, CARSON STREET
[Symbol]	MIXED USE, SEPULVEDA BLVD
[Symbol]	COMMERCIAL, NEIGHBORHOOD
[Symbol]	COMMERCIAL, AUTOMOTIVE
[Symbol]	COMMERCIAL, GENERAL
[Symbol]	COMMERCIAL, REGIONAL
[Symbol]	MANUFACTURING, LIGHT
[Symbol]	MANUFACTURING, HEAVY
[Symbol]	OPEN SPACE
[Symbol]	SPECIAL USE
[Symbol]	SPECIFIC PLAN

Mixed-Use Carson Street Zone



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF CARSON RECOMMENDING APPROVAL OF AN ORDINANCE
TO THE CITY COUNCIL AND APPROVING DESIGN OVERLAY
REVIEW NO. 1276-08**

**THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. The Planning Commission held a public hearing and recommended approval to the City Council of an Ordinance Amendment to the Carson Municipal Code regarding permitting existing churches, temples, and other places of worship with an approved Design Overlay Review Application within the MU-CS (Mixed-Use – Carson Street) zone, as described in Exhibit “A”.

A public hearing was duly held on November 24, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California by the Planning Commission of the City of Carson. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. At the November 24, 2008 Planning Commission meeting, the Commission discussed the adequacy of the current ordinance, considered appropriate alternatives, reviewed the effects of such proposal on adjacent properties, and reviewed the Design Overlay Review Application No.1276-08 within the MU-CS zone. The Commission then directed staff to prepare an ordinance amendment that permits existing churches, temples or other places of worship with an approved Design Overlay Review Application within the MU-CS zone.

Section 4. Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the proposed project is an “In-Fill Development Project” and does not have the potential for causing a significant effect on the environment and is found to be categorically exempt.

Section 5. The Planning Commission finds that:

- a) The proposed ordinance amendment is intended to allow existing churches, temples, or other places of religious worship to be permitted with an approved Design Overlay Review Application, in accordance to CMC Section 9172.23.

- b) The proposed ordinance amendment is consistent with the policies and goals of the General Plan, Zoning Ordinance and Redevelopment Project areas.
- c) The Planning Commission further finds that the proposed project is considered an "In-Fill Development" and does not have the potential for causing significant adverse effects on the environment and pursuant to Section 15332 of the California Environmental Quality Act (CEQA) the project is found to be categorically exempt. The ordinance amendment will therefore generate no significant environmental impacts.

Section 6. Based on the aforementioned findings, the Planning Commission hereby recommends approval to the City Council of an amendment to the Carson Municipal Code regarding permitting existing churches, temples or other places of religious worship with an approved Design Overlay Review Application within the MU-CS zone, and approves Design Overlay Review Application No. 1276-08 as described in Exhibit "A".

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 8. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF NOVEMBER, 2008.

CHAIRMAN

SECRETARY

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT=3612 E 60 FT OF W 448 FT OF S 132 FT OF N 157 FT OF LOT 38

324 West Carson Street, Carson, CA 90745

TRACT# 20318 LOT 12

Breaking it down:

PARCEL 1:

The easterly 63.5 feet of the west on-half of lot 38 of tract 3612, in the City of Carson, County of Los Angeles, State of California, as per map recorded in book 40, pages 5 & 6 of maps, in the office of the county recorder of Los Angeles.

PARCEL 2:

The westerly 388 feet of lot 38, tract# 3612, in the City of Carson, County of Los Angeles, State of California, as shown on map recorded in book 40, pages 5 & 6 of maps

PARCEL 3:

The east 60 feet of the west 448 feet of lot 38 of tract # 3612, in the County of Los Angeles, State of Ca, as per map recorded in book 40, pages 5 & 6 of maps in the office of the county recorder.

Except there from the north 157 feet parcel 4, the east 60 feet of the west 508 feet of lot 38 of tract# 3612 in the city of Torrance.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1276-08

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1276-08, said permits shall be declared null and void unless an extension of time is requested prior to their expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or



annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review no. 1276-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

9. The applicant shall submit for a lot merger as per CMC Section 9207.27 if any proposed building is to be located over existing property lines.

