



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 27, 2011
 SUBJECT: Ordinance Amendment
 APPLICANT: City of Carson
 REQUEST: Amendment to the Zoning Ordinance to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for a home occupation, caretaker's residence, and bathroom within an accessory structure; and addresses issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district
 PROPERTIES INVOLVED: Citywide

COMMISSION ACTION

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

COMMISSIONERS' VOTE

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

I. Introduction

The ordinance amendment is the result of workshop discussions held by the Planning Commission on April 26 and August 9, 2011. Many of the issues covered in the ordinance amendment are minor and involve consolidating duplicate sections, eliminating typos, and clarifying language. Although not all issues discussed at the workshops are included in this proposed ordinance amendment, staff anticipates covering those remaining issues in future ordinance amendments.

On September 13, 2011, the Planning Commission opened the public hearing, discussed the item, and continued it to September 27, 2011. Since the last public hearing, staff has had the opportunity to reexamine the ordinance amendment and make refinements that include updating the entire "Uses Permitted" table in Section 9131.1, incorporating provisions in Part 8, Implementing Provisions, for legally established uses, and improving provisions for properties within the MU-CS (Mixed Use – Carson Street) and MU-SB (Mixed Use – Sepulveda Boulevard) zoning districts.

II. Discussion

The main purpose of the proposed amendment is to correct typos and discrepancies found in the first three parts of the Zoning Ordinance:

- Part 1: Introduction
- Part 2: Residential Zones
- Part 3: Commercial Zones

Additionally, provisions for certain uses have been updated to be consistent with the changing times and further protect the health, safety, and welfare of the community, including:

- Home occupations
- Caretaker's residence
- Bathrooms within accessory structures
- Sale of diesel fuel and liquid petroleum gas (LPG)
- Uses in the MU-CS and MU-SB zoning districts, including massage use, tattoo parlors, drive-through pharmacies, and carwash facilities

Specific changes were discussed in the September 13, 2011 staff report. The following summarizes any subsequent changes.

Caretaker Residence: Sections 9122.4 and 9128.4

Caretaker residences are an important resource for certain businesses. They offer additional living accommodations for caretakers or managers, and provide a reliable source of security for businesses.



In the September 13, 2011 staff report, staff recommended the following requirements:

- Minimum lot size of one (1) acre
- Maximum unit size of 1,300 square feet
- Minimum two covered parking spaces

Since then, the proposed ordinance amendment has been revised to allow for a maximum unit size of 1,200 square feet. Existing caretaker's residences approved by the Planning Commission will be allowed to continue indefinitely even if the minimum standards are not met, provided that proper permits have been issued.

Uses Permitted in the Commercial Zones - Section 9131.1

Section 9131.1 of the Carson Municipal Code includes a list of permitted uses in the commercial zones. The table separates uses into automatically permitted uses identified with an 'X', special limitation uses identified with an 'L', uses permitted subject to Director's approval identified with a 'D', special limitation uses permitted in residential zones identified by an 'LD', uses requiring a conditional use permit (CUP) identified with a 'C', and uses requiring City Council approval identified with a 'CC'. The section mentions that any permitted use, except a temporary use, is subject to the requirements of Site Plan and Design Review found in Section 9172.23.

The main change to the proposed ordinance amendment is that the entire table found in Section 9131.1 is now included rather than discussions of individual changes as presented in the September 13, 2011 staff report. The proposed ordinance amendment reorganizes certain categories, subcategories and uses, and eliminates duplication found in the current code. Also, the table incorporates all permitted uses in the MU-CS and MU-SB zoning districts found in Sections 9138.17(C) and 9138.18(C), respectively. The "Permitted and Conditional Uses" tables found in those sections will be eliminated to avoid duplication.

Additional minor changes to the table in Section 9131.1 include:

- Adding references to line items to refer readers to certain sections;
- Adding "Sale of diesel fuel and LPG as an ancillary use at an automobile service station" as a separate line item under the category, "Vehicle sales and Service," and the subcategory, "Sales"; and
- Adding a line item for "Small collection recycling facility" which is discussed as a permitted ancillary use in Section 9132.9.



Small Collection Recycling Facility – Section 9132.9

Section 9132.9 will be amended to include the MU-CS zoning district as an eligible zone for small collection recycling facilities. Prior to 2006 when the MU-CS zoning district was established, small collection recycling facilities were permitted as an ancillary use along Carson Street since those properties were zoned CG (Commercial, General). The State encourages this use in a “convenience district” which is identified as properties within a half mile of a supermarket. It is appropriate to allow this use in the MU-CS zoning district because of the three existing supermarkets, Ralphs, Albertsons and Seafood City, along Carson Street and the benefits that this use will provide to the community. In contrast, small collection recycling facilities will not be permitted in the MU-SB zoning district since there are no supermarkets in that zoning district. Although the Albertsons supermarket at Sepulveda Boulevard and Main Street is in close proximity, the property is zoned CG and not within the MU-SB zoning district.

MU-CS and MU-SB Zoning Districts

The list of permitted and prohibited uses described in Section 9138.17(C) for the MU-CS zoning district and Section 9138.18(C) for the MU-SB zoning district have been removed and incorporated into Section 9131.1, Uses Permitted, as discussed above. Staff has included a statement in each section to refer readers to Section 9131.1 for permitted uses and Division 2 of Part 8 for existing nonconforming uses. Additionally, a statement has been added to “Prohibited Uses” indicating “All uses are prohibited except as expressly permitted by the provisions of this Chapter.” That statement is a general statement already found in the Zoning Ordinance under Sections 9121.3, 9131.3, 9138.15(C)(5)(d), 9141.3, and 9151.3.

