



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

July 24, 2012

SUBJECT:

Design Overlay Review No. 1454-12
Conditional Use Permit No. 907-12

APPLICANT:

WIN Hyundai
c/o: Larry Tidball
19 Technology Drive
Irvine, CA 92618

REQUEST:

To construct a new WIN Hyundai Automotive dealership building and remove an existing freeway pylon sign to be replaced with an electronic message center sign located in the CA (Commercial, Automotive) zoning district

PROPERTY INVOLVED:

2201 E. 223rd Street

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			

Item No. 12A

I. Introduction

Date Application Received

- May 23, 2012: DOR No. 1454-12 and CUP No. 907-12

Property Owner

- WIN Chevrolet Properties, LLC, 2201 E. 223rd Street , Carson, CA 90745

Property Applicant

- WIN Hyundai, 2201 E. 223rd Street, Carson, CA 90745

Project Address

- 2201 E. 22rd Street, Carson, CA 90745

Project Description

The proposed project is for a new 24,285-square-foot Hyundai automotive dealership building and a new electronic message center freeway-oriented pylon sign. The project occupies a portion of the subject property with the remainder occupied by the Win Chevrolet automotive dealership. Initially, the applicant intended to subdivide the property and submitted separate applications. The applicant seeks to process the applications without the subdivision at this time. The analysis anticipates a potential future subdivision and demonstrates that each dealership can operate independently.

The hours of operation for the new dealership will be daily from 9:00 a.m. to 9:00 p.m.

The proposed project provides 55 customer/employee parking spaces, which exceeds the requirements in Section No. 9138.15(D) (6) of the Carson Municipal Code (CMC) for an automotive dealership.

The application includes the following:

- Design Overlay Review (DOR) No. 1454-12, for the construction of a new 24,285-square-foot Hyundai Dealership building.
- Conditional Use Permit (CUP) No. 907-12, to construct a 30-foot-high LED (low energy/high resolution) electronic message center pylon sign along the 405 Freeway in the rear of the property.



Background

Current Use of Property

The property is developed with a portable 1,750-square-foot temporary sales office building and parking spaces for the sale of new automotive vehicles. The portable building will be removed upon the approval of the proposed project.

Previously Approved Discretionary Permits

The automotive related discretionary approved permits for this property include DOR Nos. 701-99 and 724-00 and CUP Nos. 314-87 and 354-88.

Public Safety Issues

After consulting with the Public Safety Department it was determined that there is no open zoning code enforcement case associated with this property.

II. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 2201 E. 223rd Street. The project site is approximately 10 acres. Automotive sales, commercial uses and the 405 Freeway surround the subject property.

Zoning/General Plan/Redevelopment Area Designation

The subject property is zoned CA (Commercial, Automotive); the properties to the east and west share the same zoning designation with the property to the south zoned MH (Manufacturing, Heavy). The subject property has a General Plan Land Use designation of Regional Commercial.

Applicable Zoning Ordinance Regulations

The proposed new automotive dealership and new electronic message center pylon sign are subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) and Conditional Use Permit (CUP) procedures as provided in Sections 9172.23 and 9172.21, respectively. The new Hyundai automotive dealership will also comply with CMC 9138.15 Commercial, Automotive (CA) Development Standards.

The proposed project includes 55 parking spaces for employee and customer parking which exceeds CMC Section No. 9138.15(D) (6) by four (4) spaces. This section requires that each dealer provide a minimum of six (6) parking spaces reserved and labeled for customers of new vehicle purchasers. Additionally, the section requires 1 parking space for each 300 square feet of office floor area and one (1) parking space for every one-thousand (1,000) square feet of interior or exterior covered display floor area. Regarding interior circulation, the city's traffic engineer and LA County Fire

Department have reviewed the proposed project and found the interior circulation acceptable.

The applicant proposes a landscaped area of 12,214 square feet being approximately 10.1 percent exceeding the minimum 5 percent required by CMC Section 9138.15.7.d. The proposed landscape area may also be used to meet on-site water run-off (Standard Urban Storm-water Mitigation Plan/SUSMP) requirements via a bio-swale.

The proposed two-story 24,285-square-foot dealership showroom building will be developed with aluminum composite metal "Hyundai Silver" with the storefront being clear anodized aluminum. All exterior stucco will be painted with a Sherwin William snowfall color. The new dealership will be compatible with the General Plan policies for commercial development, is compatible with surrounding uses and would architecturally enhance the aesthetic character of the area creating a harmonious and attractive environment in compliance with the CMC.

