



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: March 10, 2011

SUBJECT: Workshop regarding potential text amendment to Section 9138.15 of the Carson Municipal Code to consider allowing an auto repair use as a primary use in the CA (Commercial Automotive) zone with an approved Conditional Use Permit.

APPLICANT: City of Carson

REQUEST: Discuss and consider, provide Staff direction

PROPERTIES INVOLVED: CA (Commercial, Automotive) zone district

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

I. Introduction

In January, 2011 two separate applications were submitted to the Planning Division, each one proposing an auto repair use to be located on Avalon Boulevard in the CA (Commercial Automotive) zone district, as described below:

- Design Overlay Review No. 1398-11, Conditional Use Permit No. 856-11
 - Rick's Lube and Tune proposes a façade remodel of the former Don Kott Jeep automotive dealership building located at 21101 Avalon Boulevard, and construction of a new 3-bay drive-thru oil change facility and related parking lot, landscaping and site improvements. The CUP request is to permit auto repair in the CA zone.
- Design Overlay Review No. 1400-11, Conditional Use Permit No. 859-11
 - AutoWest Collision Group proposes a façade remodel and related landscaping, parking area, extensive interior improvements, and general site improvements to the former Don Kott Ford automobile dealership. The CUP request is to permit auto repair in the CA zone.

Upon initial consultation with staff, each applicant was informed that an auto repair use was a permitted use in the zone with an approved conditional use permit (CUP), pursuant to Section 9131.1 of the Carson Municipal Code (CMC) (Exhibit No. 1). During the review process, however, it was discovered that CMC Section 9138.15 (Exhibit No. 2), Commercial, Automotive Development Standards, prohibits auto repair as a primary use in the CA zone.

Specifically, sub-Section C, Permitted and Conditional Uses, of the same Section, allows for vehicle repair and service as an automatically permitted use only in conjunction with new vehicle sales, subject to operational and development standards contained in CMC Section 9138.2 (Exhibit No. 3), Vehicle Service and Repair. Furthermore, Section 9138.15 permits auto body, paint and/or upholstery shops as integral but secondary parts of operating new automobile franchises, subject to CUP authorization and CMC Section 9138.2.

II. Background

The CA zone is comprised of 18 properties in total which are located along the north side of 223rd Street between Lucerne Avenue and Wilmington Avenue, and the east and west sides of Avalon Boulevard between 213th Street and the 405 Freeway overpass.

In late 2007, Sonic Automotive obtained rights to a master lease of all the former Don Kott Automotive Dealerships fronting Avalon Boulevard between 213th Street and the 405 Freeway, which included former Ford, Lincoln, Mercury, Jeep, and Chrysler dealerships, and also includes the only remaining open dealership in that area, Carson Kia, as well as vacant property surrounding the south and west sides of the AM/PM convenience store on the southwest corner of 213th Street and Avalon Boulevard.



In early 2008, Sonic obtained approval of a text amendment and subsequent CUP and DOR approvals to refurbish the former Don Kott Ford/Lincoln/Mercury buildings and allow the sale of previously-owned ("used") vehicles as a primary use in the CA (Commercial, Automotive) zoning district.

Due to a recessed economy in 2008-2009 and sluggish automobile sales affecting most dealerships, Sonic found it imprudent at the time to expend the capital outlay necessary to refurbish the existing buildings, complete the related site improvements, and open the used car dealership. At Sonic's request, a one-year extension of time was granted in February, 2009 by the Planning Commission. However, Sonic submitted a letter to staff in April, 2010 indicating their complete withdrawal of the project from consideration. As a result the entire master lease area, except for the Kia Automotive Dealership, has remained vacant since December, 2007.

Since then, Sonic has been aggressively pursuing sub-lease opportunities to help offset costs associated with the approximate six-year remainder of their master lease obligations. There are options at the end of the initial lease term to continue leasing the sites. Sonic has been in negotiations with both of the applicants listed above, and seeks to possibly extend their lease options should the projects prove successful, meaning that auto repair uses could potentially remain on the sites anywhere from 5-15 years, or until 2026.

The purpose of this workshop is to discuss a potential text amendment to CMC Section 9138.15 to allow for auto repair in the CA zone as a primary use, subject to CUP approval. If auto repair uses are favorably considered, staff also seeks input on the addition of use-specific design and development standards. If auto repair uses are not favorably considered, staff will not recommend that the interested parties seek an ordinance amendment, and will provide a refund of associated permit costs paid thus far.

III. Recommendation

That the Planning Commission:

- CONSIDER and DISCUSS the information provided for in this workshop;
- PROVIDE direction to staff in how to proceed.

IV. Exhibits

1. Carson Municipal Code Excerpt: Section 9131.1.
2. Carson Municipal Code Excerpt: Section 9138.15.
3. Carson Municipal Code Excerpt: Section 9138.2.

Prepared by: _____

Steven Newberg, AICP, Associate Planner

Reviewed and Approved by: _____

Sheri Repp Loadsmán, Planning Officer

Planning Commission Staff Report
Workshop on CA Zone Auto Repair Uses
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Graphic arts services:

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.

Studios:

Costume design, interior decoration, photography, writing, drama, dance, music, arts and crafts (including stained glass). X X X X X

Stained glass assembly. X

Radio, television, recording. X X

Motion pictures – indoor. (See CMC 9133.) C

Offices:

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, check cashing. (See CMC 9138.17 and 9138.18.) X X X L L

Payday loans. (See CMC 9182.28.) C C C

Drive-through banks. X X X

Wholesale business, manufacturer's agent, broker (no storage or deliveries other than samples). L L L X

Food Sales and Service:*

*Alcoholic beverage sales and services are listed under separate headings.

Restaurant* (including refreshment stands, soda fountain). (See CMC 9133, 9138.17 and 9138.18.) X X X C X X

Drive-in or drive-through restaurants. (See CMC 9133, 9138.17 and 9138.18.) X X X C

Restaurant with outdoor dining space within the limits of the restaurant frontage, provided there is a 7-foot minimum clear path of travel on the sidewalk without obstruction. X

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	
Dog or cat food catering (retail only).			X	X	X	

Alcoholic Beverage Sales and Services:

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, 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	
Night club (subject to the requirements of CMC 9138.5 and 9138.17).	C	C	C	C		
Alcoholic beverage sales and service in conjunction with a bona fide restaurant (see CMC 9138.18).	X	X	X	X	X	X

Vehicle Sales and Service:

Sales:

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	L		
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (new).* (See CMC 9138.15.)		L	L	L		
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used – as accessory use).* (See CMC 9138.15.)			L	L		
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used – as primary use).* (See CMC 9138.15.)				C		
Recreation vehicles, over 2-ton capacity (new)*. (See CMC 9133 and 9138.15.)		X	C	L		
Recreation vehicles, over 2-ton capacity (used – as accessory use).* (See CMC 9133 and 9138.15.)			C	L		