PROJECT-AESTHETICS/SIGNAGE

10. The applicant shall provide landscaping with trees and shrubs and an automatic drip system along each property to the satisfaction of the Planning Division. The applicant will plant four date palms along the Carson Street frontage in consultation with the Planning Division.

The applicant shall submit a landscape and irrigation plan to the Planning Division prior to issuance of a building permit. The applicant shall maintain all landscaping with an automatic irrigation system.

11. The applicant shall obtain a sign permit for any future monument sign.

CIRCULATION-FIRE DEPARTMENT SAFETY

12. The existing rod iron fence shall be removed and any proposed gate will require an approved Fire Department emergency opening device.
13. The project shall be developed with a 26-foot wide "No-Parking Fire Lane" as approved by the Los Angeles County Fire Department and as depicted on the proposed site plan.

ENGINEERING SERVICES DEPARTMENT-CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

14. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
15. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
16. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.



17. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.

18. A construction permit is required for any work to be done in the public right-of-way.

Prior to issuance of Building Permit, the proposed development is subject to the following:

19. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.

20. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.

21. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

22. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.

a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.

23. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

24. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.

25. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

a. Sewer Main Improvements (if any) along Carson Street as determined by the aforementioned sewer area study.

b. Storm Drain Improvements (if any) along Carson Street as determined by the aforementioned requirement.

26. Construction bond is required for all work to be done within the public right of way and shall be submitted and approved by Engineering Services.

27. Proof of Worker's Compensation and Liability Insurance.

Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:



28. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
29. Repair any broken or raised sidewalk, curb and gutter along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
30. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
31. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
32. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
33. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
34. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
35. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the existing streetlights. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-month)
36. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
37. Paint Curbs Red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
38. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
39. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.



40. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
41. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
42. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
43. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

PARKING

44. There shall be no un-authorized expansions or alteration that will intensify potential safety hazards associated with not having sufficient off-street parking.

BUILDING & SAFETY

45. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

46. All requirements by the Los Angeles County Fire Department shall be complied with.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

47. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



**Division 8. Special Requirements
For Certain Uses**

§ 9138.17 Mixed-Use – Carson Street (MU-CS)

A. Description of Boundaries. The City of Carson Mixed-Use – Carson Street Corridor (MU-CS) is a 1.75-mile section located on the north and south sides of Carson Street between the San Diego (I-405) Freeway and the Harbor (I-110) Freeway. There are five (5) districts within the Carson Street Corridor MU-CS which are: West Gateway District, Community Shopping District, Boulevard Residential District, Civic Center District and East Gateway District. The West Gateway District includes the north and south side of Carson Street between the I-110 Freeway and Moneta Street. The Community Shopping District includes the north and south side of Carson Street from Moneta Street to Dolores Street. The Boulevard Residential District extends from Dolores Street to Grace Avenue, the Civic Center District extends from Grace Avenue to Bonita Street and East Gateway District extends from Bonita Avenue to the I-405 Freeway.

B. Purpose and Intent. The purpose of the MU-CS Zone is to create a downtown retail and residential district which will provide the City of Carson with a distinctive core area which includes its Civic Center. The use of the regulations and development standards contained herein is intended to fulfill the following objectives:

1. Create a livable, pedestrian-friendly downtown retail district surrounding the civic core.
2. Create a distinctive mixed-use character throughout the Carson Street Corridor by establishing standards and guidelines.

