

6 SITE DEVELOPMENT STANDARDS

INTRODUCTION

The purpose of these regulations is to act as the controlling mechanism for the implementation of development activities at the Dominguez Technology Centre. Adoption of the standards set forth in this section will ensure that future development proceeds in a consistent and coordinated manner. The land use regulations contained herein are intended to result in the development of an industrial park that enhances and complements surrounding land uses. Uses shall be consistent with the uses provided for in the General Plan, this specific plan, Carson Municipal Code, and all applicable state and federal regulations.

GENERAL STANDARDS

1. Terms used in these regulations shall have the same definitions as given in the Carson Zoning Ordinance unless otherwise defined herein.
2. Any details or issues not specifically covered in these regulations shall be subject to the regulations of the Carson Zoning Ordinance, as applicable.
3. These regulations are adopted pursuant to Section 65450 of the California Government Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the specific plan area. Where sufficient direction for interpretation of these regulations is not explicit, the Carson Zoning Ordinance shall take precedence.
4. Construction shall comply with applicable provisions of the Uniform Building Code as amended and the various other mechanical, electrical and plumbing codes related thereto.
5. Grading plans submitted for all projects in the specific plan area shall be based on the City Grading Code and shall be accompanied by geological and soils engineer's reports incorporating all pertinent

recommendations. The soils engineer and engineering geologist must certify the suitability of a graded site prior to issuance of a building permit.

6. All landscape and/or grading plans shall include provisions for temporary erosion control on all graded sites which are scheduled to remain unimproved during the winter months.
7. If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

Permitted Operations and Uses

Unless otherwise specifically prohibited herein, or by applicable zoning ordinances, any technology, office, support commercial or industrial use will be permitted if it is performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites. These uses shall include, but not be limited to, the following:

- A. General manufacturing or assembly;
- B. Manufacture, research, assembly, testing, maintenance and repair of components, devices, equipment, parts and systems;
- C. Businesses engaged in research and development activities;
- D. Industries engaged in distribution, storage or warehousing;
- E. Exploration, production and transmission of oil and gas products appropriately screened;
- F. Accessory uses and industrial support activities when part of, and related and incidental to, a permitted industrial use;
- G. Headquarters or regional offices;
- H. General administrative, professional and business offices;

Conditional Uses

- A. Hotels/motels
- B. Child care facilities

Prohibited Operations and Uses

In addition to those operations prohibited by applicable zoning ordinances, the following operations and uses shall not be permitted on the property or any portion thereof:

- A. Residential;
- B. Trailer courts;
- C. Labor camps;
- D. Junk yards;
- E. Excavation of building or construction materials;
- F. Manufacture, storage or use of explosives;
- G. Distillation of bones;
- H. Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse, except for approved recycling procedures;
- I. Trash transfer stations;
- J. Fat rendering;
- K. Stockyard or slaughter of animals;
- L. Refining of petroleum or of its products;
- M. Keeping or raising animals, livestock or poultry; and
- N. Retail activities in industrial (including warehouse) buildings, except as may be approved in advance by the City;
- O. Hauling, processing, storage, transportation or other handling of hazardous materials, except as related to the ongoing oil operation.
- P. Uses deemed to constitute a nuisance which include, but are not limited to, excessive production or emission of the following:
 - 1. Vibration or sound;
 - 2. Electro-mechanical or electro-magnetic disturbances;
 - 3. Radiation;

4. Air, ground or water pollution; and
5. Hazardous, toxic or noxious non-toxic matter.

An exception shall be made during periods when occasioned breakdowns in equipment occur in such a manner as to make it evident that the effect was not reasonably preventable. No site or partially developed site shall be used in such a manner as to violate any applicable federal, state or local law or regulation.

Other Operations and Uses

Operations and uses which are neither specifically prohibited nor specifically authorized by these restrictions may be permitted in a specific case upon approval of the Planning Director or by conditional use permit.

DEVELOPMENT STANDARDS

1. Minimum Lot Area:

Lots for industrial uses shall not be less than 20,000 square feet in area. Lots for commercial and retail uses shall not be less than 5,000 square feet in area.

2. Minimum Lot Width:

No lot shall be created which has a width less than 100 feet for industrial uses and 50 feet for commercial and retail uses.

3. Lot Coverage:

Lot coverage will be in accordance with the existing Carson Municipal Code.