The applicant proposes to remove the existing double-faced illuminate pylon sign and install an electronic message center pylon sign that is 30-feet above the 405 Freeway grade in compliance with CMC requirements. The message center sign is proposed to be 33'-5 1/2 " in width by 15'-4" in height and operate as follows:

1. No motion, flashing or animation;
2. Messages are to remain static for a minimum of 4 seconds prior to next message appearing (no blank in-between messages);
3. Automatic diming at dusk; and
4. Hours of operation will be from 5:00 a.m. to midnight

Current digital LED signage display industry standards that have been adopted by many communities such as the City of Los Angeles promote the following standards which are recommended as conditions for the proposed freeway oriented digital signage:

1. Brightness: 3500 candelas per square meter daytime, 600 at night;
2. Message duration: 8 seconds minimum;
3. Message transition: Instant transition or 1-2 seconds if fading;
4. Require automatic brightness control keyed to ambient light levels; and
5. Require display to go dark if there is a malfunction

The proposed digital LED Hyundai pylon sign will be approximately 650 feet from proposed digital LED Chevrolet pylon sign exceeding the 500-foot separation requirement of CMC 9136.7(B)(8)(b) for electronic message center signs. The proposed LED pylon sign will also comply with CMC 9138.15(E) (3) (H) that requires pylon signs to be located in a landscape planter of at least 200 square feet. Caltrans indicated that they do not require a permit for premise advertising.

In review of other freestanding business signs on the subject property, the existing pylons signs fronting 223rd Street do not comply with CMC Section 9138.15.3.a. signage provisions. The conditions of approval will require compliance with the 25-foot maximum height and the minimum 200-foot distancing requirement from other pylon signs.

Required Findings: Site Plan and Design Review

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

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

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21.D, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review, and Section 9172.21 (D) "Conditional Use Permit" Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Project Aesthetics: Pursuant to Section 9172. 21 (D), Conditional Use Permit, Approving Authority Findings and Decision, the proposed use and development must be compatible with the intended character of the area. The proposed LED (low energy display) digital pylon sign must be compatible with all existing and proposed signage. CMC Section 9138.15 permits only one (1) street-sign per franchise in the form of monument and/or pylon type, placed no closer than two hundred (200) feet apart to identify dealership or product. The existing dealership 223rd frontage signs do not comply with this CMC provision. The existing Chevrolet pylon sign exceeds the CMC requirement of no more than 25 feet in height.
 - Mitigation: The existing non-conforming pylons signs fronting on 223rd street shall be removed and replaced with new signage in compliance with the CMC requirements.
- Issue – Multiple Electronic Message Center Signs: This project originally involved a subdivision map to divide the WIN Hyundai dealership from the WIN Chevrolet dealership. As such, separate DORs and CUPs were assigned to each dealership. Subsequently, the subdivision map was withdrawn and the applicant decided to proceed with two dealerships on a single lot. Although this can be permitted, the issue of setting a precedent by allowing two electronic message center signs on a single property is raised. Although multiple electronic message center signs on a single property are not explicitly prohibited in the CMC under Sections 9136.7 or 9138.15(E), as a policy issue, the Planning Commission should consider if one electronic message center sign for both dealerships is appropriate. There have been concerns that visual clutter is resulting from too many freeway-oriented electronic message center signs combined with existing billboards. Additionally, when the Carson Auto Row district was first established, the intent was to create a common electronic message center pylon sign for all the dealerships to share. Although this intent was never codified in the City's municipal code, the Planning Commission should consider the ramifications of having too many electronic message center signs and the possibility that they may detract from the aesthetics of the City as viewed from the freeway.
 - Consideration: Since the WIN Hyundai and WIN Chevrolet dealerships are on the same property, the Planning Commission should consider having a single shared electronic message center sign for both dealerships. The applicant has indicated to staff that Hyundai is opposed to sharing a sign with any other car manufacturer product.



III. Environmental Review

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the construction of a new WIN Hyundai automotive dealership and a new digital LED display pylon sign are in-fill developments that do not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

IV. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1454-12 AND CONDITIONAL USE PERMIT NO. 907-12 FOR A NEW WIN HYUNDAI AUTOMOTIVE DEALERSHIP AND A NEW ELECTRONIC MESSAGE CENTER PYLON SIGN TO BE LOCATED AT 2201 E. 223RD STREET."

V. Exhibits

1. Development Plans
2. Zoning/vicinity 500 foot radius map
3. CMC Section 9138.15

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer

DOR 1454-12 & CUP NO. 907-12-4



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1454-12 AND CONDITIONAL USE PERMIT NO. 907-12 FOR
A NEW WIN HYUNDAI AUTOMOTIVE DEALERSHIP AND A
NEW ELECTRONIC MESSAGE CENTER PYLON SIGN TO BE
LOCATED AT 2201 E. 223RD STREET**

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

Section 1. An application was duly filed by the applicant representative, Larry Tidball, on behalf of the applicant/property owner WIN Chevrolet LLC with respect to real property located at 2201 E. 223rd Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1454-12 and Conditional Use Permit (CUP) No. 907-12 to construct a new Hyundai automotive dealership and a new electronic message center (digital LED) pylon sign in the CA (Commercial, Automotive) zoning district.

