



# City of Carson Report to Redevelopment Agency

July 19, 2011  
New Business Consent

**SUBJECT: CONSIDER RESOLUTION NO. 11-37 APPROVING DESIGN OVERLAY REVIEW NO. 1409-11 TO REMODEL AN EXISTING 304,199-SQUARE-FOOT INDUSTRIAL/WAREHOUSE BUILDING FOR THE PROPERTY LOCATED AT 2220 EAST CARSON STREET (CARSON CONSOLIDATED REDEVELOPMENT PROJECT AREA)**

Submitted by Clifford W. Graves  
Economic Development General Manager

Approved by Clifford W. Graves  
Interim Executive Director

## **I. SUMMARY**

On June 28, 2011, at a noticed public hearing, the Planning Commission recommended approval of Design Overlay Review No. 1409-11 to remodel an existing 304,199-square-foot industrial/warehouse building. The subject property is located at 2220 East Carson Street in the ML (Manufacturing, Light) zoning district and within the Carson Consolidated Redevelopment Project Area (Exhibit Nos. 1 and 2).

## **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1409-11 subject to the conditions of approval attached as Exhibit "B" to the resolution.
2. WAIVE further reading and ADOPT Resolution No. 11-37, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1409-11 TO REMODEL AN EXISTING INDUSTRIAL/WAREHOUSE BUILDING LOCATED AT 2220 EAST CARSON STREET."

## **III. ALTERNATIVES**

1. DENY Design Overlay Review No. 1409-11.
2. CONTINUE the request.
3. REFER the item back to the Planning Commission with direction for further consideration.
4. TAKE another action the Redevelopment Agency Board deems appropriate.

## **IV. BACKGROUND**

The applicant, Craig Halverson is requesting approval of Design Overlay Review No. 1409-11 (Exhibit No. 3) on behalf of the Watson Land Company to permit

the remodel of an existing 304,199-square-foot, industrial/warehouse building with the installation of 18 new truck doors, removal of three finger docks, installation of two concrete stairways and new concrete dolly pads in front of the loading doors in the north and west portions of the site.

The project site is located within the Watson Land Company Industrial Center. The properties to the north across Carson Street are zoned MH (Manufacturing, Heavy) and the properties to the south, east and west are zoned ML (Manufacturing, Light).

The proposed project would result in a total of 51 truck loading areas, one existing forklift ramp and eight truck parking spaces. The project site plan includes 210 parking spaces which comply with Section No. 9162.21 D. 4 (Exhibit No. 4) of the Carson Municipal Code (CMC). The new tenant AZ West projects 40 to 50 truck trips each day. The city's traffic engineer identified that the project would not contribute cumulative adverse traffic impacts on Carson Street.

The implementation of the proposed project would achieve the following goal and objective stated in the Merged and Amended Redevelopment Plan:

1. The upgrade of existing commercial and industrial uses in the Carson Consolidated Redevelopment Project Area.
2. Give priority to projects which retain desirable uses and save or create jobs.

The proposed project will implement the goals and objectives stated in the Redevelopment Plan.

*Environmental Review*

Pursuant to Section 15301 (e) – Existing Facilities, of the California Environmental Quality Act (CEQA), the proposed exterior improvements to an existing light industrial warehouse building does not have the potential to cause a significant effect on the environment and is found to be exempt.

**V. FISCAL IMPACT**

None.

**VI. EXHIBITS**

1. Planning Commission draft disposition dated June 28, 2011. (pg.4)
2. Planning Commission Resolution No. 11-2399 , without exhibits. (pgs. 5-11)
3. Redevelopment Agency Resolution No. 11-37. (pgs. 12-13)
4. CMC 9162.21. (pgs. 14-16)

5. Development Plans. (under separate cover)

Document1

Prepared by: Zak Gonzalez II, Associate Planner

TO:Rev010511

Reviewed by:

City Clerk	City Treasurer
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

**Action taken by Redevelopment Agency**

Date \_\_\_\_\_ Action \_\_\_\_\_



**CITY OF CARSON**  
**PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** June 28, 2011  
**SUBJECT:** Design Overlay Review No. 1409-11  
**APPLICANT:** Watson Land Company  
Attention: Craig Halverson  
22010 S. Wilmington Avenue  
Carson, CA 90745  
**REQUEST:** To remodel an existing 304,199-square-foot warehouse building located in the ML (Manufacturing Light) zone district  
**PROPERTY INVOLVED:** 2220 E. Carson Street

**COMMISSION ACTION**

Chairman Faletogo moved, seconded by Vice-Chairman Park, to approve staff recommendation, thus adopting Resolution No. 11-2399. Motion carried, 8-0 (absent Commissioner Diaz).