C. Permitted Land Uses. All uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per CMC 9172.23.

I. Permitted and Conditional Uses.

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	CUP
Mobilehome park	CUP
Community care residential facility	CUP
Community day care facility	CUP

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

Recreational:

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

Pharmacy

With drive-through	CUP
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Animal services

Animal clipping and washing, grooming, veterinary office or clinic (no animal hospital or kennel)	CUP
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Personal Services:

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

Optical Services

Health Club	CUP
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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:

With drive-through facility CUP

Food Sales and Services:

Restaurant, coffee shop, snack shop (outdoor dining space may be provided within the limits of the restaurant frontage, and there is a clear path of travel (min. 7' wide) on the sidewalk without obstruction)

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 craftsperson

Consultant

Travel agency

Education:

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

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 CMC 9138.5) CUP

Alcohol beverage sales and service in conjunction with a cocktail lounge, bar, indoor theater, night club and an eating establishment other than a bona fide restaurant (subject to the requirements of CMC 9138.5) CUP

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

Temporary Uses:

Fireworks stand (CMC 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 CMC 9138.8)**Christmas Tree Sales, Pumpkin Sales, Yard Sales (See CMC 4600 – 4606)****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 parlor.
- f. Drive-through restaurants.
- g. Bowling alley as a primary use.
- h. Driving skills course.
- i. Indoor mini-mart or auction house.
- j. 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.

- k. Sexually oriented business establishments.
- l. Vehicle sales and service.
- m. All uses are prohibited except as expressly permitted by the provisions of this Section.

3. Interpretation of Uses Permitted. Further definition and enumeration of uses permitted in the Mixed-Use – Carson Street District shall be determined by means of interpretation in accordance with CMC 9172.24.

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 twenty thousand (20,000) square feet.
- b. The minimum lot size for a mixed-use building or buildings is twenty thousand (20,000) square feet.
- c. The minimum lot size for development with a residential-only building or buildings is thirty thousand (30,000) 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 seventy (70) percent of the lot width unless modified by the Planning Commission pursuant to CMC 9172.23 (Site Plan and Design Review).

b. The building or structure frontage shall not exceed one hundred fifty (150) feet per segment unless modified by the Planning Commission pursuant to CMC 9172.23 (Site Plan and Design Review).

sion pursuant to CMC 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 thirty (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 twenty (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 one hundred (100) feet.

b. The minimum lot width for a commercial use is fifty (50) feet.

4. Minimum Lot Depth.

a. The minimum lot depth shall be two hundred (200) 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.

5. Building Setbacks.

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

1st floor – Commercial/live/work	10'
1st floor – Residential	10'
2nd floor – Commercial	10'
2nd floor – Residential	10'
3rd floor – Residential	10'
4th floor – Residential	10'
West Gateway subarea front yard setback	
1st and 2nd floor – All development	15'

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

	Interior	Street Side
Subterranean garage	1"	1"
On-grade parking or partial subterranean garage	1" or 3'	10'



	Interior	Street Side
1st floor – Commercial/live/work	1", 3' or 10'	10'
1st floor – Residential	10'	10'
2nd floor – Residential	10'	10'
2nd floor – Commercial	1", 3' or 10'	10'
3rd floor – Residential	10'	10'
4th floor – Residential	10'	10'

If the interior side lot line is adjacent to a residential use, then a ten (10) foot interior side yard is required.

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

Subterranean garage	1"
On grade parking or partial subterranean garage	1" or 3'
1st floor – Commercial/live/work	10'
2nd floor – Commercial/live/work	10'
1st floor – Residential	15'
2nd floor – Residential	15'
3rd floor	30'
4th floor	30'

d. The front yard ten (10) foot setback shall be provided and treated as an extension of the public right-of-way in the Carson Street Corridor.

e. Projections are allowed ten (10) feet into the front yard setback for arcades subject to review by the Planning Manager.

f. Ground floor awnings and canopies may project five (5) feet into the front and street side yards.

g. Upper-level balconies may project five (5) feet into the front and street side yards.

6. Building Height.

a. No commercial building or structure shall exceed a height of thirty (30) feet.

b. No residential or mixed-use building or structure shall have more than three (3) stories, including a basement but excluding a cellar, nor shall it exceed a height of forty-five (45) feet, except for residential projects for affordable or

senior households permitted in accordance with CMC 9126.91 or projects that have an exceptional design.

c. In cases in which CMC 9126.91 is applicable, no building or structure shall have more than four (4) stories, including a basement but excluding a cellar, nor shall the height exceed fifty-five (55) feet.

d. The minimum building height shall be eighteen (18) feet.