As mentioned in the September 13, 2011 staff report, automobile laundries (carwashes), massage services, and tattoo services are currently prohibited in the MU-CS zoning district, as are drive-through pharmacies. The proposed amendment would allow the only existing carwash, Carson Carwash, to continue to operate indefinitely. The only tattoo service establishment (Lifestyle Tattoos) will be allowed to continue with approval of a conditional use permit (CUP). New carwashes and tattoo service establishments in the MU-CS zoning district will require a CUP. Section 9182.21, Nonconforming use eligible for Conditional Use Permit or Other Approval, will be amended to allow the Carson Carwash to continue without having to obtain a CUP.

In addition, new full-service massage service establishments and drive-through pharmacies, which are currently prohibited from operating in the MU-CS zoning district, will be permitted subject to the approval of a CUP.



The permitted and prohibited uses for the MU-SB zoning district found in Section 9138.18(C) of the CMC will be deleted similar to Section 9138.17(C) for the MU-CS zoning district. For the sake of simplicity, the list of permitted uses will be eliminated from Section 9138.18(C) and consolidated into Section 9131.1. The list of prohibited uses will be deleted.

Nonconforming Use Eligible for CUP or Other Approval - Section 9182.21

Section 9182.21 will be amended so that the following uses can continue to operate indefinitely without having to obtain a CUP:

- Carson Carwash located in the MU-CS zoning district;
- Caretaker's residences in an industrial zone that were legally approved by the Planning Commission; and
- Existing automobile service stations that sell diesel fuel or LPG that have received approval by the Planning Commission.

III. Conclusion

Over the years, many amendments have been made to the Zoning Ordinance to keep it up to date with current requirements or new uses. As with many legislative documents, those amendments may create conflicts or inconsistencies that were not previously considered or may not have been recognized. It is often necessary to do adjustments so that inconsistencies are addressed and clerical errors are eliminated. In addition, it is proper to make additional changes to sections that are either out-of-date with state or federal laws, obsolete with the times or need further clarification.

IV. Recommendation

That the Planning Commission:

- CONSIDER the issues discussed in this staff report;
- OPEN the public hearing;
- RECOMMEND to the City Council approval of the proposed ordinance amendment; and
- ADOPT Resolution No. ____ entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE AMENDMENT REGARDING PART 1 (INTRODUCTION), PART 2 (RESIDENTIAL ZONES), AND PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE TO CONSOLIDATE OR REORGANIZE DUPLICATE LANGUAGE, ELIMINATE TYPOS, AND CLARIFY REQUIREMENTS; AMEND REQUIREMENTS FOR CERTAIN USES; AND ADDRESS ISSUES CONCERNING



NONCONFORMING USES IN THE MU-CS (MIXED USE – CARSON STREET) ZONING DISTRICT AND OTHER USES THAT BECOME NONCONFORMING AS A RESULT OF THE ORDINANCE AMENDMENT.”

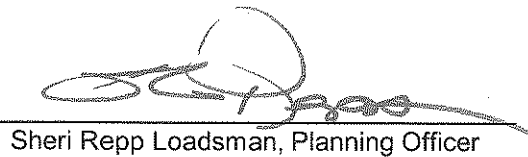
V. Exhibits

1. Proposed Resolution
2. Proposed Ordinance
3. Excerpts from the Zoning Ordinance
 - A. Section 9131.1 (Uses Permitted, Commercial)
4. Minutes from the September 13, 2011 Planning Commission meeting
5. Summary of Ordinance Amendment Cleanup – Sept. 2011

Prepared by:


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Reviewed by:


Sheri Repp Loadsman, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE AMENDMENT REGARDING PART 1 (INTRODUCTION), PART 2 (RESIDENTIAL ZONES), AND PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE TO CONSOLIDATE OR REORGANIZE DUPLICATE LANGUAGE, ELIMINATE TYPOS, AND CLARIFY REQUIREMENTS; AMEND REQUIREMENTS FOR CERTAIN USES; AND ADDRESS ISSUES CONCERNING NONCONFORMING USES IN THE MU-CS (MIXED USE - CARSON STREET) ZONING DISTRICT AND OTHER USES THAT BECOME NONCONFORMING AS A RESULT OF THE ORDINANCE AMENDMENT

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOW:

Section 1. On September 13 and 27, 2011, the Planning Commission conducted a public hearing regarding an amendment to Part 1 (Introduction), Part 2 (Residential Zones), and Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code (CMC) to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for certain uses; and address issues concerning nonconforming uses in the MU-CS (Mixed Use - Carson Street) zoning district and other uses that become nonconforming as a result of the ordinance amendment. A notice of the time, place and purpose of the aforesaid hearing 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. The Planning Commission finds that:

a) Over the course of time, various amendments to the Zoning Ordinance have caused certain omissions or inconsistencies to sections which must be corrected. Amending those sections would prevent errors and misinterpretations and allow for consistent implementation of the Zoning Ordinance;

b) It is necessary to periodically update the Zoning Ordinance so that it is consistent with state and federal requirements and does not become obsolete with the changing times;

c) It is necessary to update requirements for certain uses to make sure those uses are properly regulated and nuisance issues are avoided; and

d) Updating the Zoning Ordinance would better protect the health, safety, and welfare of the community by keeping regulations current and reducing the possibility of misinterpretation.