**COMMISSIONERS' VOTE**

<b>AYE</b>	<b>NO</b>		<b>AYE</b>	<b>NO</b>	
X		<b>Chairman Faletogo</b>	X		<b>Gordon</b>
X		<b>Vice-Chair Park</b>	X		<b>Saenz</b>
X		<b>Brimmer</b>	X		<b>Schaefer</b>
Absent		<b>Diaz</b>	X		<b>Verrett</b>
X		<b>Goolsby</b>			

EXHIBIT NO. 01

**Item No. 11-F**



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 11-2399**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN  
OVERLAY REVIEW NO. 1409-11 TO THE REDEVELOPMENT  
AGENCY FOR THE REMODEL OF AN EXISTING INDUSTRIAL  
BUILDING LOCATED AT 2220 E. CARSON 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, Watson Land Company, with respect to real property located at 2220 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review (DOR) No. 1409-11 to remodel a 304,199-square-foot industrial warehouse building by adding truck loading areas and other improvements in the ML (Manufacturing Light) zone and within the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on June 28, 2011, 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 General Plan designates the property as Light Industrial which is compatible with the proposed use. The proposed remodel to an existing industrial warehouse building will be consistent with the surrounding light industrial uses and 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. The surrounding land uses are light Industrial uses and the proposed project is compatible with those uses. The site is developed and consists of approximately 12.9 acres, relatively flat, and is located in a Light Industrial zoned area.
- d) The proposed project includes 210 parking spaces which comply with Section No. 9162.21(D)(4) of the Carson Municipal Code (CMC). The project results in a total of 51 truck loading areas, 1 existing forklift ramp, and 8 truck parking spaces, which comply with the truck parking requirements described in Section 9162.65 of the CMC. Access is available on Carson Street to the north, which is described in the General Plan as a Major Highway and capable of handling



traffic generated by the proposed project. Therefore, circulation on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided.

- e) Signage will be reviewed and approved by the Planning Division for consistency with the requirements of the CMC. The proposed project for the remodel of an existing warehouse building meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.23 (D), "Design Overlay Review, Approval Authority and Findings and Decision," can be made in the affirmative.

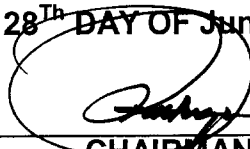
**Section 4.** The Planning Commission further finds that pursuant to Section 15301 (e), Existing Facilities, of the California Environmental Quality Act (CEQA), the proposed exterior improvements to an existing light industrial warehouse building does not have the potential to cause a significant effect on the environment and is found to be exempt.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of DOR No. 1409-11 to the Carson Redevelopment Agency for said project 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 28<sup>th</sup> DAY OF June, 2011**

  
\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

  
\_\_\_\_\_  
**SECRETARY**



## EXHIBIT A

### Legal Description:

THAT PORTION OF LOT 2, IN BLOCK "C" OF SUBDIVISION OF A PART OF THE RACHO SAN PEDRO (ALSO KNOWN AS DOMINGUEZ COLONY), IN THE CITY OF CARSON, AS PER MAP 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTIO OF THE SOUTHERLY LINE OF THE NORTHERLY 17.00 FEET IF SAID LOT 2, WITH THE WESTERLY LINE OF SAID LOT 2;

THENCE ALONG SAID SOUTHELY LINE NORTH 89° 47' 00" EAST 925.00 FEET;

THENCE SOUTH 0° 13' 00" EAST 557.00 FEET; THENCE SOUTH 89° 47' 00" WEST 1098.37 FEET TO SAID WESTERLY LINE;

THENCE ALONG SAID WESTERLY LINE NORHT 17° 04' 21" EAST 583.26 FEET TO THE POINT OF BEGINNING.