7. 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 fifty (50) percent of the gross floor area.

8. Density.

a. A maximum density for residential use is thirty-five (35) dwelling units per acre.

b. If the residential units are affordable or for senior use per CMC 9126.91, the maximum density is fifty-five (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., thirty-five (35) or fifty-five (55). Any fractional amount equal to or greater than one-half (1/2) 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 fifteen (15) percent of the gross floor devoted to residential use of which sixty (60) percent must be open to the sky.

10. Private Open Space.

a. In each condominium or multiple-family project, there shall be one hundred thirty (130) square feet of private open space for all zero



(0) and one (1) bedroom units and one hundred fifty (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 CMC 9172.23 (Site Plan and Design Review).

11. Separation Between Buildings on Same Lot.

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

b. Paseos between buildings shall be provided to facilitate pedestrian access between rear parking lots and Carson Street in the Downtown Retail District. Paseos shall be a minimum of fifteen (15) feet.

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 cannot exceed twenty-five (25) percent of the total parking count. No more than twenty-five (25) percent of the parking spaces could be tandem. Two parking spaces in tandem shall have a combined minimum dimension of nine (9) feet by thirty-six (36) feet.

c. Live/work units require one and one-half (1-1/2) spaces for units under two thousand five hundred (2,500) square feet. Larger units require one (1) space per unit plus the number of spaces required for commercial use per CMC 9162.21.

d. Residential use requires one (1) covered parking space for every studio and two (2) covered spaces for each unit with one (1) or more bedrooms. One (1) guest space for each four (4) units.

e. No more than one-third (1/3) 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 CMC 9172.23 (Site Plan and Design Review).

i. Remote parking is permitted within four hundred (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 five (5) percent of total stalls for preferred parking for carpools/vanpools.

k. Bicycle parking shall be provided for at least five (5) percent 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 CMC 9172.23 (Site Plan and Design 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 this Chapter are applicable.

13. Lighting.

a. Pedestrian-scale lighting with a minimum one (1) 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 CMC 9162.52 (Landscaping Requirements).

c. All landscaping shall be in compliance with the provisions of Part 6, Division 8 of this Chapter relating to water-efficient landscaping.

d. One specimen-size tree (thirty (30) inch box tree) shall be provided for each four (4) 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 CMC 9172.23 (Site Plan and Design Review).

e. All other requirements of CMC 9162.52 (Landscaping Requirements) are applicable.



F. Signage. The purpose of this Section is to guide commercial development on Carson Street 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 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 two (2) square feet for each of the first twenty (20) feet of business storefront and one (1) square foot for each linear foot that exceeds the first twenty (20) feet.

b. Businesses that take their primary access from the public right-of-way shall have no more than two (2) signs: one (1) wall sign and one (1) awning window or pedestrian sign. Businesses located on a corner may have one (1) 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 (1) additional sign on the exterior wall that abuts the parking lot. Maximum sign area shall be calculated at subsection (F)(1)(a) of this section. No more than two (2) rows of letters allowed.

d. Capital letters shall not exceed a height of eighteen (18) inches. Lower case letters shall not exceed a height of eighteen (18) inches. When using logos, logo size should not exceed twenty-four (24) inches. Two (2) rows of letters shall not exceed thirty-six (36) inches.

e. Major projecting signs shall be a minimum of eight (8) feet above adjacent grade and shall not project above the building parapet. Maximum sign projection beyond the building line should be thirty (30) inches at eight (8) feet above grade and a maximum of forty-eight (48) inches at fourteen (14) feet above grade. Projecting signs shall not exceed twenty-five (25) square feet and be no closer than fifteen (15) feet to another projecting sign, monument sign, or pylon sign.

f. Minor projecting signs shall not exceed four (4) square feet in size and shall not project more than thirty (30) inches from the wall on which they are attached.

g. Pedestrian signs shall not exceed four (4) square feet in size and shall not project more than thirty (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 fifteen (15) percent of the window area. Signage letters shall not exceed three (3) inches in height. Content of the sign is limited to the business name and address. No phone numbers are allowed.