4. Building Height:

Maximum building height shall be in accordance with the existing Carson Municipal Code.

5. Setbacks:

A. Building setbacks

	Front	Side	Rear
University Drive	*	*	*
Wilmington Avenue	25'	0'	0'
Victoria Street	25'	0'	0'
Central Avenue	25'	0'	0'
All other streets	25'	0'	0'

* No building shall be closer than 100 feet to University Drive.

- 1) All building setbacks and parking setbacks shall be measured from the ultimate right-of-way line and interior property lines.
- 2) Planters, walls, and sign elements may be permitted in the streetside setback areas.

B. Parking setbacks

	Front	Side	Rear
University Drive	*	*	*
Wilmington Avenue	25'	0'	0'
Victoria Street	25'	0'	0'
Central Avenue	25'	0'	0'
All other streets	25'	0'	0'

*Parking shall not be closer than 25 feet to University Drive.

6. Parking

- A. No on-street parking is allowed within Dominguez Technology Centre.
- B. Off-street parking shall be provided for each phase of the project pursuant to the requirements of the existing Carson Municipal Code

Section 9162. A ten percent (10%) reduction in the number of spaces may be approved by the Community Development Director.

C. Handicapped parking space requirements shall be subject to the Carson Municipal Code Section 9162.42, and as follows:

- 1) At least one (1) space of the required parking spaces shall be designed for handicapped parking. Such spaces shall be reserved and designated for handicapped persons.
- 2) If only one parking space is provided, it shall be 14 feet wide, striped to provide a 9-foot parking area and a 5-foot loading and unloading area. When more than one space is provided, two spaces may be provided within a 23-foot wide area lined to provide a 9-foot wide parking space on each side of a 5-foot wide loading and unloading area.
- 3) Number of spaces required:

<u>Total Parking Spaces</u>	<u>Spaces for Disabled</u>
1-40	1
41-80	2
81-120	3
121-160	4
161-300	5
301-400	6
401-500	7
over 500	1 for each additional 100 spaces

7. Truck Loading and Maneuvering

- A. Trucks must be able to access a site by turning right from a position with the left side of the vehicle not more than 20 feet from the right curb face or edge of pavement.
- B. Loading facilities shall be designed so as to minimize exposure to the public view. Facilities shall be screened from the public view by landscaping, buildings or walls.
- C. Set back entry driveway gating shall be far enough to allow a truck of the required size (33 feet or 55 feet) to stop completely off the public right-of-way when the gate is closed.

8. Communication Equipment

All communications equipment, including but not limited to antennas and similar or related equipment, located at or below roof level shall be screened by a visual barrier from the view of any street and from the view of any adjacent neighbor whose property is at the same or a lower elevation than the site unless such screening interferes with or prohibits the effective use of such communication equipment.

9. Mechanical Equipment

All mechanical equipment on building exteriors, roofs, or parking areas must be screened from view of all front and side streets and adjoining properties by landscaping, buildings or walls. All protrusions and vents penetrating the roof shall be so screened when extending six (6) inches or more above parapet walls or eave lines. Plans for such screening shall be submitted to the developer for review and written approval prior to installation.

10. Storage

Outdoor storage shall be properly screened and regulated in accordance with existing City of Carson regulations.

11. Signing

- A. A comprehensive sign plan shall be approved by the Community Development Director prior to any sign construction.
- B. All signs which shall be erected shall be for purposes of identification only and not advertising, except as specified. No sign shall be erected or displayed without the prior written approval of the City as to size, location, construction, color and content. No wall-painted signs shall be permitted.
- C. No billboards or outdoor advertising signs or leases of billboards, outdoor signs or broker's signs shall be permitted on the property, except that each developer or occupant may itself erect

its own sign or signs, including monument signs, on its property identifying or describing the Dominguez Technology Centre, and indicating the availability for sale, lease or sublease of any such developer's or occupant's buildings or sites. Such signs may indicate the name and telephone number of the developer's or occupant's broker. Such signs placed by occupants shall be subject to the prior written consent of the City in each instance.