Section 4. Based on the aforementioned findings, the Planning Commission hereby recommends approval to the City Council of an amendment to the CMC, Article



IX (Planning and Zoning). The ordinance amendment affects Sections 9113.2, 9122.1, 9122.2, 9122.4, 9128.4, 9126.29, 9126.8, 9131.1, 9132.9, 9138.12(A)(1), 9138.17(C), 9138.18(C), 9138.8, 9138.17(F), 9142, and 9182.21 of the CMC, as described in Exhibit 1.

Section 5. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), the Planning Commission finds that the proposed ordinance amendment is an update and improvement to the existing standards and guidelines in the CMC and is exempt under the general rule. The ordinance amendment will generate no significant environmental impacts.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the City Council.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF SEPTEMBER, 2011.

CHAIRMAN

ATTEST:

SECRETARY



ORDINANCE NO. 11-_____

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING AN AMENDMENT TO THE ZONING ORDINANCE OF THE CARSON MUNICIPAL CODE REGARDING PART 1 (INTRODUCTION), PART 2 (RESIDENTIAL ZONES), AND PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE TO CONSOLIDATE OR REORGANIZE DUPLICATE LANGUAGE, ELIMINATE TYPOS, AND CLARIFY REQUIREMENTS; AMEND REQUIREMENTS FOR CERTAIN USES; AND ADDRESS ISSUES CONCERNING NONCONFORMING USES IN THE MU-CS (MIXED USE – CARSON STREET) ZONING DISTRICT AND OTHER USES THAT BECOME NONCONFORMING AS A RESULT OF THIS ORDINANCE AMENDMENT

WHEREAS, over the course of time, various amendments to the Zoning Ordinance have caused certain redundancies, discrepancies, typos, or ambiguity to various sections which must be addressed in order to provide consistent implementation, avoid confusion, and prevent misinterpretations; and

WHEREAS, requirements for certain uses must be better described to prevent errors and misinterpretations, and better protect the health, safety, and welfare of the community; and

WHEREAS, certain nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district must be addressed to provide for compatible uses along the city's mixed use corridor; and

WHEREAS, on September 13 and September 27, 2011, the Planning Commission held a public hearing to discuss amending the Zoning Ordinance to address those issues discussed herein; and

WHEREAS, on _____, 2011, the City Council held a public hearing to discuss amending the Zoning Ordinance to address those issues discussed herein.

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

Section 1. Section 9113.2 of Division 3 (Zoning Classifications) of Part 1 (Introduction) 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 be inserted in alphabetical order into the list of special designations with all other text remaining unchanged, as follows:

“BP – Blimp Port. This designation is created to provide for the development and operation of blimp ports. Properties within this designation will be required to meet certain site requirements and development standards.”

“CEM – Cemetery. This designation is created to provide for the development and operation of cemeteries and related uses. Properties within this designation will be required to meet certain development standards that provide for adequate setbacks, screening, parking, landscaping, and signage.”

“COL – College. This designation is created to provide for the development of higher education institutions that may include classrooms, administrative offices, and accessory uses. Site development standards will not be required for properties preempted under state law. All academic uses will be regulated under the rules and regulations of the Board of Trustees of the California State University and Colleges, California State Department of Finance, California Public Works Board, Office of the State Fire Marshal and Office of the State Architect.”

Section 2. Section 9122.1 of Division 2 (Accessory Uses) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following sentence at the end of the last paragraph with the remainder of the section unchanged, “A restrictive covenant shall be recorded on the property for any accessory living quarter approved under this Section, which prohibits conversion to a second dwelling unit without proper approval.”

Section 3. Section 9122.2 of Division 2 (Accessory Uses) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following sentence at the end of the first paragraph with the remainder of the section unchanged, “Accessory structures shall not have a bathroom, unless such bathroom is constructed as an ancillary part to the accessory structure and the accessory structure does not encroach into any required yard. A restrictive covenant shall be recorded on the property for any accessory structure approved under this Section, which prohibits conversion to a living quarter or second dwelling unit without proper approval.”

Section 4. Section 9122.4 of Division 2 (Accessory Uses) of Part 2 (Residential 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 and deleting the stricken text in the first paragraph as follows, “Subject to the provisions of CMC 9128.4, one (1) home occupations may be conducted by the occupants of a dwelling as such term is defined in CMC 9191.202.” The remainder of the section shall be unchanged.

Section 5. Section 9128.4 of Division 2 (Special Requirements for Certain Uses) of Part 2 (Residential 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 and deleting the stricken text with all other text remaining unchanged as follows:

“§ 9128.4 Home Occupations.

Not more than one (1) home occupations may be conducted by the occupants of a dwelling, provided:

The home occupation is secondary and incidental to the principal use of the property for residential purposes.



The character of the structure and premises is not changed from a residential character. The appearance of the structure shall not be altered in any way, nor may the conduct of the occupation within the structure be such that the structure can be recognized as serving a nonresidential use (either by color, materials of construction, lighting, sounds or noises, vibrations, electrical interference or otherwise).

There is no storage of materials and/or supplies either indoors or outdoors and no accessory building or space outside the main building is used for home occupational purposes, except that the garage may be used for storage provided that such storage does not interfere with required off-street parking spaces.

No persons, other than members of the resident family, are employed in such occupation.