A public hearing was duly held on July 24, 2012, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed use is compatible with the General Plan land use designation for the property of Regional Commercial. The proposed use will be consistent with the surrounding commercial and heavy industrial uses. Thus, the proposed use is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development with approval of the variance requests. The proposed project is compatible with the surrounding commercial and heavy industrial uses. The site is approximately 10 acres, relatively flat, and is located in a commercial and heavy industrial area.
- d) The proposed project provides 55 customer/employee parking spaces and meets and exceeds the requirements of Section No. 9162.21(C)(12), commercial parking/automobile dealership, of the Carson Municipal Code (CMC). Pursuant to Section 9191.246, floor area devoted to parking and



maneuvering shall not be included for the purpose of computing required parking area. The city Traffic Engineer has reviewed the proposed site plan and has determined that circulation and parking on the site and on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access are provided.

- e) All future building signs will comply with CMC signage requirements.
- f) The proposed DOR and CUP applications for the proposed automotive Hyundai dealership and new digital LED display pylon sign meet the goals and objectives of the General Plan and are consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Site Plan and Design Review Section 9172.23 (D), and Conditional Use Permit Section 9172.21 (D), can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use will not alter the predominantly commercial/industrial character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 "In-Fill Development Projects" of the CEQA (California Environmental Quality Act) Guidelines.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1454-12 and Conditional Use Permit Nos. 907-12 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 24TH DAY OF JULY 2012

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 5 IN BLOCK "C" OF SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, (ALSO KNOWN AS DOMINGUEZ COLONY), IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAPS RECORDED IN BOOK 1 PAGES 601 AND 602, AND BOOK 32 PAGES 97 AND 98, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA AS RECORDED IN BOOK D-748 PAGE 676 OF OFFICIAL RECORDS OF SAID COUNTY, (NOW KNOWN AS THE SAN DIEGO FREEWAY) ON THE SOUTH BY A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 50 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF 223RD STREET AS SAID CENTERLINE IS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-793, SHEET 2, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER; ON THE WEST BY THE WESTERLY LINE OF SAID LOT 5; AND ON THE EAST BY A LINE WHICH IS AT RIGHT ANGLES TO SAID LAST MENTIONED CENTERLINE, AND PASSES THROUGH A POINT IN SAID CENTERLINE, DISTANT EASTERLY 1225.59 FEET FROM THE SOUTHERLY PROLONGATION OF SAID WESTERLY LINE OF LOT 5.

APN: 7315-040-903



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1454-12
CONDITIONAL USE PERMIT NO. 907-12

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1454-12 and Conditional Use Permit Nos. 907-12 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1454-12 and Conditional Use Permit No. 907-12. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

AESTHETICS/ PRIVACY INTRUSION/SIGNAGE/SAFETY

9. The applicant shall submit a landscape and irrigation plan to the Planning Division prior to issuance of a building permit in compliance with CMC 9138.15.D.7, Landscaping. The applicant shall maintain all landscaping with an automatic irrigation system.
10. Crape Myrtle trees shall be planted on proposed landscape planters and spaced between proposed guest and customer parking areas in diamond cut planting areas with automatic irrigation systems.
11. All roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
12. The proposed new Hyundai automotive dealership shall comply with all Los Angeles County Fire Department requirements, i.e. fire hydrant installations and fire flow requirements.
13. The applicant shall obtain a sign permit for all future building or lot signage in compliance with the Carson Municipal Code (CMC) 9138.15.E requirements. Said section permits only one (1) street-front sign per franchise in the form of a monument and/or pylon sign, placed no closer than two hundred (200) feet apart to identify dealership or product. The existing dealership signs do not comply with this CMC provision and shall be removed within 90 days from project approval. Further, the existing Chevrolet pylon sign exceeds the CMC height requirement of no more than 25 feet. This sign shall be removed within 90 days of project approval.
14. CMC 9138.15.E.7, requires that 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. The existing pole signage does not comply with said CMC provision therefore, all out of compliance signage shall be removed within 90 days of approval of subject project.



15. The applicant/owner shall remove existing freeway oriented pylon signs and remove three existing circular landing/display pads within 90 days of project approval.
16. The proposed digital LED display pylon sign shall operate as follows:
 - a. No motion, flashing or animation;
 - b. Message duration 8 seconds minimum;
 - c. Message transition shall have instant transition or 1-2 seconds if fading;
 - d. Require automatic brightness control keyed to ambient light levels;
 - e. Require display to go dark if there is a malfunction;
 - f. Hours of operation shall be from 5:00 a.m. to midnight; and
 - g. Brightness shall be a maximum of 3,500 candelas per square meter daytime and 600 at night.
17. The proposed digital LED display pylon sign shall not exceed a height of 30 feet above the 405 Freeway grade. Further, the reader board shall not exceed 512 square feet.
18. The proposed digital LED display pylon sign shall be at least 500 feet from any other electronic message center sign in compliance with CMC 9136.7.B.8.
19. The proposed digital LED display pylon sign shall be constructed within a landscape planter of at least 200 square feet in compliance with the CMC.
20. The applicant shall evaluate the lease and require applicable remedy or enforcement to compel the telecommunications operator to be in full compliance with the Carson Municipal Code.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

21. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
22. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
23. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
24. A construction permit is required for any work to be done in the public right-of-way.
25. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.