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				
Recreation vehicles, rental and leasing. (See CMC 9138.15(C).)				L		
Boats and accessory equipment.	C	L				
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				
*See CMC 9132.2 for incidental uses permitted. Also subject to the provisions of CMC 9138.2.						
Rental and Leasing:						
All vehicles up to 2-ton capacity.		L				
All vehicles over 2-ton capacity. (See CMC 9133.)		C				
Repair of all vehicles up to 2-ton capacity (no boats):						
Minor repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.2.	L	L				C
Major repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.15 (for CA Zone only).* (See CMC 9133.)		L	C			C
Transportation-Related Uses:						
Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles).	X	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			
Access to other property lawfully used for purposes not permitted on subject property:						
Access to residential use.	X	X	X	D	X	X
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		

Communications and Utilities:



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	
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		C
Water reservoir. (See CMC 9133.)	C	C	C		
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.	X	X	X	X	X
Physical training school – gymnastics, martial arts.	X	X	X	X	X
Swimming school – indoor or outdoor.		X	X		
Recreation:*					
*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		C
Pool hall, billiards, card room, gymnasium, health club.	X	X	X		C
Bowling alley as an accessory use.	X	X	X		C C
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	
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	
Public Assembly:*					
*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; in the MU-CS Zone, see CMC 9138.17(C)(1).)	X		L	X	L
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		
Public and Quasi-Public Uses:					
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	
Health Services:					
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 X X

Drive-through pharmacy. (See CMC 9138.17 and 9138.18.) X X X

Health club. C

Ambulance service. C

Day Care:

Community day care facility. X X X C C

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 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

Boarding or rooming houses, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133 and 9138.17.) C

Community care residential facility. C C C

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

Transient Hotel:

Transient hotel, motel. C C C

Agricultural Uses:

Cultivation and/or sale of plants including nursery,* orchard, vineyard, field crops, flowers, greenhouses, lathhouses 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		
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	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			
Sales:						
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			
Outdoor Advertising:						
Outdoor advertising sign in the electronic marquee signage (EMS) overlay district, subject to the requirements of CMC 9138.71.				L		
Wireless Telecommunications Facilities:						
Minor wireless telecommunications facilities, subject to the requirement of CMC 9138.16.	L	L	L	L	L	L



Major wireless telecommunications facilities, subject to the C C C C C C requirement of CMC 9138.16.

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; Ord. 06-1349, § 1; Ord. 06-1363, § 9; Ord. 07-1392, § 9; Ord. 08-1404, § 1; Ord. 09-1419, § 3; Ord. 09-1420, § 1)

§ 9138.15 Commercial, Automotive (CA) Development Standards.

«Unamended section»

A. Description of Boundaries. The City of Carson Commercial Automotive District (CAD) is generally located on the south side of the 405 San Diego Freeway on 223rd Street, between Lucerne Street to the west and Alameda Street to the east. Also included in the CAD is the Don Kott Auto Center on Avalon Boulevard, north of 213th Street and south of the 405 Freeway; and Altman's RV Center on Recreation Road, north of the 405 Freeway.

B. Purpose and Intent. The CAD is intended to maximize retail sales of new automobiles at dealerships located within the City of Carson and promote the development of a Commercial Automotive District consisting of automobile and light truck sales facilities with consistent and appealing landscaping, lighting, signage and compatible architectural elements. The use of the regulations and development standards contained herein is intended to fulfill the following objectives:

1. Encourage the consolidation of automobile sales franchises within a designated Commercial Automotive District.
2. Provide signage standards designed to meet the needs of automobile retailing, while remaining aesthetically pleasing to the public.
3. Provide flexible design standards to encourage compatible site design, while encouraging a range of architectural aesthetic styles to create a sense of excitement and vitality.
4. Provide consistent design standards to which all development within the CAD must adhere.
5. Establish the cooperation and coordination of the participants in the development and operation of the CAD.
6. Establish a long-range and ongoing source of economic strength to the community in terms of employment and tax revenue for community services.
7. Encourage the rehabilitation of existing structures and overall site upgrades so that existing land uses become unified with new developments, enhancing the overall CAD image.
8. Establish innovative and quality site planning and architectural design maintaining a prosperous and marketable specialized automobile commercial complex, unique and individual in itself.

Certain development considerations associated with the planning and implementation of this development district are unique to the City of Carson and this district in particular. The implementation of a marketable complex for automobile sales and services requires a district which provides: (1) opportunities for high visibility and accessibility to the dealerships from the 405 Freeway and 223rd Street; (2) available parcels of land under the ownership of several individuals and the redevelopment agency; (3) incentives for development such as public improvements (i.e., streets, gutters, lighting, off-site signage, etc.), redevelopment agency opportunities, and community goals and standards; and (4) the previous establishment of existing uses and compatibility with proposed new automobile and other related retail commercial uses.

C. Permitted and Conditional Uses. The CAD permits the following principal, secondary and conditional uses:

1. Principal Uses.

- a. New vehicle dealerships, principally geared toward the sale of new passenger vehicles and light duty trucks.
 - b. New recreational vehicle sales.
 - c. New motorcycle sales.
 - d. Renting and leasing of recreational vehicles.
2. Accessory Uses. As an integral, but secondary part of the operation of a new vehicle franchise, the following uses shall be permitted:
- a. Used vehicle sales; provided, that the used vehicle sales are in conjunction with new vehicle sales and are not primary.
 - b. Vehicle repair and service, in conjunction with new vehicle sales; see CMC 9138.2.
 - c. Vehicle parts and supply sales, in conjunction with new vehicle sales.
 - d. Vehicle leasing, in conjunction with new vehicle sales.
 - e. Vehicle washing and detailing; see CMC 9138.13.
 - f. Public and private parking lots.
3. Conditional Uses. The following uses are permitted only after a valid conditional use permit (CUP) has been approved by the City:
- a. Auto body, paint and/or upholstery shops as an integral but secondary part of operating a new automobile franchise; see CMC 9138.2.
 - b. Restaurants, including drive-thrus, cafes, dinner houses, or establishments offering food for in-house or take-out consumption.
 - c. Automobile service stations; see CMC 9138.12.
 - d. Transmitters, receivers and repeater stations (cell towers/monopoles).
 - e. Sales of used automobiles, recreation vehicles, and trucks not over two (2) ton capacity, as a primary use; see CMC 9133.
4. Interpretation of Uses Permitted. Other similar automobile and commercial related uses when interpreted by the Planning Commission as to performance standards as set forth in this Section and determined by means of interpretation in accordance with CMC 9172.24.
5. Prohibited Uses.
- a. Any uses not fully enclosed within a building, except:
 - (1) Vehicle sales.
 - (2) Vehicle storage.
 - (3) Vehicle washing and detailing, which shall be screened from public right-of-way along streets within the CAD Zone and residential areas.
 - b. Dismantling of vehicles or the storage of vehicles for parts.
 - c. Outside storage of equipment, parts, inoperable vehicles or outside vehicle repair and maintenance.
 - d. All uses are prohibited except as expressly permitted by the provision of this Section.
- D. Minimum Site Development Standards. The applicable minimum site developments listed below shall apply to automobile and other related dealerships and uses. Other standard commercial uses shall abide by development standards in the CR (Commercial, Regional) Zone and the General Development Standards, Part 6.