No equipment is used which will increase the need for utilities or community facilities beyond that usually required for residential purposes.

Not more than one (1) room in the dwelling is used for the home occupation.

No sale of goods is made on the premises.

There is no stock in trade nor display maintained on the premises.

No sign and/or structure is exhibited other than those otherwise permitted in the zone in which located.

The use does not require material or equipment recognized as not being normally used by residents or hobbyists in households, except that light business machines are permitted.

The use does not generate pedestrian or vehicular traffic beyond that normal to the zone in which it is located.

The use does not involve deliveries of materials to or from the premises by commercial delivery vehicles.

~~The home occupation is limited to personal service. Personal service within the meaning of this Section includes:~~

~~Addressing service.~~

~~Baking; provided, that no retail sales are made from the premises.~~

~~Billing service.~~

~~Bookkeeping service, provided no undue traffic is created.~~

~~Camera repairing.~~

~~Clock repairing.~~

~~Commercial art.~~

~~Direct mail advertising.~~

~~Distribution service.~~

~~Drafting.~~

~~Home office of a salesman, provided there are no displays and that no sales are made from the premises.~~



- ~~Jewelry repairing.~~
- ~~Mailing service.~~
- ~~Radio repairing.~~
- ~~Sewing, mending and reweaving.~~
- ~~Repair of small appliances.~~
- ~~Telephone answering service.~~
- ~~Tutoring.~~
- ~~Typing service.~~

~~In addition to the services enumerated above, personal service within the meaning of this Section includes other uses which do not change the character of the structure or adversely affect the uses of the residential zone. (Interpretation of this provision is to be in accordance with CMC 9172.24.)~~

~~Personal service does not include the following which are specifically prohibited from being carried on as home occupations:~~

- ~~Real estate office.~~
- ~~Insurance office.~~
- ~~Tax service.~~
- ~~Auto repair.~~
- ~~Kennel.~~
- ~~Professional office (e.g., healing arts, law, clergy).~~

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.”

Section 6. Section 9126.29 of Division 6 (Encroachments) of Part 2 (Residential 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 under the column “Type of Yard” as follows, “Other accessory buildings & structures – one-story, 15’ max. height (no bathrooms permitted)”

Section 7. Section 9126.8 of Division 6 (Site Development Standards) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by deleting the typographical error “accorcance” in the last sentence of the first paragraph and replacing it with “accordance” with all other text remaining unchanged.

Section 8. 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 in its entirety by adding the following underlined text and deleting the following stricken text with all other text remaining unchanged as follows:



“9131.1 Uses Permitted.

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

USES PERMITTED IN COMMERCIAL ZONES

Legend

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

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

ZONES

CN CR CG CA MU-CS MU-SB

Retail Sales:*

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

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

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

	CN	CR	CG	CA	MU-CS	MU-SB
Building materials other than ornamental brick, stone, tile, or flagstone. (Incidental storage of sand, gravel, or rock limited to 2,000 tons total.)		L	L			
Ornamental brick, stone, tile or flagstone. (See CMC 9133.)			C			
Monuments, tombstones, statuary.			X			
Feed and grain.			X			
Secondhand store, pawn shop.			X			

Retail Services:*

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

Personal Services:

Barber shop, beauty shop, reducing salon, manicure parlor.	X	X	X		X	X
Clothing services – laundry or dry cleaning agency, self-service laundry or dry cleaning, hand laundry, sponging and pressing, tailor, dressmaker, seamstress, shoe repair.	X	X	X		X	X
Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel). (See CMC 9131.13(D))	X	X	X		C	C
Animal hospital or clinic	X	X	X			
Mortuary. (See CMC 9133.)			C			
Adult business. (See CMC 9133 and 9138.9; in MUR overlay district, see CMC 9131.13(D).)		C	C			
Massage service. (See CMC 63134, 63135, 9133 and 9138.91.)	C	C	C		C	
Tattoo service. (See CMC 9133 and 9138.92.)		C	C		C	

Mechanical and repair services:

Locksmith,* watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair.	X	X	X		X	X
Fix-it shop.*	X		X			X
Furniture redecorating, restoration and upholstering; glass repair, installation or glazing; screen repair; plumbing shop; lawnmower sharpening.			X			X

ZONES

CN CR CG CA MU-CS MU-SB

*Incidental lawnmower sharpening permitted.

Parcel delivery service. X X X

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 C

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



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Drive-in or drive-through restaurants. (See CMC 9133, 9138.17 and 9138.18.)	X	X	X	C		
Restaurant, coffee shop, snack shop 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	<u>X</u>
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 or an eating establishment other than a bona fide restaurant (subject to the requirements of <u>See CMC 9138.5 and 9138.17 and 9138.18.</u>)	C	C	C		<u>L-C</u>	<u>L</u>
<u>Alcoholic beverage sales and service in conjunction with an arcade, pool hall, billiards, card room, or a bowling alley (See CMC 9138.4 and 9138.5).</u>	<u>C</u>	<u>C</u>	<u>C</u>			
<u>Alcoholic beverage sales and service in conjunction with Class I entertainment per CMC 63125 (See CMC 9138.18).</u>						<u>C</u>
Night club (subject to the requirements of See 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:*						
<u>*See CMC 9131.13(D) for properties in an MUR overlay district</u>						
Sales:						
Automobile service station, subject to the requirements of CMC 9138.12. (See	L	L	L	C		

ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
CMC 9133.)						
<u>Sale of diesel fuel and LPG as an ancillary use at an automobile service station</u> (See CMC 9138.12 and 9182.21)	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Automobile laundry, subject to the requirements of CMC 9138.13. (For existing uses in the MU-CS zone, see CMC 9182.21)	C	C	C		<u>C</u>	
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	
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	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
All vehicles over 2-ton capacity. (See CMC 9133.)			C			
Repair of all vehicles up to 2-ton capacity (no boats):						
Minor and major repair as defined in Section 9138.11 (only as a primary use on properties fronting Avalon Boulevard). (See Sections 9133, 9138.15, and 9138.2)				C		
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			



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
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		<u>C</u>	C
Pool hall, billiards, card room, gymnasium, health club. <u>Bowling alley.</u> (See CMC 9131.13(D))	X	X	X		<u>C</u>	<u>C</u>
Bowling alley as an accessory use.	X	X	X		C	C
<u>Health club.</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>C</u>	
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.)		L	X			

ZONES

CN CR CG CA MU-CS MU-SB

May include buildings, park, playground and picnic area.

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) <u>in an MUR overlay district, see CMC 9131.13(D)</u>)	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

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
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 <u>9131.13(D)</u> and 9138.17, and 9138.18.)	X	X	X		<u>C</u>	
Health club.					<u>C</u>	
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
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			
<u>Residential</u> 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.)			<u>C</u>			
Transient Hotel:						
Transient hotel, motel.	C	C	C			
Agricultural Uses:						
Cultivation and/or sale of plants including nursery,* orchard, vineyard, field crops,			X			

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ZONES

CN CR CG CA MU-CS MU-SB

flowers, greenhouses, lathhouses and similar activities (no mushroom farm).

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

Boats and accessory equipment. C L

Signs:

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

Outdoor Advertising:

Outdoor advertising sign in the electronic marquee signage (EMS) overlay district, subject to the requirements of CMC 9138.71. L

Recycling Facilities:

Small Collection Recycling Facility. (See CMC 9132.9 and 9138.6) L L L L

Communications Facilities:

Minor communications facilities, subject to the requirement of CMC 9138.16. L L L L L L

Major communications facilities, subject to the requirement of CMC 9138.16. C C 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, and special events. (See CMC 9138.8.) D D D D D

Fireworks stand. (See CMC 3101.0 – 3101.10.) CC CC CC CC CC

Carnival, mechanical rides, pony rides, outdoor festival and similar uses. (See CMC CC CC CC



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
63119 and 63119.1.)						
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 motorseooters, 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 requirement of CMC 9138.16. E E E E E E

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.”

Section 9. Section 9132.9 of Division 2 (Accessory 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 and deleting the following stricken text with all other text in this section remaining unchanged as follows:

“§ 9132.9 Small Collection Recycling Facility.

A small collection recycling facility is permitted as a minor use within the CN, CR, and CG, and MU-CS zones if incidental to an existing primary commercial use and if within a designated convenience district as defined in CMC 9191.508. A small collection recycling facility shall comply with the requirements of CMC 9138.6. (Ord. 87-819, § 1)”

Section 10. Section 9138.12(A)(1) 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 with all other text in this section remaining unchanged as follows:

- 1. Retail sale of petroleum products, except that the sale of diesel fuel and LPG shall be subject to the approval of the Commission through a conditional use permit as described in Section 9172.21.

Section 11. Section 9138.17(C) 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 in its entirety by adding the following underlined text and deleting the following stricken text with all other text remaining unchanged as follows:

“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.

- 1. Permitted and Conditional Uses. Automatically permitted uses, uses requiring special limitations and requirements, conditionally permitted uses, and all other uses permitted in the MU-CS zoning district are described in Section 9131.1. Existing nonconforming uses shall comply with the requirements of Division 2 of Part 8 of this Chapter.

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

Animal services

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

Personal Services:

Barber shop, beauty shop, reducing salons, manicure parlor

Optical Services

Health Club CUP

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

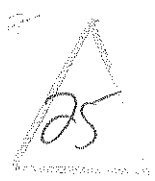
Food Sales and Services:

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 crafts person

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

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

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 L



~~which would be required for permanent outdoor storage (only during the period a building permit is in effect)~~

~~Sidewalk, Parking Lot and Tent Sales (See CMC 9138.8)~~

~~Christmas Tree Sales, Pumpkin Sales, Yard Sales (See CMC 4600 — 4606)~~

2. Prohibited Uses. All uses are prohibited except as expressly permitted by the provisions of this Chapter.


- ~~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. Payday loans (see CMC 9182.28).~~
- ~~n. 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.”

Section 12. Section 9138.17(F) 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 word to the second to last sentence of the first paragraph as follows, “Each business will be responsible for the construction, installation and maintenance of its signage, and must submit plans for design approval to the City of Carson, pursuant to this Section.” All other text within this section shall remain unchanged.

Section 13. Section 9138.18(C) 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 in its entirety by adding the following underlined text and deleting the following stricken text with all other text remaining unchanged as follows:

“C. Permitted Land Uses. All uses within the Mixed-Use – Sepulveda Boulevard District are subject to site plan and design review per CMC 9172.23.



1. Permitted and Conditional Uses. Automatically permitted uses, uses requiring special limitations and requirements, conditionally permitted uses, and all other uses permitted in the MU-SB zoning district are described in Section 9131.1. Existing nonconforming uses shall comply with the requirements of Division 2 of Part 8 of this Chapter.