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

BUILDING PERMITS

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

27. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
28. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
- a. Comply with mitigation measures recommended in the approved soils, drainage concept, hydrology study and stormwater quality plan.
29. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
30. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
31. The Developer shall submit improvement plans to the Development Services Group – Engineering Services Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
- a. Street Improvements (*if any*) along 223rd Street
- b. Sewer Main Improvements (*if any*) along 223rd Street as determined by the aforementioned sewer area study.
- c. Storm Drain Improvements (*if any*) along 223rd Street as determined by the aforementioned requirement.
32. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.

CERTIFICATE OF OCCUPANCY

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

33. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.



34. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
35. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
36. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
37. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along 223rd Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
38. Fill in any missing sidewalk within the public right of way along 223rd Street abutting this proposed development.
39. Remove and replace any broken/damaged driveway approach within the public right of way along 223rd Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
40. Remove unused driveway approach if any, within the public right of way along 223rd Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
41. The Developer shall modify existing driveways within the public right of way along 223rd Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
42. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
43. Plant approved parkway trees on locations where trees in the public right of way along 223rd Street abutting this proposed development are missing (if any) per City of Carson Standard Nos. 117, 132, 133 and 134.
44. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 223rd Street abutting this proposed development.
45. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or



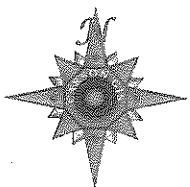
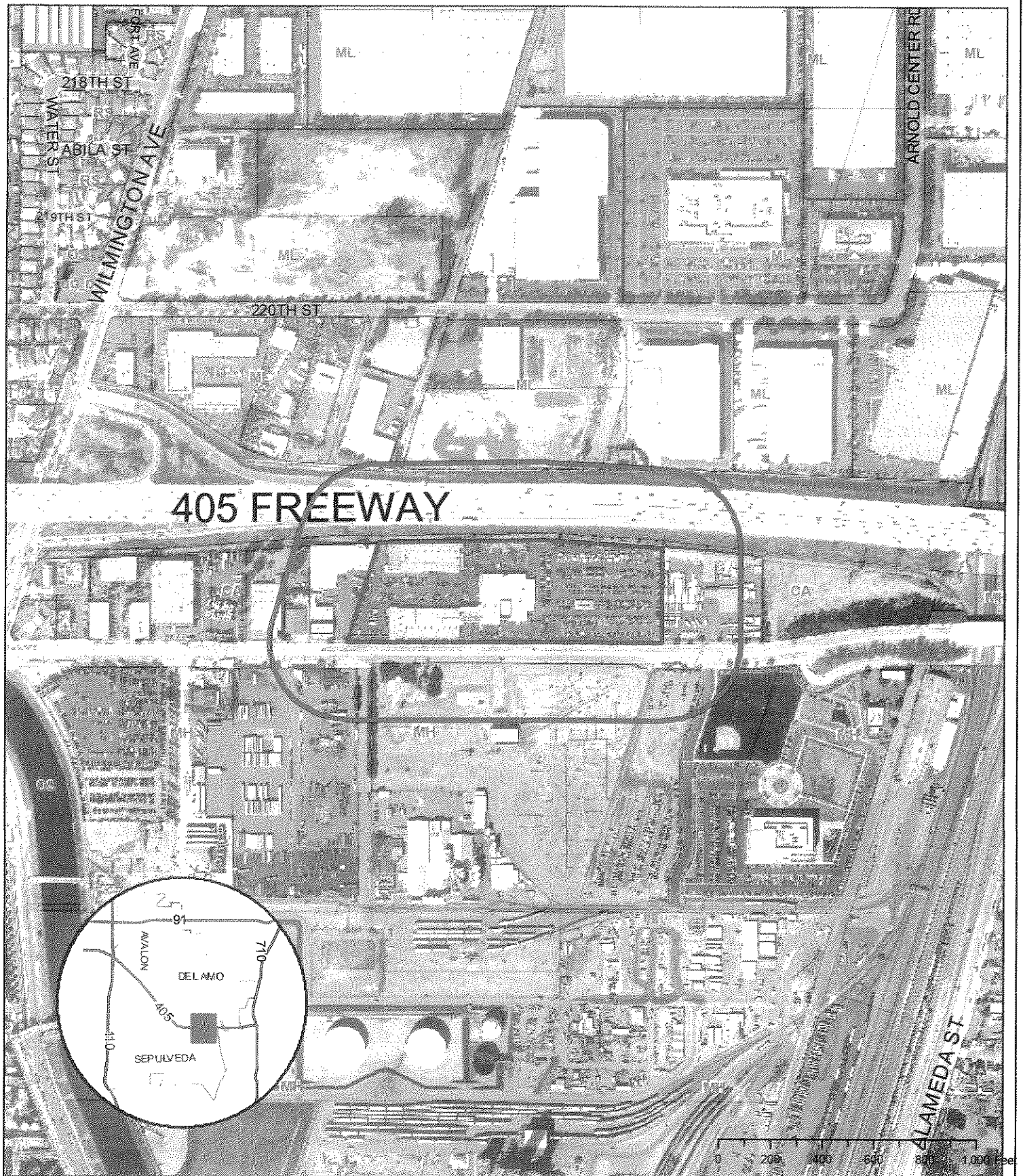
upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-month) Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770

46. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
47. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
48. Install striping and pavement legend per City of Carson standard.
49. Paint Curbs Red along 223rd Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
50. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
51. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
52. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
53. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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





City of Carson
300 Foot Radius Map
2201 E 223rd St

EXHIBIT NO. 2 -

17

L. Location.

1. No new miscellaneous retail petroleum outlets shall be established within five hundred (500) feet of an existing automobile service station, automobile laundry or another miscellaneous retail petroleum outlet.

M. Combination with Food-Related Uses.

1. In cases where the primary use is related to the sales, preparation or dispensing of food, retail petroleum pump islands must be at least twenty-five (25) feet from the facilities and activities of the primary use.

N. The following standards shall be in accordance with those for automobile service stations:

1. Access/Circulation.
2. Lighting.
3. Paving/Drainage.
4. Trash storage.
5. Restroom screening.
6. Utilities.
7. Setbacks.
8. Abandonment.
9. Reuse of abandoned automobile service stations.
10. Securing of abandoned automobile service stations.
11. Abatement of abandoned automobile service stations.

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)

§ 9138.15 Commercial, Automotive (CA) Development Standards.

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.

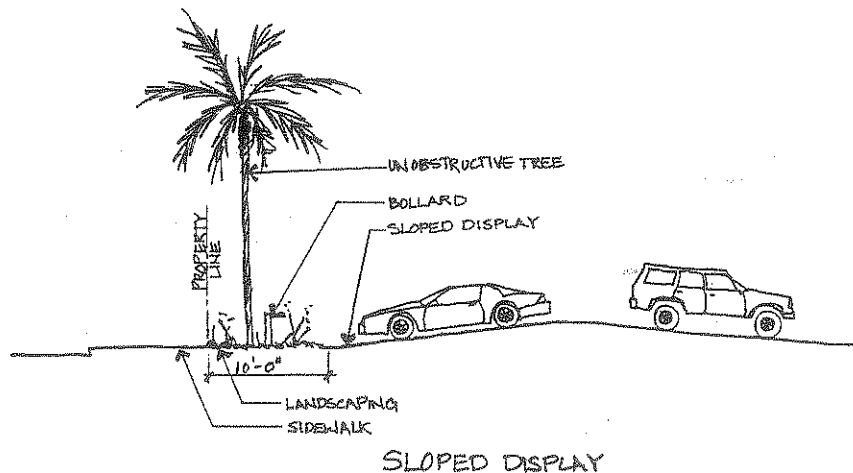
(5) Landscaping and security bollards located within landscaped areas.

(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.

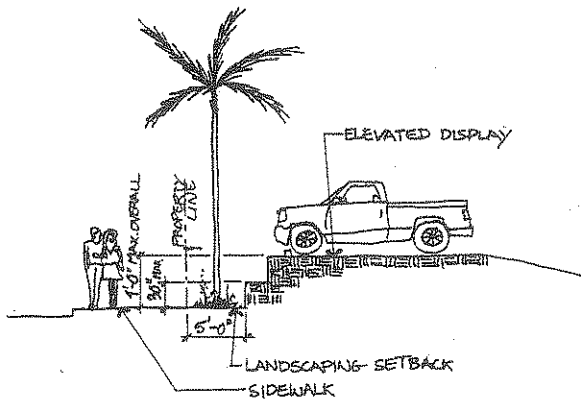
d. Interesting paving surfaces such as grasscrete, stamped concrete, etc., in lieu of asphalt, shall be considered.

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



ELEVATED DISPLAY

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.