SAID LAND IS NOW KNOWN AS PARCEL 1 OF PARCEL MAP 3626 AS PER MAP RECORDED IN BOOK 49 PAGE 24 OF PARCEL MAPS.

APN: 7316-025-054



**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1409-11**

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1409-11, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. 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. 1409-11. 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.

#### LANDSCAPING/IRRIGATION

9. All landscaped areas shall be maintained in good condition at all times.
10. Prior to final, the applicant shall submit landscaping plans to the Planning Division for review and approval. The applicant shall also pay all applicable fees associated with the landscaping permit.

#### PLANNING

11. All truck, loading, and unloading activities shall be screened from public view at all times.
12. All signage must be in compliance with Section 9146.7, Signs, of the Carson Municipal Code (CMC).
13. Prior to the addition of any office space, the applicant must submit plans to the Planning Division for review and approval. All parking requirements must be satisfied prior to the conversion of any warehouse space to office use.
14. To promote and enhance the harmonious and attractive development of the area the applicant/owner shall remove the existing chain-link barbed wire fencing on the property's east and west boundaries from the north property line to the existing warehouse building setback and replace with a decorative steel or wrought-iron fence to the satisfaction of the Planning Division.



## LIGHTING

15. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the CMC.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

16. 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.
17. A construction permit is required for any work to be done in the public right-of-way.

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

18. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
19. 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. The applicant/owner shall coordinate with Patricia Elkins of the city's Public Works Division.
20. The applicant/owner shall provide proof of Worker's Compensation and Liability Insurance.

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

21. 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.
22. Repair any broken or raised curb and gutter along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
23. The Developer shall remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.



24. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on East Carson Street.
25. Remove unused driveway approach if any, and replace it with full height curb and gutter per City of Carson Standard and to the satisfaction of the City Engineer.
26. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
27. 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.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

Prior to the issuance of occupancy, satisfy all requirements from the Los Angeles County Fire Department including but not limited to the following:

28. Applicant/owner to obtain stamp of approval to all proposed remodel plans by the Los Angeles County Fire Department.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

29. 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.



RESOLUTION NO. 11-37

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1409-11 TO REMODEL AN EXISTING INDUSTRIAL/WAREHOUSE BUILDING LOCATED AT 2220 EAST CARSON STREET

**THE CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Craig Halverson on behalf of Watson Land Company, with respect to real property located at 2220 East Carson Street and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review (DOR) No. 1409-11 to remodel an existing 304,199-square-foot industrial/warehouse building in the ML (Manufacturing Light) zone and within the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on January 28, 2011, 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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting. At the conclusion of said meeting, the Planning Commission adopted Resolution No. 11-, recommending approval of Design Overlay Review No. 1409-11 to the Carson Redevelopment Agency.

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

**Section 2.** The Carson Redevelopment Agency finds that:

- a) The proposed project is consistent with the city of Carson General Plan. The General Plan designates the property as Light Industrial which allows for the proposed use. The remodel of the existing industrial/warehouse building will be consistent with the surrounding light industrial uses and 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. The surrounding land uses are primarily light industrial uses and the proposed project is compatible with those uses.
- d) The proposed project provides 210 parking spaces and 8 truck parking spaces which comply with the requirements of Section 9162.21 of the Carson Municipal Code (CMC). Safety and convenience of vehicular, truck, and pedestrian access is provided.
- e) Signage will be reviewed and approved by the Planning Division for consistency with the requirements of the CMC. The proposed project for the remodel of an existing

**EXHIBIT NO. 03**

[MORE]



industrial/warehouse building meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.23 (D), "Design Overlay Review, Approval Authority and Findings and Decision," can be made in the affirmative.

f) The implementation of the proposed project would achieve the following goal and objective stated in the Merged and Amended Redevelopment Plan:

1. The upgrading of existing commercial and industrial uses in the Project Area.
2. Give priority to projects which retain desirable uses and save or create jobs.