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	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

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

Pharmacy:

No drive-through

Animal Services:

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

Personal Services:

Barber shop, beauty shop, reducing salons, manicure parlor

Optical Services

Clothing Services:

Laundry or dry-cleaning, self-service laundry, tailor, shoe repair

Mechanical and Repair Services:

Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair

Graphic Arts Services:

~~Copying, printing, blueprinting, photography (incidental photofinishing and film developing permitted), picture framing~~

Offices:

~~Business, professional, financial, insurance, real estate, advertising, newspaper or publishing (no printing), ticket agency, travel agency, car rental, employment agency, collection agency, detective agency, security service, bail bondsman, medical/dental office or clinic~~

Bank:

~~No drive-through facility~~

Food Sales and Services:

~~Restaurant, coffee shop, snack shop~~

~~Food store—grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food~~

~~Food catering (only direct retail sales or retail distribution)~~

~~Dog and cat catering (retail only)~~

Commercial Uses Allowed within Mixed-Use Projects:

~~Retail, personal services, graphic arts, office, medical office, restaurant (no drive-through), bank (no drive-through), food store, bakery~~

Commercial Uses Allowed within Live/Work Units:

~~Professional office, i.e., attorney, realtor, accountant, insurance agent, architect, engineer, etc.~~

~~Artist or crafts person~~

~~Consultant~~

~~Travel agency~~

Education:

~~School of arts, crafts, dance, photography, writing, drama or music~~

Alcohol Beverage Sales and Services:

~~Alcohol beverage sales in conjunction with department store or supermarket~~

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

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~~of CMC 9138.5)~~

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

~~Alcohol beverage sales and service in conjunction with Class I entertainment per CMC 63125 CUP
(See CMC 9131.18(C)(2))~~

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 L
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.)~~

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

~~Subdivision directional signs LD~~

~~Sidewalk, parking lot and tent sales (See CMC 9138.8) D~~

~~Christmas tree sales, pumpkin sales D~~

~~Yard sales (See CMC 4600 — 4606) L~~

2. Prohibited Uses. All uses are prohibited except as expressly permitted by the provisions of this Chapter.

- ~~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. Tattoo parlor.~~
- ~~g. Drive-through restaurants and drive-through pharmacies.~~
- ~~h. Bowling alley, as a primary use.~~
- ~~i. Driving skills course.~~
- ~~j. Indoor mini-mart or auction house.~~
- ~~k. Night clubs.~~
- ~~l. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.~~
- ~~m. Sexually oriented business establishments.~~

~~n. Vehicle sales and service.~~

~~o. Payday loans.~~

~~p. 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 – Sepulveda Boulevard District shall be determined by means of interpretation in accordance with CMC 9172.24.”

Section 14. Section 9138.8 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 underlined text with all remaining text to be unchanged as follows:

“§ 9138.8 Sidewalk, Parking Lot and Tent Sales, and Special Events.

In connection with temporary sidewalk, parking lot, and tent sales, and special events, the following requirements shall be met:

A. Only nonprofit organizations and merchants with a permanent location may conduct such sales.

B. The applicant shall obtain written approval to conduct such sales from the property owner.

C. The event shall be conducted outside an enclosed building and shall not encroach upon public rights-of-way.

D. The applicant shall submit adequate plot plans depicting pedestrian and vehicular circulation, parking and fire lanes acceptable to the Planning Division.

E. In the case of a tent sale, County Fire Department approval must accompany the application.

F. Such sales shall be subject to prior approval of the Director.

G. Tent events for a period not to exceed three and one-half (3.5) months that are hosted by department stores or regional shopping centers with a gross floor area of at least one hundred thousand (100,000) square feet located in the CR Zoning District and in a Mixed-Use Residential (MUR) Overlay District may be approved by the Planning Manager; provided, that the event meets all the requirements for location, parking, and access. All other sidewalk, parking lot and tent sales, and special events shall occur no more than one weekend in any three-month period, or similar time period as determined by the Planning Officer to be appropriate. (Ord. 88-857, § 4; Ord. 89-888, § 1; Ord. 09-1421, § 1)”

Section 15. Section 9142 of Division 2 (Accessory Uses) of Part 4 (Industrial 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 entry “Caretaker’s or superintendent’s residence” with all other text in the section remaining unchanged:

“Caretaker’s or superintendent’s residence – not more than one (1) dwelling unit per site; property cannot be less than one (1) acre; residence size cannot exceed 1,200 square feet; two (2)



covered parking spaces required; conditional use permit must be approved by Planning Commission.”

Section 16. Section 9182.21 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 at the end of the section with all other text remaining unchanged as follows:

“I. Existing, lawfully established automobile laundries located within the MU-CS zoning district prior to enactment of the conditional use permit requirement, except as provided in CMC 9182.1.

J. Existing, lawfully established caretaker’s residences that have received proper discretionary approval by the Planning Commission located in an industrial zoning district prior to enactment of the conditional use permit requirement, except as provided in CMC 9182.1.

K. Existing, lawfully established sale of diesel fuel or LPG located at an automobile service station that has been approved by the Planning Commission prior to enactment of the conditional use permit requirement, except as provided in CMC 9 182.1.”

Section 17. 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 18. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted and codified in the manner required by law.

Section 19. This ordinance shall be effective thirty (30) days following its adoption.