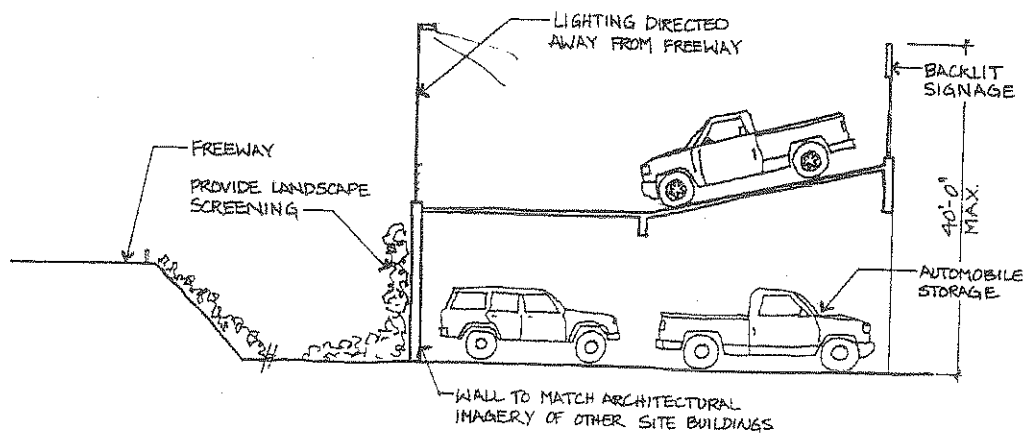
d. Raised display areas should not have a skeletal structural frame, which is exposed to the public. All structural framework should be enclosed by a wall facing the freeway, and shall blend with the architectural building aesthetics or be designed to accommodate the mesh wall with climbing plants.

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.



FREIGHTWAY DISPLAY

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 (I) 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.

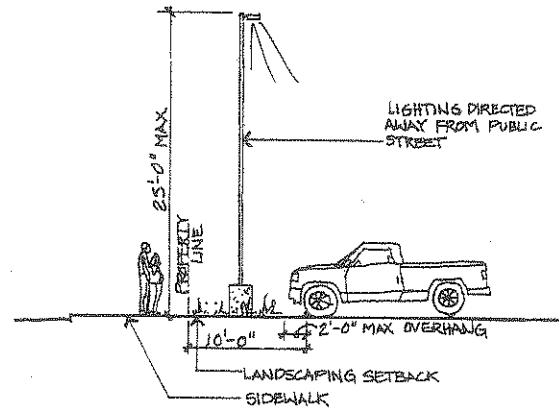
(4) Upper level parking deck poles shall be bronze and not exceed sixteen (16) feet in height with minimum four (4) inch square steel.

(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.



LANDSCAPE SETBACK

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.

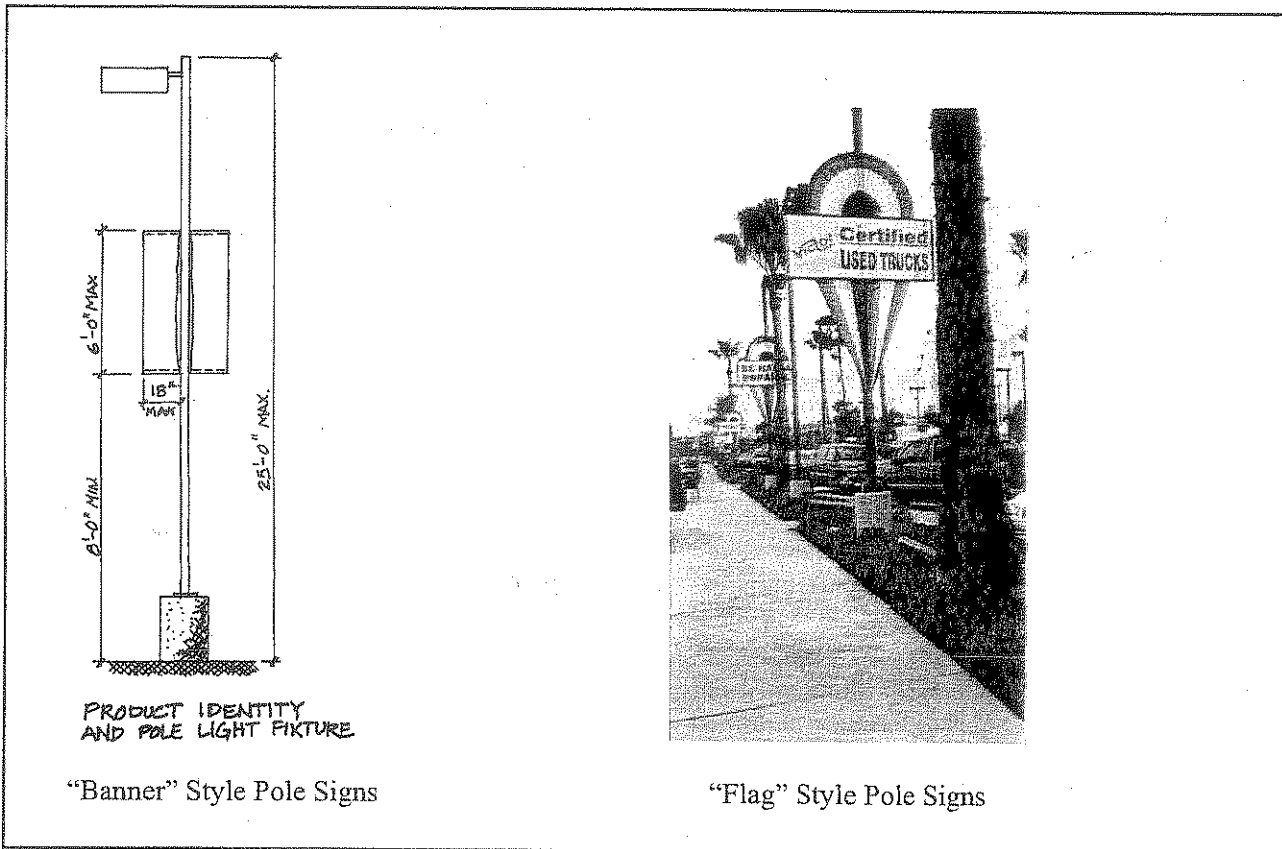
a. "Product identity" signs, which identify individual auto makes, are to be mounted to auto display lighting poles and may consist of "banner" and/or flag style signs.