- 1. Building Setbacks.



a. No structure of any kind, and no part thereof, shall be placed on any site closer to a property line than herein provided. The following structures and improvements are specifically excluded from these setback provisions:

(1) Roof overhangs and approved architectural embellishments.
(2) Canopy; provided, it does not impact line of sight of adjacent vehicle dealerships or is set back fifty-two (52) feet from the front property line if impact occurs.

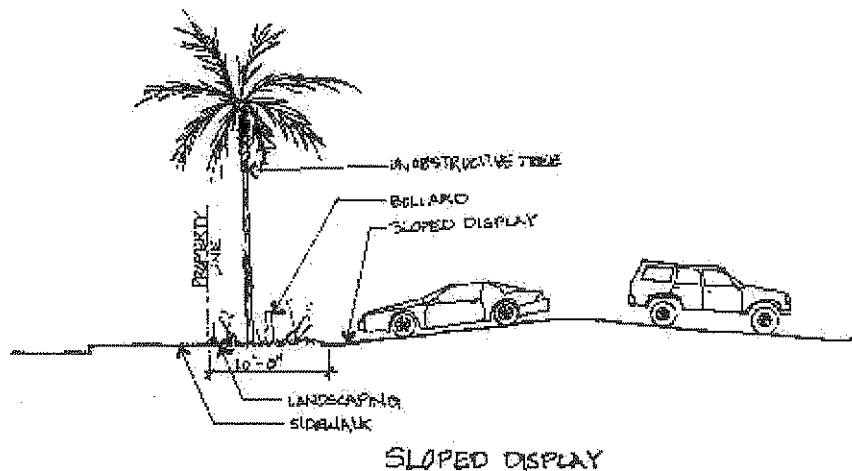
(3) Steps, paving and walks associated with vehicle display areas.
(4) Paving and associated curbing in relationship to landscaped areas.
(5) Landscaping and security bollards located within landscaped areas.
(6) Signs and displays identifying owner, lessee or occupant constructed pursuant to CMC 9138.15(E).

(7) Light fixtures, not to exceed twenty-five (25) feet in height.

(8) Raised vehicle display areas.

(9) Subterranean parking or basements.

b. Setback from side and rear property lines: No building setback is required from interior property lines, providing that the building wall does not exceed thirty (30) feet in height, or fifty (50) percent of the length of the property line. Buildings not in conformance with the aforementioned criteria shall be set back ten (10) feet from interior property lines.



c. Setback from street property line:

(1) Sales or display buildings shall be set back a minimum of seventy-five (75) feet from street property line, so as to allow for a ten (10) foot front landscaped setback area, vehicle display area, driveway, further vehicle display or customer parking, and vehicle display or landscaped planter area in front of building.

(2) Service and storage buildings shall be set back a minimum of seventy-five (75) feet from street property line. Service bays shall be screened from public view along 223rd Street and the 405 Freeway. Service "write-up" areas may be visible from 223rd Street to serve as a visual guide for customers entering the property.

(3) Vehicle display (other than raised vehicle display) and on-site parking shall be set back a minimum of ten (10) feet from street property line. A two (2) foot vehicle overhang is permitted within front setback area.

(4) Raised vehicle display areas within front yard shall be set back a minimum of five (5) feet from street property line; see subsections (D)(2) of this Section.

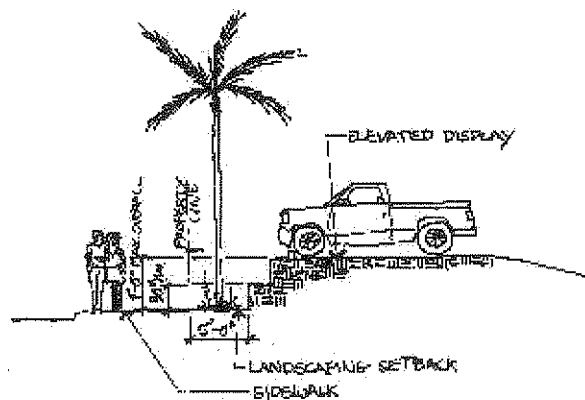
(5) Raised vehicle display areas in excess of forty (40) percent of lot frontage shall be subject to review and approval by the Planning Commission.

2. Street – Elevated Vehicle Display Area.

a. Elevated vehicle display is encouraged within front setback areas within the CAD and should be sloped for better visibility.

b. Height of the elevated vehicle display area shall not exceed four (4) feet, unless specifically approved by the Planning Division.

c. Elevated vehicle display areas shall be designed in a way so that they are in proportion to and complement the public way. The use of terraces, landscape buffers or water elements shall be considered.



ELEVATED DISPLAY

d. Interesting paving surfaces such as grasscrete, stamped concrete, etc., in lieu of asphalt, shall be considered.

e. Elevated display areas shall be designed so that no individual vertical element exceeds thirty (30) inches without terracing or other transitional elements such as landscaping, etc.

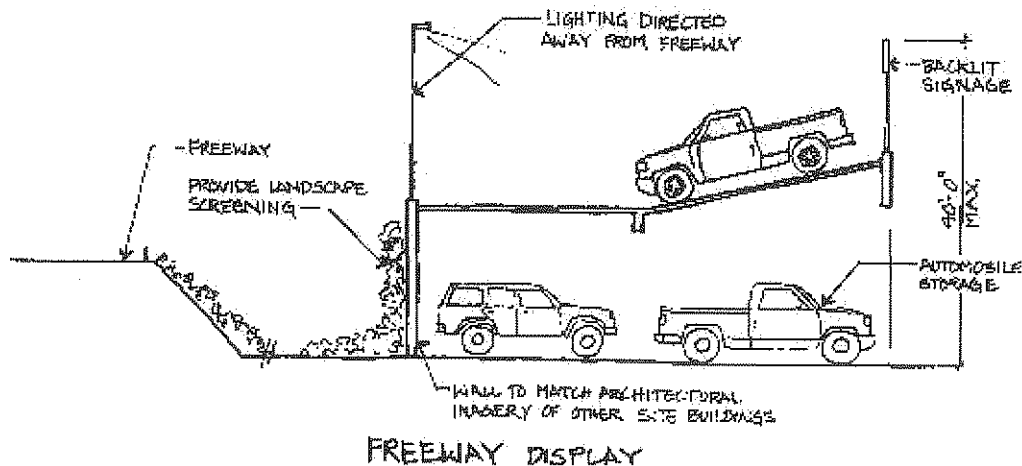
f. Street-oriented elevated vehicle display areas shall have special lighting (overhead or up-lighting) in order to accent display areas. See subsection (D)(9) of this Section.

g. Elevated vehicle display within front setback areas shall not create a visual obstruction for vehicles accessing driveways or infringe on showroom visibility.

h. The use of mechanical equipment, lifts, and industrial imagery for the elevated display area along 223rd Street and other streets within the CAD is discouraged. Designs that blend with the front landscaped setback area, and are more organic in nature, shall be utilized.