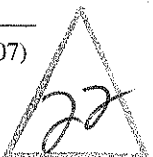
i. Blade signs shall be mounted a minimum of eight (8) feet above grade and project no more than thirty (30) inches from the building line in the West Gateway District.

j. A one (1) foot by two (2) foot 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 valance of the awning. Area shall be calculated with total area.

l. Wall-mounted signage should be centered above storefront. Signage width should not exceed seventy-five (75) percent 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 (1) per every one hundred fifty (150) linear feet of street frontage. Signs shall be located at least seven and one-half (7-1/2) feet from interior lot lines. Monument signs shall be a maximum of eight (8) feet high, with a maximum eighteen (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 (2) rows of letters).

n. Pole or pylon signs are limited to sign per center subject to review by the Planning Manager. Pole or pylon signs are reserved for major tenants. Pole or pylon signs are limited to parcels two (2) acres and more. The maximum height is thirty (30) feet. The area shall not exceed one (1) square foot for each square foot of building frontage.

o. Pole, pylon or monument signs shall be located within a minimum two hundred (200) square foot landscaped planter area.

p. 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 or animated figures.

c. Pennants, streamers, flashing blinking lights or moveable signs (electric or manual).

d. Sign promoting products sold at other locations.

e. Pole or pylon signs on sites less than two (2) acres.

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 thirty (30) foot intervals.

H. Other.

1. Standards.

a. Trash and recycling areas shall be provided in accordance with Part 6, Division 4 (Trash and Recycling Areas) of this Chapter.

b. Nonresidential development shall comply with Part 6, Division 5 (Transportation Demand and Trip Reduction Measures) of this Chapter.

c. Exclusively residential development and the residential portion of mixed-use developments shall be in conformance with the requirements set forth in CMC 9128.11 (Intent and Purpose), 9128.13 (Application for Conditional Use Permit), 9128.17 (Declaration of Covenants – Conditions and Restrictions), 9128.51 (Multiple-Family Dwelling), 9128.53 (Application for Conditional Use Permit) and 9128.55 (Development Criteria).

d. Residential uses shall be permitted pursuant to the development standards established by CMC 9128.16 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 (2) 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 (1) member shall be the business operator.

e. The living space shall not be rented or sold separately from the working space.

23

f. One (1) employee, at a 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 nonresidential 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 cannot 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:

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. Findings. The following findings must be made when approving a conditional use permit for live/work units:

a. The proposed use at the location requested will not significantly cause an adverse effect 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 activities 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 and 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 Carson Street 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 – Carson Street Corridor District are recommended to incorporate the following guidelines and are subject to City review and approval.

1. Site Design/Development.

a. Create outdoor spaces to promote community, a sense of place, pedestrian-friendly environments, and reduced automobile usage.

b. Encourage rehabilitation of damaged sites due to environmental contamination.

c. Cluster buildings to promote higher-density communities and greater opportunities for energy-efficient designs.

d. Site buildings to take advantage of solar orientation, minimize energy use and to increase potential for alternative energy sources.

e. Increase porous paving to minimize stormwater/runoff impact on surrounding environment.

f. Minimize uplighting and reduce site lighting requirements to be one (1) foot candle per square foot to lower the amount of light that spills across the site.

g. There should be a minimum of curb cuts provided and no wider than is necessary to serve the project.

h. Enhanced paving should be provided at all driveways.

i. Built streetwall along Carson Street should be a minimum of fifty (50) percent of lot width in the West Gateway and Community Shopping Districts.

j. Provide pedestrian access connecting rear parking lots to street when possible.

k. Parking lots should be placed at the rear and sides of new retail development to establish a consistent building frontage line along Carson Street.

l. New points of ingress and egress to public or private parking lots should be from side streets whenever possible. Driveways onto Carson Street should be combined to serve two (2) or more properties whenever possible.

m. Provide continuous enhanced paving at pedestrian areas adjoining one (1) or more developments and all driveway areas.

n. Provide fountains and/or civic art, centrally located, in designated open space areas for visual attraction, screening of traffic noise and cooling effect.

o. All new developments over twenty thousand (20,000) square feet should incorporate a public arts component equal to at least one (1) percent of the total project costs.

p. 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 the building. The main entrance should be clearly identified and directly accessible from the public right-of-way.

q. New points of access to parking lots for corner lots shall be on the side street.

r. Driveways onto Carson Street shall be combined to serve two (2) properties when possible.