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.



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

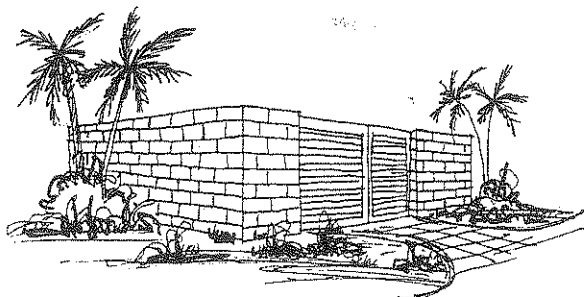


possible in the layout of the site to help identify the Auto Row District and contribute positively to the imagery and architecture of the district.

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 drive-ways may be used for queuing but may not interfere with access to required parking spaces. Required parking spaces may not double as queuing spaces.



TRASH AREA

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.

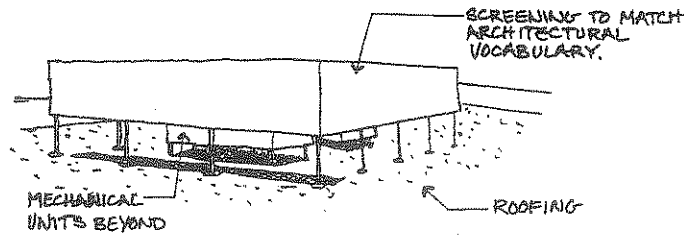
i. Materials should be used to help accent the massing and design theme of the buildings. Facades should be provided with articulation and glazing so as to minimize long uninterrupted blank walls.

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.

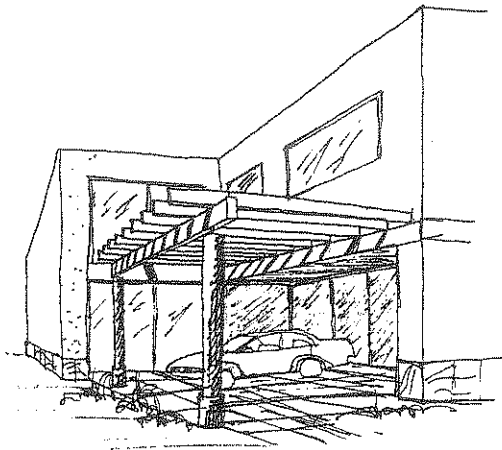
k. Architectural elements such as cornices, canopies, shading elements, trellises, change of materials, and others are encouraged. However, these elements should be important elements of the building theme and not just applied decoration or architectural gimmicks.

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



MECHANICAL SCREENING

COVERED EXTERIOR DISPLAY
CONCEPT

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.

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.