3. Freeway – Elevated Vehicle Display Area.



a. Rooftop elevated vehicle display areas shall not be a nuisance or create visual clutter and infringe on adjacent properties.

b. Elevated vehicle display along the freeway should be sloped toward the freeway to provide for optimum vehicle display visibility. Use of reflective materials is prohibited.

c. The use of a mesh wall and climbing plants should be applied to buildings or structures supporting roof-mounted displays facing the 405 Freeway. This provides aesthetic contrast and transition from the freeway to the display area.

d. Raised display areas should not have a skeletal structural frame, which is exposed to the public. All structural framework should be enclosed by a wall facing the freeway, and shall blend with the architectural building aesthetics or be designed to accommodate the mesh wall with climbing plants.

e. Rooftop lighting shall not create a glare or hazard to approaching freeway traffic and shall comply with subsection (D)(9) of this Section.

f. The backdrop wall for the elevated vehicle display area should be designed so as to integrate with the dominant aesthetic theme of the dealership.

g. Backdrop wall heights may vary depending on the relationship of the freeway and site elevations. Such backdrop wall (including building height and elevated vehicle displays) shall not exceed a height of forty (40) feet.

h. Letters and logos for the elevated freeway display should be backlit or up lit, and comply with subsection (E) of this Section.

4. Building Height.

a. Buildings shall be a maximum of forty (40) feet in height. No building shall provide vision into an adjacent residential structure or an adjacent residential yard.

b. Automobile, motorcycle or recreational vehicle display shall be allowed on top of a building facing the 405 Freeway, pursuant to subsection (D)(3) of this Section.

c. Automobile storage in the second level of a building shall be permitted and may be viewed from the 405 Freeway.

5. Lot Size.

a. The minimum lot size for each site shall be one (1) acre.

6. Parking. Vehicle dealerships shall provide employee and customer parking on the dealership site or on a common parking facility especially established for such purposes as follows:

a. Each auto dealer shall provide a minimum of six (6) parking spaces reserved and labeled accordingly for customers of new vehicle purchases. The parking spaces shall be located in an area that will allow for customer flow into the dealership facility through designated main entrance.

b. Parking shall be provided at a ratio of one (1) space for every:

(1) One thousand (1,000) square feet of interior or exterior covered display floor area;

(2) Four hundred (400) square feet for buildings used for supplies and vehicle storage;

(3) Two (2) spaces per repair and service bay, plus one (1) space per five hundred (500) square feet of nonservice bay area; and

(4) Three hundred (300) square feet for buildings used for office and administration.

c. All on-site customer parking shall be clearly identified, either by special paint (i.e., curb painting) or signage.

d. If employee parking is provided in a common parking facility shared by one (1) or more merchants, a recorded document shall be filed with the Planning Department and shall be signed by the legal owner of the common site, stipulating the permanent reservation of use of the site for employee parking purposes.

e. On-site disabled parking shall be required per all applicable codes.

f. Parking of display vehicles for sale is exempt from municipal code standards for striping, stall size and aisle width; provided, that its design layout does not conflict with Fire Department or other agency regulations.

g. Trucks and recreational vehicles displayed within fifty-two (52) feet of the front yard line shall not impact the line of sight of adjacent vehicle dealerships.

7. Landscaping. The following standards shall be applied:

a. A minimum ten (10) foot landscaped setback is required along the front setback area, measured from the rear of the sidewalk to the display area. A two (2) foot vehicle overhang is allowed within the ten (10) foot setback. Setback area shall include unobstructive trees, low growing shrubs, groundcover and turf.

b. A minimum ten (10) foot wide island shall be required at the end of all display area parking adjacent to the main entry drive lane. Islands shall have a mixture of trees, shrubs and groundcover.

c. On-site landscaping shall be compatible with subsection (l) of this Section, which is contained herein to coordinate the species of plant materials and provide continuity of landscaping within the CAD.

d. A minimum five (5) percent interior landscaping shall be required, excluding building footprint and front setback areas.

e. Undeveloped areas reserved for future expansion, such as any parcel not promptly built out, shall be maintained in a weed-free condition but need not be landscaped. Such sites shall be maintained in such a manner to prevent dust from blowing onto adjacent properties.

8. Driveways.

a. Single driveways shall be a minimum twenty-six (26) feet wide and maximum thirty (30) feet wide.

b. Driveways over thirty (30) feet in width shall require a minimum five (5) foot wide center landscaped island, with minimum twenty (20) foot clearance per side.

c. Stamped and terra-cotta colored concrete shall be installed at all driveway entry areas, a minimum distance of twenty (20) feet from property line.

9. Lighting. Intent – to provide consistent, uniform lighting, of architectural integrity and capacity to be compatible with adjacent businesses, residential areas, 223rd Street and the 405 Freeway.

a. On-site exterior lighting shall comply with CAD lighting criteria, as set forth in this Section.

b. On-site lighting plans, including photometric plan, shall be submitted showing the exterior lighting layout, light pole and fixture mounting details, performance fixture description and wattage proposed by each auto dealer.

c. All light fixtures shall not exceed twenty-five (25) feet in height, measured from grade level. Roof- or deck-mounted light fixtures not to exceed sixteen (16) feet in height.

d. Exterior lighting shall consist of metal halide lamps.

e. All fixtures shall be ninety (90) degree cut-off, to prohibit spillage above the ninety (90) degree vertical plane. Such fixtures shall be arranged and shielded so that there shall be no glare or reflection onto adjacent properties or public rights-of-way.

f. Front-row on-site lighting standards adjacent to public streets shall have no more than two (2) fixtures per standard at a minimum of thirty-six (36) feet on center.

g. The interior of the display area may be illuminated by fixtures not closer than sixty (60) feet to the front line of display lights. These fixtures shall be spaced no closer than sixty (60) feet on center, and shall have no more than four (4) fixtures per pole.

h. Creative lighting design and reinforcement of lighting intensity to provide varying degrees of light intensity for merchandising and highlighting purposes are encouraged, so long as they comply to the following standards:

(1) All fixtures are to be installed in a horizontal attitude.

(2) Pole luminaries shall be bronze "shoebox" type, Spaulding "Cordova II" or equal (no stripes).

(3) Ground level poles shall be bronze with minimum four (4) inch square steel.

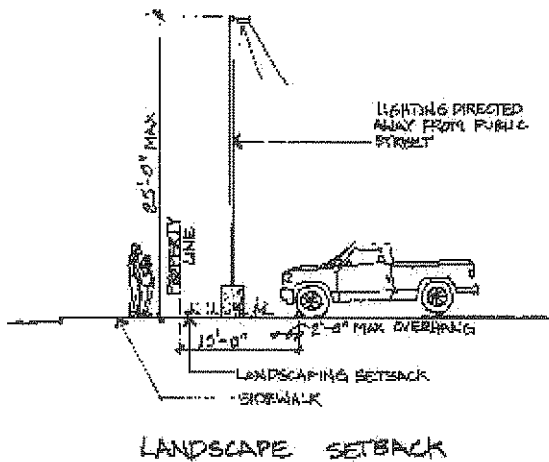
(4) Upper level parking deck poles shall be bronze and not exceed sixteen (16) feet in height with minimum four (4) inch square steel.