PASSED, APPROVED and ADOPTED this ____ day of September, 2011.

Mayor Jim Dear

ATTEST:

City Clerk Helen Kawagoe

APPROVED AS TO FORM:

City Attorney



Division 1. Uses Permitted

§ 9131.1 Uses Permitted.

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

USES PERMITTED IN COMMERCIAL ZONES

Legend

- X. Automatically permitted use.
- L. Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of this Part.
- D. Use permitted subject to the approval of the Director.

USES PERMITTED IN COMMERCIAL ZONES

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

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

ZONES

CN CR CG CA MU-CS MU-SB

Retail Sales:*

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

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

Indoor mini-mart, auction house. (Ord. 86-763U, § 1; Ord. 87-813, § 1)	C		C		
Building materials other than ornamental brick, stone, tile, or flagstone. (Incidental storage of sand, gravel, or rock limited to 2,000 tons total.)		L	L		
Ornamental brick, stone, tile or flagstone. (See CMC 9133.)			C		
Monuments, tombstones, statuary.			X		
Feed and grain.			X		
Secondhand store, pawn shop.			X		

Retail Services:*

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

Personal Services:

Barber shop, beauty shop, reducing salon, manicure parlor.	X	X	X	X	X
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	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Clothing services – laundry or dry cleaning agency, self-service laundry or dry cleaning, hand laundry, sponging and pressing, tailor, dressmaker, seamstress, shoe repair.	X	X	X		X	X
Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel).	X	X	X		C	C
Animal hospital or clinic	X	X	X			
Mortuary. (See CMC 9133.)			C			
Adult business. (See CMC 9133 and 9138.9.)		C	C			
Massage service. (See CMC 63134, 63135, 9133 and 9138.91.)	C	C	C			
Tattoo service. (See CMC 9133 and 9138.92.)		C	C			
Mechanical and repair services:						
Locksmith, * watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair.	X	X	X		X	X
Fix-it shop.*	X		X			X
Furniture redecorating, restoration and upholstering; glass repair, installation or glazing; screen repair; plumbing shop; lawnmower sharpening.			X			X
*Incidental lawnmower sharpening permitted.						
Parcel delivery service.		X	X			X
Graphic arts services:						
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			



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
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		



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
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		



ZONES

CN CR CG CA MU-CS MU-SB

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				



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
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

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Mixed-use (commercial/residential) development within the Mixed-Use Residential (MUR) Overlay District, the Mixed-Use Carson Street District, and the Mixed-Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.	C	C	C		C	C
Live/work residential units. (See CMC 9138.17 and 9138.18.)					C	C
Mobile home park. (See CMC 9128.2.)	C	C	C		C	
Group quarters for members of a religious order (convent, rectory, monastery, etc.).				X		
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			



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
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 requirement of CMC 9138.16.	C	C	C	C	C	C

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 7; Ord. 78-438; Ord. 78-431; Ord. 78-446; Ord. 80-517, § 1; Ord. 80-532, § 4; Ord. 81-585, § 2; Ord. 82-602, § 2; Ord. 82-621, § 1; Ord. 83-637U, § 1; Ord. 83-643, § 1; Ord. 84-685, § 1; Ord. 88-857, § 1; Ord. 90-915, § 1; Ord. 92-985, § 1; Ord. 93-1001, § 1; Ord. 94-1035U, §§ 2, 3; Ord. 94-1037, §§ 2 – 4; Ord. 94-1039, § 2; Ord. 96-1085, § 1; Ord. 97-1115, § 1; Ord. 02-1245, § 2; Ord. 02-1251, § 1; Ord. 03-1279, § 2; Ord. 03-1284, § 2; Ord. 04-1322, § 1; Ord. 06-1349, § 1; Ord. 06-1363, § 9; Ord. 07-1392, § 9; Ord. 08-1404, § 1; Ord. 09-1419, § 3; Ord. 09-1420, § 1)

§ 9131.12 Uses Permitted on Organic Refuse Landfill Sites.

A. No use except as hereinafter provided, shall be permitted on property designated as ORL (Organic Refuse Landfill) without the approval of a conditional use permit by both the Commission and the Council. Such conditional use permit shall require, as a condition precedent to use of the property under the conditional use permit, approval by

the Building and Safety Division and the Council of a report submitted by the applicant pursuant to the applicable provisions of the Building Code, prepared by a licensed civil engineer designated by the applicant and approved by the City, which shall provide and include plans for a protective system or systems designated to eliminate or mitigate the potential hazards and environmental risks associated with the proposed use. Approval of such report by the Building and Safety Division shall be in the discretion of the Building Official, who shall evaluate any risks and hazards associated with the site and proposed use and who may grant approval only if he finds that the report and plans adequately provide for protection against such associated risks and hazards. The Building Official’s approval shall be submitted to the Council for final approval which will be in the discretion of the Council.

The following uses are exempt from the provisions of this Section:

1. Uses which do not involve buildings or structures, including but not limited to outdoor storage, display and outdoor recreational facilities.
2. Construction of structures which are unoccupiable, such as signs, flagpoles, walls,



She explained that this ratio is much less than the 1 to 5 ratio typically provided for with warehouse uses.

Commissioner Diaz stated he would tend to support a project of this nature.

Mr. Gremillion noted for Commissioner Schaefer that they have already had contact with manufacturing businesses interested in locating to this property, noting there is currently an extreme shortage of these type buildings in Carson.