4. Roofs.

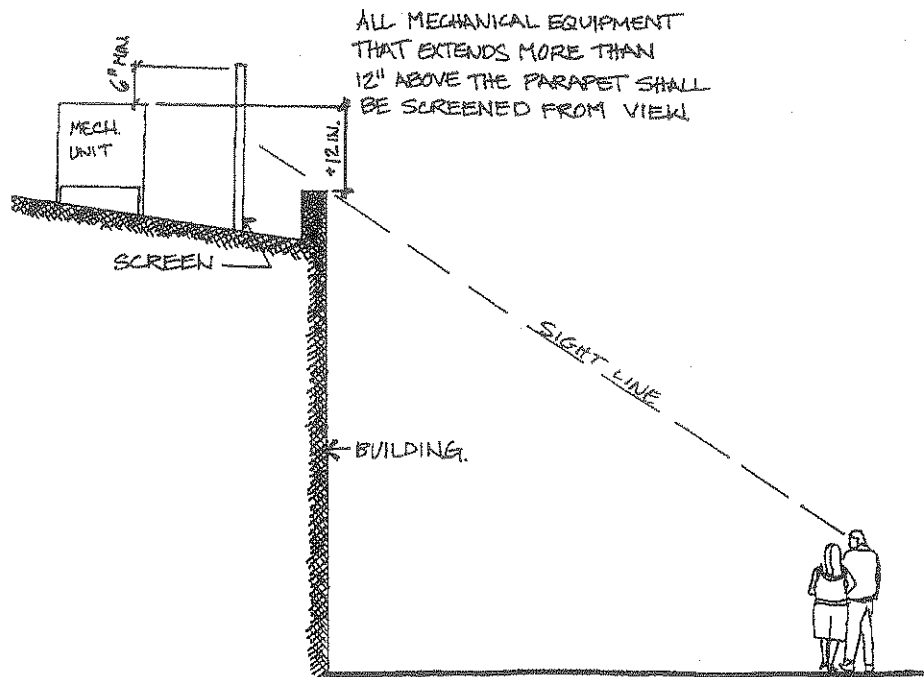
a. The roofline of a building should be designed in conjunction with its mass and facade so that the building and its roof form a consistent composition as viewed from adjacent street.

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



MECHANICAL SCREENING

I. 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. Plant 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

Hibiscus

Dwarf Oleander

Moraea iridioides

Hibiscus rosa – sinensis

Nerium oleander 'Petite Salmon' or 'Petite Pink'

Wheeler's Dwarf	<i>Pittosporum tobira</i> 'Variegata'
India Hawthorn	<i>Ralphiolepis indica</i> 'Jack Evans'
Compact Natal Plum	<i>Carissa</i>
Lily of Nile	<i>Agapanthus africanus</i>
Privet	<i>Ligustrum</i> 'Texanum'
Compact Shiny Xylosma	<i>Xylosma</i> , congestum 'Compactum'
Pink Escallonia	<i>Escallonia fradesii</i>
Ternstroemia	<i>Ternstroemia gymnanthera</i>
Fraser's Photinia	<i>Photinia fraseri</i>
Viburnum	<i>Viburnum davidii</i>

b. Ground Covers.

Star Jasmine	<i>Trachelospermum</i> jasminoides
Prostate Natal Plum	<i>Carissa grandiflora</i> 'Green Carpet'
Blue Rug Juniper	<i>Junipers horizaontalis</i>
Turfgrass	'Marathon' fescue
Trailing Lantana Gazanias	<i>Lantana montividenis</i>

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

§ 9138.16 Communications Facilities.*

A. Purpose. The purpose and intent of this Section is to provide uniform and comprehensive standards for the development of all communications facilities, including antennas and associated facilities for wireless telecommunication, data, radio, television and microwave, in accordance with existing Federal law while minimizing the aesthetic impacts through the use of carefully chosen siting and design criteria. The regulations contained herein are designed to protect and promote public health, safety and welfare, and aesthetic qualities within the community. At the same time, the intent is to comply with the Telecommunications Act of 1996, to not unduly restrict the development of necessary communications facilities and encourage managed development of communications infrastructure while providing a public forum to ensure a balance between public concerns and private interest in establishing such facilities.

B. Definitions.

1. "Amateur radio service" means a non-commercial, two (2) way radio communications service operated by licensed amateurs using shared frequencies.

2. "Antenna height" means the vertical distance from the existing or proposed grade, whichever is lower, to the highest part of the antenna.

3. "Building-mounted facilities" means all facilities mounted or attached in any way to an existing building. The building must serve a primary use other than as a site for a communications facility.

4. "Cell on wheels" or "COW" means a facility which is temporarily rolled in or temporarily installed.

5. "Co-location" means the placement of more than one (1) facility on an existing building or freestanding structure.

6. "Enhanced 911 emergency calling systems (911/ECS)" means a service which allows public safety personnel, including police and fire departments, to automatically identify the phone number and location of a person making an emergency call from a mobile source.

7. "Facade-mounted" means the mounting of antennas directly to the fascia or sidewall of a building and stealth into the architectural design of the wall.

8. "Facility" means a communications facility that repeats, transmits and/or receives electromagnetic signals which includes, but is not limited to: the combination of antennas, transmitters, masts, cabinets, and equipment rooms; towers, monopoles, or similar structures supporting said equipment; screening devices including walls and landscaping; and parking areas and other accessory development.

9. "Ground-mounted" means a facility in which the antennas are located on a freestanding pole or structure, other than a building, attached to the ground. These antennas do not use a building or ancillary structure(s) for mounting purposes.

10. "Height" means the distance measured from the average finished grade surrounding the facility to the highest point on the facility. In the case of a building tower, the height includes the portion of the building on which it is mounted. Towers that are adjustable in height shall use the