(5) All "sales" lot luminaries shall be provided with one thousand (1,000) watt metal halide lamps.

(6) All "support" area luminaries shall be provided with a maximum of four hundred (400) watt metal halide lamps.

(7) Poles shall be mounted on thirty (30) inch high by twenty-four (24) inch diameter round concrete bases with brushed concrete finish.

i. Strings of incandescent fixtures shall not be allowed in any exterior area, except lights associated during December holiday season.



10. Walls/Fencing. Walls constructed on an interior lot line or at the rear of a required landscape setback of the CAD shall be in keeping with the regulations contained herein.

a. Interior lot line walls shall not exceed eight (8) feet in height and rear walls shall not exceed twelve (12) feet in height. Use of barbed, razor or similar wire is prohibited.

b. All service, storage and trash areas shall be screened from view from any public street by a wall. Trash enclosures shall be constructed to the City of Carson enclosure standards on file in the Planning Division.

c. All walls shall be decorative, consisting of splitface masonry, slumpstone, stuccoed block, stone, wrought iron, or a combination thereof.

d. Chainlink fencing is prohibited.

11. Gates.

a. Security gates located at entrance areas shall not exceed forty-two (42) inches height.

12. Security Bollards.

a. Security bollards, if utilized, shall be placed within the front ten (10) foot landscaped setback area, not to encroach within vehicle display areas. Design and placement shall be subject to Planning Division review.

13. Sound Attenuation.

a. All body repair work (if permitted) and all compressor work shall be performed in a fully enclosed area only. Access doors to such enclosures shall be screened or face away from all public rights-of-way.

b. Air compressor exhaust stacks shall contain a muffling device.

c. Exterior loudspeakers shall not be mounted more than ten (10) feet above finish grade and shall be oriented toward the interior of each parcel.

d. Rooftop-mounted air conditioning and mechanical equipment must be screened from public view and adjacent properties by a screening technique involving integrated architectural design elements.

E. Signage.

1. Introduction. The purpose of this Section is to guide automobile dealers 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 among dealerships. It is further intended to limit the number and size 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 center 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. Each business will be responsible for the construction, installation and maintenance of its signage, and must submit for design review 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.

2. Vehicle Dealers' Signs.

a. General Criteria.

(1) Signs will be allowed for the purpose of identifying the buildings, the premises, the uses and special events.

(2) All permanent and temporary signs are to receive the proper permits prior to construction.

(3) Each new dealership shall submit and have approved a plan showing their entire permanent sign program prior to construction of the signs.

(4) All permanent signs, including pole-mounted "product identity," shall be for the purpose of identification or direction only, and shall not contain any promotional advertising.

(5) Billboards or wall-painted signs are prohibited.

(6) Exposed raceways, ballast boxes or transformers are prohibited.

(7) Illuminated signs shall be internally lighted by fluorescent, LED or neon tubes. No luminous or reflective background or script may be attached or applied.

(8) Sign company names or stamps shall be concealed.

(9) Locations, type and size of all permanent signs shall be indicated on the drawings submitted during the design review process for approval by the City.

(10) No roof-mounted signs will be permitted, excluding roof-mounted display areas.

(11) If dealers' sign program is mandated by the vehicle manufacturer and is inconsistent with this Section, specific design review shall be required and approved by the Planning Commission.

3. Freestanding Monument and Pylon Signs.

a. One (1) street-front sign shall be permitted per franchise in the form of a monument and/or pylon type, placed no closer than two hundred (200) feet apart, to identify the dealership name or product. The sign may not contain any temporary, promotional advertising.

b. Monument and pylon signs may contain the following information:

(1) Brand(s) of vehicle sold;

(2) Manufacturer's logo;

(3) Dealer's name;

(4) Identification of used cars and/or trucks.

c. Electronic message signs are prohibited along streets within the CAD, unless they are freeway-oriented.

d. Nonfreeway-oriented pylon sign faces along 223rd Street and other affected streets within the CAD may not exceed sixty (60) square feet in area per side, nor exceed a height of twenty-five (25) feet measured from adjacent natural grade.

e. In addition, one (1) pylon sign per automobile dealership shall be permitted at the rear of the property facing the 405 Freeway. Pylon sign shall not exceed a height of thirty (30) feet measured from freeway grade and shall be architecturally consistent with site development. Freeway pylon sign shall be subject to Planning Commission approval.

f. Monument signs shall not exceed eight (8) feet in height, including base as measured from adjacent natural grade. Base shall be minimum eighteen (18) inches in height.

g. Monument signs are to be located at major public entrance to the site in an area, which will not obstruct the vision of motorists so as to create a safety hazard. Pylon signs are to be located in the center of the front setback area. The signs will be perpendicular to the street and located five (5) feet away from the front property line.

h. Monument and pylon signs are to be located in a landscaped planter of at least 200 square feet.

4. Building-Mounted (Wall) Signs.

a. Primary signs may contain manufacturer's logos, brand of vehicle sold and dealer identity. Secondary signs shall include service, parts or other associated name.

b. Wall-mounted signs shall consist of channel letters/numbers, internally illuminated or back lit with trim caps. Letters for primary building signage (dealer name) shall not exceed thirty-six (36) inches in height nor twenty-four (24) inches in height for secondary signage (i.e., service, parts). Illumination optional for secondary signage. All letters must be securely attached to the wall surface and may not extend beyond the roofline.

c. No more than two (2) rows of letters are permitted.

d. One (1) logo shall be permitted per manufacturer, not to exceed forty-eight (48) inches in height, unless authorized by the Planning Commission.

e. Wall signs shall not exceed seventy (70) percent of building frontage and shall provide a minimum ten (10) percent gap above and below all wall-mounted signs.

5. Information Signs.

a. Signs shall be single-sided, mounted flat on a building or wall, and shall not protrude out from the building. Such informational signs shall be permitted to identify types of services, hours of operation, or other specific functions of a given dealership.

b. Area shall not exceed four (4) square feet.

6. Street Directional Signs.

a. Signage information may include directions to Entrance, Service, Parts, Customer Parking, etc.

b. These signs shall be no more than twelve (12) square feet in dimensional area. Any such freestanding signs shall be a maximum of four (4) feet above grade, unless attached to a building. Design shall be compatible to overall signage program.

c. A maximum of one (1) sign may be permitted per driveway accessing a public street.

d. Signs shall be set back a minimum of five (5) feet from the front property line, unless otherwise approved pursuant to a development plan.