The proposed project will implement the goals and objectives stated in the Redevelopment Plan.

**Section 3.** The Redevelopment Agency further finds that the use will not have a significant effect on the environment. The proposed use will not alter the 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 15301 (e), Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

**Section 4.** Based on the aforementioned findings, the Redevelopment Agency hereby approves Design Overlay Review No. 1409-11 for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 5.** The Agency Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**PASSED, APPROVED and ADOPTED** this 23<sup>rd</sup> day of July, 2011

\_\_\_\_\_  
Agency Chairman Jim Dear

ATTEST:

\_\_\_\_\_  
Agency Secretary Helen Kawagoe

APPROVED AS TO FORM:

\_\_\_\_\_  
Agency Counsel

[MORE]



Use	Off-Street Parking Required
<b>D. Industrial:</b>	
1. Water pumping station, gas measurement station, electrical distribution substation and other public utility facilities having no employees or visitors.	No parking space is required.
2. Vehicle impounding or dismantling yard, junk and salvage yard.	As required by CMC 9148.1(D).
3. Mini-storage/self-storage (As defined in CMC 9162.65).	1 parking space for every 20 units of storage area, plus 1 space for each 300 square feet of office area, plus 2 covered spaces for a caretaker unit.
4. Uses requiring large dock-high loading facilities (As defined in CMC 9162.65).	Whichever of the following results in the greater requirement: a. Warehousing use – 1 parking space for each 1,500 square feet of gross floor area; Manufacturing use – 1 parking space for each 500 square feet of gross floor area; Office and service use – 1 parking space for each 300 square feet of gross floor area; or b. 1 parking space for every 2 employees on the largest shift.
5. Uses requiring small dock-high loading facilities (As defined in CMC 9162.65).	Whichever of the following results in the greater requirement: a. Warehouse use – 1 parking space for each 1,000 square feet of gross floor area;

Use	Off-Street Parking Required
	Manufacturing use – 1 parking space for each 500 square feet of gross floor area; Office and service use – 1 parking space for each 300 square feet of gross floor area; or b. 1 parking space for every 2 employees on the largest shift.
6. Uses requiring large grade level loading facilities (As defined in CMC 9162.65).	Whichever of the following results in the greater requirement: a. Warehousing use – 1 parking space for each 750 square feet of gross floor area; Manufacturing use – 1 parking space for each 500 square feet of gross floor area; Office and service use – 1 parking space for each 300 square feet of gross floor area; or b. 1 parking space for every 2 employees on the largest shift.
7. Uses requiring small grade level loading facilities (As defined in CMC 9162.65).	Whichever of the following results in the greater requirement: a. Single tenant unit size or average multiple tenant unit size under 3,000 square feet: Warehousing and manufacturing use – 1 parking space for each 500 square feet of gross floor area; Office and service use – 1 parking space for each 300 square feet of gross floor area; or Single tenant unit size or average multiple tenant unit size over 3,000 square feet:

EXHIBIT NO. 34



Use	Off-Street Parking Required
(b) Senior high school; business vocational or trade school.	1 space for each 125 square feet of teaching area.
(c) Academic university or college.	1 space for each 500 square feet gross floor area.
7. Library, museum, art gallery.	1 space for each 400 square feet gross floor area.
8. Church, mortuary.	1 space for each 5 fixed seats (or 7-1/2 linear feet of fixed pew or bench) in the largest assembly room. For the area within the largest assembly room not occupied by fixed seats, pew or bench, the off-street parking required shall be 1 space for each 35 square feet of net floor area.
<b>C. Commercial:</b>	
1. Gymnasium, dance hall, skating rink, theater, night club, auditorium, lodge room, sports arena, stadium and other places of public assembly or entertainment.	1 space for each 3 fixed seats (or 4-1/2 linear feet of fixed bench) in the largest room or space for public assembly or entertainment. For the area within the largest room or space for public assembly or entertainment not covered by fixed seats or bench, the off-street parking required shall be 1 space for each 21 square feet of net floor area. There shall be a minimum of 10 parking spaces provided.
2. Dining and drinking establishments.	Areas used exclusively for entertainment shall have a parking requirement as indicated above. All other areas shall have a parking requirement of 1 space for each 100 square feet of gross floor area. There shall be a minimum of 10 parking spaces provided.
3. Bowling alley.	3 spaces for each bowling lane, plus the parking spaces required for the other activities within the building.