Chairman Faleto go and Commissioner Goolsby stated they would also support a project of this nature.

12. PUBLIC HEARING

A) Ordinance Amendment

Applicant's Request:

The applicant, city of Carson, is requesting an amendment to the Zoning Ordinance to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for a home occupation, caretaker's residence, bathroom within an accessory structure, and outdoor display and storage; and address issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district. Properties involved would be citywide.

Planning Officer Repp explained that a conditional use permit would be helpful to monitor the appropriate use of caretaker's units.

Commissioner Diaz stated that he is supportive of staff's attempts to simplify and correct the verbiage in the ordinance.

Planning Commission Decision:

Chairman Faleto go moved, seconded by Commissioner Diaz, to continue this matter to the September 27, 2011, Planning Commission meeting.

MOTION: Commissioner Verrett moved, seconded by Commissioner Schaefer, to consider Item No. 11B prior to Item No. 12A. No objection was noted.

Due to a possible conflict of interest, Commissioner Diaz recused himself from consideration of this matter.

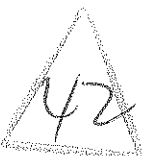
11. NEW BUSINESS DISCUSSION (continued)

B) Discussion of proposed building demolitions for property located at 21718 South Alameda Avenue.

Planning Officer Repp advised that California Water Services has repurchased this property with the intent to drill more water wells; and stated that Cal Water does intend to demolish the two buildings on this site. She advised that the Chair of the Historical Committee toured this site with staff and noted that a determination was ultimately made by all that while the pump house building is interesting, there really is no historical significance or items to preserve on this site.

SUMMARY OF ORDINANCE AMENDMENT CLEANUP – SEPT. 2011

SECTION/ISSUE	CHANGE
9113.2, Overlay Districts	Add: BP – Blimp Port; CEM – Cemetery; COL – College
9122.1, Accessory Living Quart.	Add: "A restrictive covenant shall be recorded on the property for any accessory living quarter approved under this Section, which prohibits conversion to a second dwelling unit without proper approval."
9122.2, Outbdgs. & Outdoor Uses	Add: "Accessory structures shall not have a bathroom, unless such bathroom is constructed as an ancillary part to the accessory structure and the accessory structure does not encroach into any required yard. A restrictive covenant shall be recorded on the property for any accessory structure approved under this Section, which prohibits conversion to a living quarter or second dwelling unit without proper approval."
9122.4 and 9128.4, Home Occupations	Allow multiple home occupations per dwelling; Delete the list of personal services found in Section 9128.4 because many of the services no longer exist and home occupations are better controlled through the given restrictions; and Delete the list of prohibited services because many can operate while maintaining inconspicuousness and compatibility with the neighborhood.
9126.29, Encroachments	Add underlined text: "Other accessory buildings & structures – one-story, 15' max. height (<u>no bathrooms permitted</u>)"
9126.8, Utilities	Typographical error "accorcance"
9131.1, Commercial Uses Permitted	See <i>separate table</i> .
9132.9 Small Collection Recycling Facility	Permitted in CN, CR, CG, and MU-CS zones
9138.12(A)(1), Automobile Service Stations	1. Retail sale of petroleum products, except that the sale of diesel fuel and LPG shall be subject to the approval of the Commission through a conditional use permit as described in Section 9172.21.
9138.17(C) (MU-CS Permitted Land Uses)	1. Permitted and Conditional Uses. <u>Automatically permitted uses, uses requiring special limitations and requirements, conditionally permitted uses, and all other uses permitted in the MU-CS zoning district are described in Section 9131.1. Existing nonconforming uses shall comply with the requirements of Division 2 of Part 8 of this Chapter.</u> 2. Prohibited Uses. <u>All uses are prohibited except as expressly permitted by the provisions of this Chapter.</u> <i>Delete tables.</i>



	<p><i>Allow massage services and drive-through pharmacies.</i></p>
<p>9138.18(C) (MU-SB Permitted Land Uses)</p>	<p>1. Permitted and Conditional Uses. <u>Automatically permitted uses, uses requiring special limitations and requirements, conditionally permitted uses, and all other uses permitted in the MU-SB zoning district are described in Section 9131.1. Existing nonconforming uses shall comply with the requirements of Division 2 of Part 8 of this Chapter.</u></p> <p>2. Prohibited Uses. <u>All uses are prohibited except as expressly permitted by the provisions of this Chapter.</u></p>
<p>9138.8, Sidewalk, Parking Lot and Tent Sales</p>	<p><i>Delete tables.</i></p> <p>Add: <u>sidewalk, parking lot, and tent sales, and special events</u></p> <p>Add: <u>All other sidewalk, parking lot and tent sales, and special events shall occur no more than one weekend in any three-month period, or similar time period as determined by the Planning Officer to be appropriate.</u></p> <p>Add: <u>...and must submit plans for design approval to the City of Carson, pursuant to this Section."</u></p>
<p>9138.17(F), MU-CS</p>	<p>Add: <u>Property cannot be less than one (1) acre; residence size cannot exceed 1,200 square feet; two (2) covered parking spaces required; CUP must be approved by Planning Commission</u></p>
<p>9142, Caretaker Residence</p> <p>9182.21, Nonconforming Use Eligible for CUP</p>	<p><u>Grandfather in existing carwashes in MU-CS zone, caretaker's residences in an industrial zone, and the sale of diesel fuel or LPG at an automobile service station.</u></p>