7. Pole-Mounted "Product Identity" Signs.

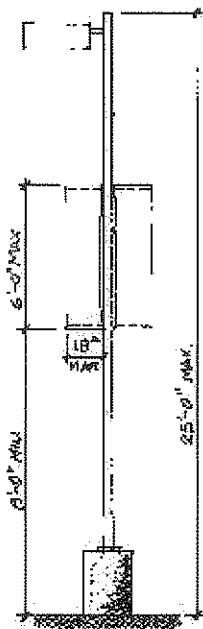
a. "Product identity" signs, which identify individual auto makes, are to be mounted to auto display lighting poles and may consist of "banner" and/or flag style signs.

b. The maximum dimensions of "banner" style signs will be three (3) feet wide by six (6) feet long having no more than eighteen (18) inches extending on either side of the centerline of the pole. The minimum ground clearance shall be a vertical distance of eight (8) feet measured from the bottom of the sign to the ground surface. "Banner" style signs shall be constructed of a high quality combination of metal and vinyl.

c. The maximum dimension of "flag" style signs will be three (3) feet wide by three (3) feet long mounted on the top of the pole. "Flag" style signs shall be constructed of a high quality combination of metal, vinyl, and/or nylon.

d. "Banner" and "flag" style product identity signs are to be replaced when they show signs of unattractive wear and/or fading as determined by the City.

e. Each dealership is limited to one (1) product identity sign per lighting pole on the first row of lighting poles parallel to the street curb of the dealership. No product identity signs are permitted on any other poles.



PRODUCT IDENTITY
AND POLE LIGHT FIXTURE

"Banner" Style Pole Signs



"Flag" Style Pole Signs

8. Temporary Identification Signs.

a. Automobile dealerships within the CAD will be allowed temporary signage eight (8) time periods per year for special events including, but not limited to, the standard holiday sale periods of Presidents' Day, Memorial Day, Fourth of July, and Labor Day. Each time period for the eight (8) special events will not exceed sixteen (16) days. Each special event time period must be separated from the previous event by at least fourteen (14) days.

b. Each individual auto dealership facility (not each auto make) will be allowed temporary signage two (2) time periods per year for special events. These two (2) special events are in addition to the eight (8) special events permitted by the CAD.

c. Temporary signs are limited to banners, balloons, and/or window painted signs.

d. The maximum number of temporary banners is two (2) per dealership. Banners shall be mounted on buildings with minimum seven (7) foot clearance from grade.

e. Special displays such as murals or other similar types, not specified herein, shall be approved by the Planning Commission.

f. Painted window signs shall not exceed fifty (50) percent of the window area or two hundred (200) square feet, whichever is less.

g. Balloons smaller than eighteen (18) inches will be permitted only on Saturdays and Sundays and the following holidays: New Year's Day, Presidents' Day, Memorial Day, Fourth of July and Labor Day.

h. Each individual auto dealer is responsible for the removal of all helium filled balloons as permitted by this Section on the respective dealership site by the end of the day in which balloons are authorized. No helium filled balloon shall be cut loose to fly freely; all helium filled balloons shall be discarded in a designated trash bin or receptacle.

i. Sandwich boards, pennants, streamers, and any other sign types not covered in this Section are prohibited.

j. All temporary signs must be removed within twenty-four (24) hours following the completion of each special event.

k. No temporary signs are permitted anywhere within the CAD outside of special event time periods provided for in this Section.

l. A permit for temporary signage must be obtained per calendar year for each of the dealerships, prior to placement of temporary signs by the auto dealership facility. Said permit shall be \$280.00 per year, per dealership (\$35.00 per display period).

m. Two (2) additional temporary signage permits can be issued independently for each dealership per calendar year, at a rate of \$35.00 per permit.

9. Commercial Signs. Signage not associated with automobile and other types of dealerships shall comply with CMC 9136.7.

F. Other Government Codes. All development within the CAD must comply with all applicable governmental codes. When there is a conflict between this Section and other sections of the Municipal Zoning Code, the provisions of this Section shall take precedence.

G. Design Review Requirements. All projects within the CAD involving the construction or rehabilitation of property are required to be in compliance with these

development standards and the provisions contained within the Carson Municipal Code pertaining to site plan review process pursuant to CMC 9172.23.

H. Design Guidelines.

1. Intent. This section is intended to give direction to developers of auto dealership projects within the CAD to encourage orderly, harmonious and integrated design of structures, display areas, landscaping, parking areas, lighting and accessory structures. This Section establishes a standard for design quality while maintaining flexibility for individual expression and imaginative design solutions.

2. Site Planning.

a. Buildings should be located to maximize the automobile retail environment. The site should be laid out to maximize visibility of new vehicle sales. Desirable features such as freeway visibility, street frontage and solar orientation should be used to accentuate the visibility of the product.

b. Pedestrian circulation should be direct and easily accessible while providing for a safe environment.

c. Driveway access should be located so as to minimize disturbance to future street and public way improvements, maintaining good visibility of pedestrian and vehicular off-site traffic. Fence, walls, or hedges shall not obstruct vehicles entering or exiting a driveway.

d. Vehicular access should be located so as to create direct access to the customer parking and vehicle display areas, ensuring convenient ingress and egress. Customer parking should be separated from vehicle sales display(s).

e. When locating buildings, parking, vehicle display areas and walkways on a parcel, all desirable site features (street and freeway frontage, corner lot, irregular lot) should be used to an advantage.

f. Loading zones should be located so as to be screened from the public right-of-way and to minimize the interaction between the public zone for vehicle sales and the service areas.

g. Service areas should be enclosed or screened from public right-of-way and should be conveniently located and designed for access by service vehicles, not creating a nuisance for adjacent property owners.

h. Utility equipment such as electrical panels, gas meters, etc., should be located so that they are screened from public view. On-site utility lines shall be placed underground.

i. Transformers, backflow devices and similar structures should not be the dominant element of the landscaping areas and should be screened from view wherever possible.

j. The site should be flexible in design to accommodate future possibilities for revisions/ expansions to the site due to changing demands. Such alterations can then be met with minimum impact to existing on-site and off-site improvements.

k. Buildings should be located so as to maximize vehicle display areas. Windows within the building should be oriented toward and have a clear view of the vehicle display(s) and shall be the dominating feature of the building facing 223rd Street.

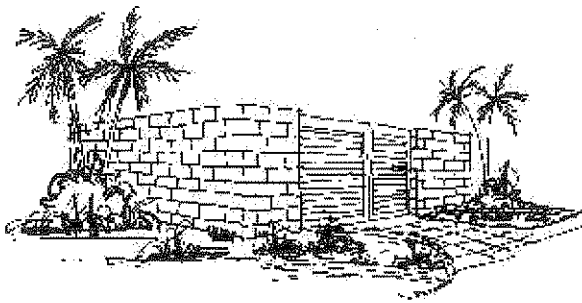
l. Consideration should be given to the unique nature of the sites in that the "rear" of the sites is in fact the front view from the 405 Freeway, having a high level of

drive-by visibility. This unique condition should be addressed as best as possible in the layout of the site to help identify the Auto Row District and contribute positively to the imagery and architecture of the district.

m. Buildings should be located and oriented so as to complement, not conflict, with the adjacent uses and imagery of adjacent parcels (i.e., block visibility of adjacent vehicular display areas, etc.).

n. Wherever possible, transitions between existing and new buildings or additions should be gradual. The height and mass of the new projects or construction should not create abrupt changes from those of existing buildings.

o. An adequate on-site queuing area for service customers shall be provided. On-site driveways may be used for queuing but may not interfere with access to required parking spaces. Required parking spaces may not double as queuing



TRASH AREA

spaces.