- D. Each business shall be allowed one identification or logo sign, on one side of one building on a site indicating only the name and/or product or service of the occupant of such site, except as otherwise permitted with the prior written approval of the City. However, on corner lots, each business shall be allowed one identification or logo sign on street-facing sides of the buildings.
- E. Product and service signs shall be single-faced and confined to the walls of the largest building on the site or to secondary structures which are lower than the main building. No part of any such sign shall extend above the roofline of any building. A symbol or device combined with the sign may be illuminated. No flashing or moving signs are permitted.
- F. Signs other than signs affixed to the main building on a site shall be subject to the approval of the City. Employment signs are not permitted.
- G. A sign subject to the City's approval of size, location, construction, color, content, and timing for placement and removal, may be erected on a site whereon contractors, subcontractors, architects, financing institutions or others related to the development of the specific site may be identified. Such sign shall be freshly painted when first erected and shall be maintained in an as-new condition until removal.
- H. No pole or outdoor advertising signs shall be permitted.

- I. A sign may be affixed to a building but shall not project above the height of the building wall or roof fascia.
- J. No sign may project into an existing or future right-of-way.
- K. No "A" frame or "sandwich" sign, flashing or revolving sign shall be permitted.
- L. Not more than two sign structures shall be permitted on a lot.
- M. Total sign area shall not exceed an area in square feet equal to two times the linear feet of lot frontage on a public street or streets for the first 100 feet of frontage, plus one-half the frontage in excess of 100 feet.
- N. When the total frontage of a lot is less than the square root of the lot's area, said frontage shall be deemed to be equal to the square root of the lot's area for the purpose of determining the permitted sign area.
- O. All ground-mounted signage shall be integrated into the landscape design.
- P. More than one (1) monument sign may be constructed per parcel and is contingent upon approval of the Sign Plan for each phase of development.

12. Fencing

- A. In a required front yard and any abutting future right-of-way, any portion of a fence, wall or hedge above three and one-half (3-1/2) feet in height shall not impair vision by obscuring more than ten percent (10%) of the area in the vertical plane. The maximum height for all fencing is eight (8) feet.
- B. The height of fences, walls and hedges shall be measured from the finished grade at each point along the fence, wall or hedge.

13. Maintenance

- A. All sites shall be maintained in good condition and repair, in an aesthetically pleasing manner and in a condition approved by the developer.
- B. Any structure, driveway or parking lot damaged by the elements, casualty, or any other cause shall be repaired in a good and workmanlike manner as promptly as possible.
- C. Any building which shall become vacant for any reason shall be kept locked, free of debris and graffiti and with all windows glazed to prevent illegal entry and vandalism.
- D. At the option of the developer, each site (improved, partially improved or unimproved), whether or not then landscaped, shall be maintained by a service provided by the developer at the occupant's sole cost and expense. Such maintenance service shall function under the supervision of developer and may include: lawn mowing, weeding, trimming of groundcover, shrubbery and trees, fertilization, irrigation, and replacement of components of landscaping and irrigation systems where necessary. The maintenance charge for such service shall be determined by adding to the actual cost of the service applicable to each site and partially improved site an administrative and contingency fee not to exceed ten percent (10%) of the cost of said service. In the event developer does not elect to provide such service, each occupant shall maintain all landscaping within the areas on or adjacent to a site or partially approved site required to be landscaped, keeping lawns cut, shrubbery trimmed and replace damaged or unhealthy plantings, all at his own expense, in a condition acceptable to developer.
- E. All originally painted building exteriors shall be repainted by the occupant, at its sole cost and expense, at least a minimum of every five years or as needed. Repainting shall be done in a good and workmanlike manner at the occupant's expense within thirty (30) days after notification and in accordance with standard paint-

ing specifications designated by the developer. If occupant fails to paint the building exterior as specified in this section, developer may enter onto the site and perform such works, the cost for which shall be reimbursed immediately by the occupant upon presentation of a bill evidencing the cost therefor.

- F. All asphalt concrete paved surfaces shall be resurfaced or sealed by the occupant at its sole cost and expense every four years or more frequently if required. The occupant shall at all times keep paved areas in good condition, repairing any fractures, cracks, potholes, fissures and stripping, created by occupant's usage. Said resurfacing or sealing shall be done within thirty (30) days after notification and in accordance with the original construction specifications.

14. Miscellaneous

After commencement of construction of any improvement, the owner thereof shall diligently prosecute the work thereon to completion. No improvement shall remain in a partly finished condition any longer than reasonably necessary for completion thereof, and in no case longer than nine (9) months from the date of commencement thereof without prior written approval of developer.