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 colors 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 reused 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. Buildings fronting onto intersections should have architectural features to demarcate the corner.

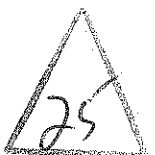
k. Recess storefront bays on new buildings at least three (3) inches from the front plane of the building. Encourage retention of recessed storefront remodel.

l. Wall opening (windows and doors) shall occupy a minimum of seventy (70) percent of the ground floor street facade in commercial units. Opaque or dark tinted glass is strongly discouraged.

m. Doors and windows for retail shops shall contain seventy (70) percent clear glass (ninety (90) percent light transmission). Solid doors, or doors with opaque or dark tinted glass are strongly discouraged.

n. Each floor above the ground floor shall have a minimum of two (2) windows.

o. Storefront windows shall be a minimum of eighteen (18) inches and a maximum of



thirty-six (36) inches from the sidewalk grade to accommodate a traditional bulkhead.

p. Upper-floor windows should have a greater height-to-width ratio.

q. Skylights, clerestories and transom windows should be incorporated into the building where possible to allow for maximum amount of daylight.

r. 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.

s. Awnings should be constructed of canvas with metal or wood frames.

t. Wall-mounted signage shall be centered above storefront.

u. 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.

v. New development should consider the roof lines of adjacent buildings to avoid clashes in scale, proportion, style and materials.

w. 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.

x. The use of exterior paint should be limited to four (4) different colors per building. Use of fluorescent colors are strongly discouraged.

y. 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.

z. Recess storefront bays on new buildings at least three (3) inches from the front plane of the building. Encourage retention of recessed storefront in storefront remodel.

aa. Entries should be enhanced through architectural treatment such as tiling, individual awnings, or placement of signs above the entryway.

bb. 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 ele-

ments should be incorporated to balance the facade composition.

cc. Each structural bay should have an individual awning when awnings are provided. One unified awning spanning several structural bays is discouraged. Awnings should relate to the shape of the window and door openings. Awnings should be constructed of canvas with metal or wood frames.

dd. 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 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., fluorescent lights, daylight 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 stormwater runoff and reduce heat islands through use of landscaping, permeable paving and high-albedo concrete.

b. Provide attractive waiting areas for mass transit use, preferred carpool/vanpool parking locations, bicycle storage areas, and shower/changing facilities for building users.

c. Provide site amenities (i.e., drinking fountains, benches, bike racks, etc.)

d. Provide pedestrian-scaled pole lighting with a minimum of one (1) foot candle in all public areas.

e. Transit shelters should be incorporated into the design of commercial and mixed-use projects. Designs can be physically integrated into



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, AMENDING SECTIONS 9131.1, 9138.17(C)(1), AND 9182.25 OF THE CARSON MUNICIPAL CODE TO ALLOW EXISTING CHURCHES, TEMPLES OR OTHER PLACES OF WORSHIP WITHIN THE MU-CS ZONE TO CONTINUE TO OPERATE WITH AN APPROVED SITE PLAN AND DESIGN REVIEW

WHEREAS, on November 8, November 21, and December 13, 2006, the City Council considered and adopted Ordinance No. 06-1363, establishing a new MU-CS (Mixed-Use – Carson Street) zoning district subject to the provisions of Section 9138.17 of the Carson Municipal Code (CMC).

WHEREAS, the MU-CS zone was created primarily to create a downtown retail and residential district which will provide a distinctive core area along Carson Street. This designation provides for pedestrian-oriented, mixed-use (commercial/residential) development which may include market rate, affordable or senior housing and transit oriented development.