3. Building Design. The CAD Development Standards do not set forth a specific design theme, but rather seek to create well thought out design solutions compatible within the CAD. The “planned” district should result from consistent site planning and landscaping rather than building design.

a. Buildings within an individual site should have common proportion, massing and details, which are consistent through the use of common colors, signs, lighting treatment and landscaping.

b. Buildings with undistinguished masses and bulk are discouraged. Efforts should be made to design the structures to a human scale of the automobile retailing environment while addressing the need to contribute to the freeway frontage and scale. Contributing factors are varying the planes of exterior walls, change of materials and varying the height of the structures.

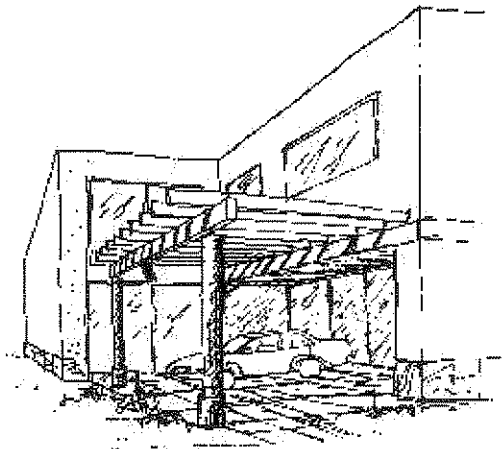
c. Within an individual project or site, materials, colors and textures should be consistent with the design theme of the buildings and create a consistent palate. The buildings should be stylistically consistent so that the detailing reflects the traditional style of the design.

d. Building facades which face adjoining street and the 405 Freeway shall provide visual relief and shadow patterns designed to provide variety to the adjacent streetscape.

e. Building elevations and massing should be designed to reflect the orientation of the building. Only active building elevations, including windows and entrances (not blank walls or loading zones) should face the public right-of-way.



- f. Special attention should be given to the top and the base of buildings. The connection between building and ground and building and sky should have a special significance and be properly addressed in detailing and choice of materials.
- g. Newspaper racks and public phone booths should be integrated into the interior of a structure. Exterior vending machines are prohibited.
- h. Materials of relative permanence and not susceptible to decay and damage over a short period of time should be used.
- i. Materials should be used to help accent the massing and design theme of the buildings. Facades should be provided with articulation and glazing so as to minimize long uninterrupted blank walls.
- j. Massing of the buildings should be used to help create spatial hierarchy to the buildings and reflect some of the uses on the interior. This will help to minimize an industrial and monolithic architectural environment.
- k. Architectural elements such as cornices, canopies, shading elements, trellises, change of materials, and others are encouraged. However, these elements should be important elements of the building theme and not just applied decoration or architectural gimmicks.
- l. Glazing that faces the public right-of-way is encouraged to be of a type that helps create interaction between the interior sales and showroom spaces and the public right-of-way and exterior environment.
- m. Use of hierarchal elements such as towers, varied rooflines, etc., are encouraged to help break the horizontal look of buildings and visually enhance the architecture. These types of elements can also identify main entries, provide backdrop for signage, etc.



COVERED EXTERIOR DISPLAY
CONCEPT

4. Roofs.

- a. The roofline of a building should be designed in conjunction with its mass and facade so that the building and its roof form a consistent composition as viewed from adjacent street.
- b. All rooftop mechanical equipment shall be screened from adjacent properties and public rights-of-way. Screening design and materials shall be consistent with the overall building design.

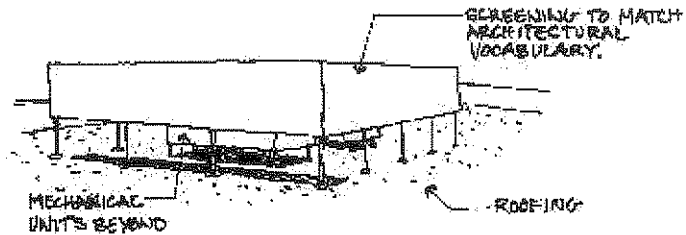
c. Roofs should be an integral part of the building design and overall form of the structure and should reflect and be consistent with the design aesthetic of the building.

d. Roofs should not be such that they become the dominant element of the architecture. Elements such as mansard roofs or pitched roofs should be to scale with the facade and proportion of the building.

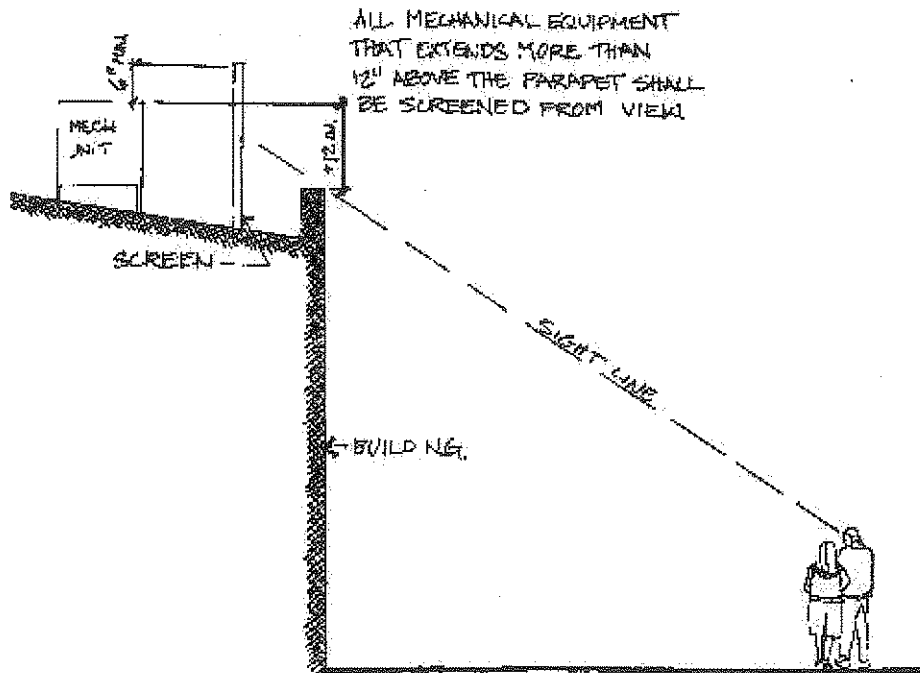
e. Pitched roofs should be addressed carefully so that the scale of the roofs is broken down to minimize large uninterrupted rooflines and ridges.

f. Roofing materials should be consistent and complementary to the design of the building.

g. Rooflines shall be used to create a hierarchy of space and help identify entrances, vehicular display areas, etc.