Use	Off-Street Parking Required
4. Transient hotel, motel.	1 space for each guest room, plus 2 spaces for the resident manager's unit.
5. Automobile service station.	As required by CMC 9138.12(G).
6. Miscellaneous retail petroleum outlet.	As required by CMC 9138.14(H).
7. Plant nursery.	1 space for each 1,000 square feet of indoor or outdoor sales or display area. There shall be a minimum of 5 parking spaces provided.
8. Offices, studios, retail sales and services and other general commercial activities not classified elsewhere.	1 space for each 300 square feet of gross floor area. There shall be a minimum of 5 parking spaces provided on each site for each use.
9. Driving skill course.	15 spaces per 400 yards of track, and 1 space per employee on the largest shift, plus the parking spaces required for other activities within buildings or on the grounds of the business.
10. Arcade.	1 space for each 200 square feet for gross floor area.
11. Health and exercise salons, health spas, athletics clubs, exercise and dance studios.	1 space per 150 square feet of gross floor area.
12. Automobile dealership.	See CMC 9138.15(D)(6).
13. Vehicle repair and service.	1 parking space shall be provided for each employee on the largest shift, plus 2 parking spaces shall be provided for each service bay. Parking for all other uses shall comply with CMC 9162.21.



Use	Off-Street Parking Required
6. Convent, rec-tory, monastery and other group quarters for members of a religious order.	1 space for each 3 rooming units.
7. Boarding or rooming house, fraternity or sorority house, dormitory.	1 space for each 2 rooming units.
8. Caretaker's resi-dence.	1 space for each residence.
9. Retirement home, senior citi-zens' hous-ing (units without kitchens and not defined as a community care facility).	1 space for each rooming unit, plus 2 spaces for each resident employee. (The parking area to be improved shall be 1 space for each 2 rooming units, plus 2 spaces for each resident em-ployee. The difference between the required parking area and the parking to be improved shall be held as open space reserve to meet additional parking needs or required parking in case of conversion to another use.)
10. Retirement home, senior citizens' hous-ing (units with kitchens, and not defined as a community care facility).	2 spaces for each dwelling unit, plus 2 spaces for each resident employee. (The parking area to be improved shall be 1 space for each 2 dwelling units, plus 2 spaces for each resident em-ployee. The difference between the required parking area and the parking to be improved shall be held as open space reserve to meet additional parking needs or required parking in case of conversion to another use.)
11. Residential hotel without kitchens.	1 space for each rooming unit, plus 2 spaces for each resident employee.
12. Residential hotel or motel with kitchens.	2 spaces for each unit.
13. Second dwell-ing unit:	

Use	Off-Street Parking Required
(a) Studio	1 uncovered off-street parking space outside of front yard set-back area.
(b) 1 bedroom	1 space within either a garage or carport. Minimum interior dimension for a one car garage shall be 10 feet wide by 20 feet long and 9 feet wide by 20 feet long for a one car carport.
(c) 2 bedrooms or unit size exceeding 700 square feet	2 spaces within a garage.
<b>B. Institutional:</b>	
1. Small family home commu-nity care facil-ity in the RS Zone.	2 spaces within a garage.
2. Small family home commu-nity care facil-ity in RM Zone.	2 spaces within either a garage or carport.
3. Other commu-nity care facili-ties.	Required parking spaces to be determined for each conditional use permit based primarily upon the facility's licensed capacity, type of care and num-ber of employees.
4. Long-term health care facil-ity.	1 space for each 2 beds licensed by the regulatory agency.
5. Hospital.	2 spaces for each bed licensed by the regulatory agency.
6. Schools (public or private):	
(a) Elementary school, jun-ior high school (kin-dergarten through grade 9).	1 space for each 200 square feet of teaching area.