WHEREAS, the establishment of the MU-CS zoning district and adoption of standards affects three existing churches: The Apostolic Christian Church located at 230 E. Carson Street; The Bread of Life Church located at 522 W. Carson Street; and the Samoan Congregational Community Church of Carson, located at 324 W. Carson Street. These churches are now considered legally established “nonconforming uses” and must comply with CMC Section 9182.22 for termination of existing nonconforming use.

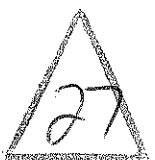
WHEREAS, the existing church uses have served the community for many years and remain an important component to the city’s development as well as future growth along Carson Street.

WHEREAS, on _____, the City Council considered the proposed ordinance amendment as discussed above and the potential impacts it may have on the rest of the city.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Code Amendment. Section 9131.1 of Division 1 (Uses Permitted) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text to the table entry entitled, “Church, temple, or other place or religious worship,” as follows:

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
“Church, temple, or other place of religious worship. (In the CR Zone, see CMC 9138.22 and 9182.25; <u>In the MU-CS Zone, see CMC 9138.17(C)(1).</u>)	X	L	X		L”	



Section 2. Code Amendment. Section 9138.17(C)(1) (Mixed-Use–Carson Street, Permitted and Conditional Uses) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text after the entry, “Alcohol beverage sales and service in conjunction with a bona fide restaurant,” and before the bolded header, “Temporary Uses:” as follows:

“Public Assembly:

Existing churches, temples, or other places of worship with an approved Site Plan and Design Review pursuant to CMC 9172.23 as determined by the Planning Commission”

DOR

Section 3. Code Amendment. Section 9182.25 (Continuation of Churches, Temples, or Other Places of Religious Worship Located within the CR (Commercial, Regional) Zone) of Division 2 (Nonconformities) of Part 8 (Implementing Provisions) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text:

§ 9182.25 Continuation of Churches, Temples or Other Places of Religious Worship Located within the CR (Commercial, Regional) Zone or MU-CS (Mixed-Use – Carson Street) Zone.

A. All existing churches which were lawfully established within the CR (Commercial, Regional) Zone shall be subject to the approval of a Development Plan by the Director of Community Development pursuant to CMC 9172.23 (Site Plan and Design Review) and CMC 9138.22 (Church Uses within the CR (Commercial, Regional) Zone). Existing churches, temples, or other places of worship lawfully established within, and prior to the adoption of the MU-CS (Mixed-Use – Carson Street) Zone shall be subject to the approval of a Site Plan and Design Review pursuant to CMC 9172.23 as determined by the Planning Commission. An application for a Site Plan and Design Review shall be submitted in accordance with the provisions of this Section within a one (1) year period of the effective date of this ordinance or prior to the termination of the amortization period, whichever provides the greater amount of time.

B. When approving a Development Plan, the Director of Community Development shall make findings regarding the adequacy of on-site parking and applicable site development standards contained in Part 6 (General Development Standards) of this Chapter. The Director of Community Development shall require as a condition precedent to continued use of the property under the Development Plan, that a report be submitted by the applicant, which shall provide and include plans to eliminate or mitigate any Building, Plumbing, Electrical, and Fire Code deficiencies. The Director of Community Development may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

1. New or rehabilitated landscaping;



- 2. Exterior changes to promote compatibility of buildings and structures with the surrounding development;
- 3. General repairs to vehicular maneuvering or parking areas;
- 4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for public assembly uses as per applicable Building and Safety Codes in effect at the time of application. (Ord. 97-1115, § 3)

Section 4. If any provision(s) of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that they would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 5. The City Clerk shall certify to the adoption of this ordinance, and shall cause the same to be posted and published in the manner required by law.

Section 6. This ordinance shall be effective thirty (30) days following its adoption.

PASSED, APPROVED and ADOPTED this ____ day of _____, ____.

MAYOR, JIM DEAR

ATTEST:

CITY CLERK HELEN KAWAGOE

APPROVED AS TO FORM

CITY ATTORNEY