MECHANICAL SCREENING



MECHANICAL SCREENING

1. Landscaping. Landscaped areas shall be planted as an integral part of the project, and not merely located in leftover portions of the site.

1. The location of plant materials shall respond to the architectural design of the building to key-note entries, contrast with or reinforce building lines and volumes, and soften hard structural lines.

2. Plant materials shall be used to define street edges, outdoor display areas and pedestrian pathways; and to screen vehicle service areas, trash enclosures, utilities and mechanical equipment.

3. Plan materials shall be integrated in the building form as architectural elements (i.e., cascading from balconies, potted trees on upper story patios, etc.) whenever possible.

4. Landscaping should be used to create nodes within both auto and pedestrian circulation patterns and can be useful in distinguishing special display areas.

5. When solid building walls or perimeter walls are within the view of a public street, trees shall be planted a maximum of forty (40) feet on center (trees may be clustered).

6. All trees shall be a minimum twenty-four (24) inch box. Palm trees shall be mature and of good height size.

7. Elements such as sculptures, water elements, etc., incorporating artistic expression shall be used whenever possible.

8. Vertical landscape elements shall be used to enhance the street-side elevation of buildings and to allow view of signs and architectural features from the street.

9. Consistent landscape themes shall be used within the CAD. It is recommended that a simple grass and California Fan Palm tree design – typical fifteen (15) foot brown trunk – (or other tree design pursuant to approved landscape plan), be utilized throughout the front setback area and interior of parcels with shrubs, bushes, vines and ground covers from the following list utilized for foundation and accent planting:

a. Shrubs.

Butterfly Iris	Moraea iridioides
Hibiscus	Hibiscus rosa – sinensis
Dwarf Oleander	Nerium oleander 'Petite Salmon' or 'Petite Pink'
Wheeler's Dwarf	Pittosporum tobira 'Variegata'
India Hawthorn	Ralphiolepis indica 'Jack Evans'
Compact Natal Plum	Carissa
Lily of Nile	Agapanthus africanus
Privet	Ligustrum 'Texanum'
Compact Shiny Xylosma	Xylosma, congestum 'Compactum'
Pink Escallonia	Escallonia fradesii
Ternstromia	Ternstroemia

gymnanthera
Fraser's Photinia Photinia fraseri
Viburnum Viburnum davidii

b. Ground Covers.

Star Jasmine Trachelospermum
jasminoides
Prostrate Natal Carissa grandiflora
Plum 'Green Carpet'
Blue Rug Juniper Junipers horizaontalis
Turfgrass 'Marathon' fescue
Trailing Lantana Lantana montividenis
Gazanias

(Ord. 03-1279, § 23; Ord. 08-1404, § 3)

§ 9138.2 Vehicle Service and Repair.

The servicing and repair of motor vehicles in the commercial zones at establishments other than retail petroleum outlets* shall be subject to the following:

1. Vehicle repair and service located within one hundred (100) feet of any residential zone, as measured from lot line to lot line, shall be subject to the approval of a Conditional Use Permit by the Planning Commission pursuant to CMC 9172.21. Within the CR (Commercial, Regional) Zone and MUR (Mixed-Use Residential) Overlay District, a Conditional Use Permit is required regardless of the one hundred (100) foot distance requirement.

2. All operations shall be conducted within an enclosed building.

3. All areas or structures in which such operations are conducted shall be so located or soundproofed as to prevent annoyance or detriment to surrounding property. In no case shall doors or windows be permitted in any wall within one hundred (100) feet of and facing a residential zone.

4. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding property or from any adjoining public street or walkway.

5. All repair activities shall be confined to the hours between 7:00 a.m. to 9:00 p.m. daily.

6. No damaged or wrecked vehicles shall be stored for purposes other than repair and shall not constitute a vehicle wrecking, dismantling, or impounding yard, or junk or salvage yard.

7. Dismantling of vehicles for purposes other than repair is prohibited.

8. All display and storage shall be located within an enclosed building. Vehicles awaiting service may be parked in an unenclosed area for a period not to exceed seventy-two (72) hours. Vending machines shall be placed indoors.

9. The entire ground area of the site, except building and planting areas, shall be paved with asphaltic compound or concrete to City standards and shall comply with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements as stated in Article V, Sanitation and Health, Chapter 8, Storm Water and Urban Runoff Pollution Control, Section 5809 of the Carson Municipal Code.

10. Design a repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to sump for collection and disposal or connect to clarifier then sanitary sewer.

11. That development and architectural plans indicating compliance with the provisions of this Section and embodying acceptable design standards shall be submitted for approval by the Planning Division and made a condition of an approved Conditional Use Permit.

12. All entrances to restrooms shall be located within the building in such a manner as not to be visible from adjacent property.

13. Parking shall be provided as follows:

a. One (1) automobile parking space shall be provided for each employee on the largest shift.

b. Two (2) parking spaces shall be provided for each service bay.

c. Spaces are to be striped and provided, as deemed necessary, with bumper guards or wheel stops approved by the Planning Division.

d. Vehicles may only be parked in designated parking spaces.

e. Parking for all other uses shall comply with CMC 9162.21.

14. That landscaping shall be provided as follows:

a. Landscaped planters shall be provided along the full length of building facades facing streets or public parking areas.

b. All landscaped areas shall be protected by a curb not less than six (6) inches in height or a raised planter wall between the landscaping and paved areas.

c. Landscaped planters not less than three (3) feet in width shall be provided along all interior lot lines.

d. Landscaping shall consist of trees of at least twenty-four (24) inch box, shrubs of at least five (5) gallon size, and suitable ground cover.

e. All landscaped areas shall be properly maintained in a neat, orderly and safe manner. Such landscaping and maintenance shall include, but not be limited to, the installation and use of an irrigation system, permanently and completely installed, which delivers water directly to all landscaped areas.

15. A solid decorative masonry wall or wrought iron fencing with appropriate landscaping or other such appropriate screening material to the discretion of the Director, six (6) feet in height shall be installed and maintained along interior property lines not occupied by a building, except that any screening located within the required front setback area shall not exceed three and one-half (3-1/2) feet in height.

16. That the requirements and limitations contained in this Section shall be considered minimum standards; provided, however, that the Planning Commission may:

a. Require such additional conditions as are deemed necessary within the intent of CMC 9172.21(D); or

b. Modify such requirements or limitations contained herein which, in the opinion of the Planning Commission, are inappropriate or inapplicable either to the intended use of the property, to the property itself or to adjacent property.

17. Signage shall be of appropriate design as approved pursuant to the Site Plan and Design Review procedures (including number of signs and sign structures to be permitted) as provided in CMC 9172.23. (Ord. 79-479, § 7; Ord. 04-1322, § 7)

*For servicing and repair incidental to a retail petroleum outlet, see CMC 9138.11 through 9138.14.