



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 27, 2009

SUBJECT: Ordinance Amendments to the Carson Municipal Code relating to Section 9131.1 and 9138.17, Permitted Uses in the Mixed Use – Carson Street Zone

APPLICANTS: City of Carson – Economic Development Group

REQUEST: Consider a comprehensive update to the zoning code regarding commercial properties

PROPERTY INVOLVED: All properties zoned MU-CS (Mixed-Use – Carson Street).

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Cannon
		Vice-Chair Saenz			Gordon
		Brimmer			Graber
		Brown			Verrett

Item No. 11C

I. Introduction

The city has made numerous amendments to the Zoning Code in the past several years, some of which may have overlapped causing confusion and inconsistencies in the record. For this reason, staff is requesting that the Planning Commission discuss Section 9131.1 (Uses Permitted) of the Municipal Code regarding commercial zones and mixed-use districts, provide input, and direct staff to prepare a comprehensive update to be brought to the Planning Commission for consideration at a later date.

II. Background

Staff has observed certain discrepancies in the listing of permitted uses in the Mixed-Use Carson Street zone, the Mixed-Use Sepulveda Boulevard zone, and other commercial zones due to various ordinance amendments in the last several years. Staff has determined that a more comprehensive update to these codes and related sections is needed. In particular, the ordinance amendments have caused confusion regarding uses such as wireless telecommunication facilities, churches, and auto repair because many of the amendments were being done concurrently or were based on obsolete sections that had been amended. In order to facilitate a consistent interpretation of the Municipal Code and to prevent future discrepancies from occurring, a comprehensive update is needed.

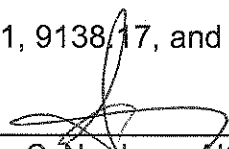
III. Recommendation

That the Planning Commission:

1. **OPEN** the Public Hearing; **TAKE** public testimony; **CLOSE** the Public Hearing.
2. **DIRECT** staff to consider a comprehensive update to the Municipal Code to be brought to the Planning Commission for consideration at a later date.

IV. Exhibits

1. Sections 9131.1, 9138.17, and 9138.18 of the Carson Municipal Code.

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Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
Sheri Repp, Planning Manager



Division 1. Uses Permitted

§ 9131.1 Uses Permitted.

«Unamended section»

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

USES PERMITTED IN COMMERCIAL ZONES	
Legend	
X.	Automatically permitted use.
L.	Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of this Part.
D.	Use permitted subject to the approval of the Director.
L.D.	Use permitted provided special limitations and requirements are satisfied as noted herein, in Division 8 of this Part and in Division 8 of Part 2, and subject to the approval of the Director.
C.	Use permitted upon approval of a conditional use permit.
CC.	Use permitted upon approval of the City Council as prescribed, under other provisions of the Carson Municipal Code.
All commercial uses permitted by this Part shall be subject to the requirements contained in CMC 9172.23, Site Plan and Design Review, except temporary uses (See CMC 9131.1). (Ord. 84-704)	

ZONES
CN CR CG CA MU- MU-
CS SB

Retail Sales:*

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

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

** Incidental restoration permitted.

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

Retail Services:*

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

Personal Services:

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

Exhibit 1



*Incidental lawnmower sharpening permitted.

Parcel delivery service.			X	X		X
Graphic arts services:						
Copying, addressographing, mimeographing, photostating, instant printing, blueprinting, silk screening, photography,** picture framing.***	X	X	X		X	X
Photo-finishing, film developing.				X		

**Incidental photo-finishing and film developing permitted.

***Incidental frame construction permitted.

Studios:

Costume design, interior decoration, photography, writing, drama, dance, music, arts and crafts (including stained glass).	X	X	X		X	X
Stained glass assembly.				X		
Radio, television, recording.			X	X		
Motion pictures – indoor. (See CMC 9133.)				C		

Offices:

Business, professional, financial, insurance, real estate, utility payments, telegraph, telephone answering service, messenger service, advertising, newspaper or publishing (no printing), ticket agency, travel agency, employment agency, collection agency, detective agency, security service, bail bondsman. (See CMC 9138.17 and 9138.18.)	X	X	X		X	X
Drive-through banks.		X	X	X		
Wholesale business, manufacturer's agent, broker (no storage or deliveries other than samples).	L	L	L			X

Food Sales and Service:*

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

Restaurant* (including refreshment stands, soda fountain). (See CMC 9133, 9138.17 and 9138.18.)	X	X	X	C	X	X
Drive-in or drive-through restaurants. (See CMC 9133, 9138.17 and 9138.18.)	X	X	X	C		
Restaurant with outdoor dining space within the limits of the restaurant frontage, provided there is a 7-foot minimum clear path of travel on the sidewalk without obstruction.					X	
Food store – grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food, tobacco shop.	X	X	X		X	X
Poultry shop (no live poultry or slaughtering).	L	L	L			
Food catering (only direct retail sales or retail distribution).	X		X		X	X
Dog or cat food catering (retail only).			X		X	X

Alcoholic Beverage Sales and Services:

Alcoholic beverage sales in conjunction with a department store or supermarket.	X	X	X		X	X
Alcoholic beverage sales in conjunction with variety store, drug store, mini-market, drive-through market, food store or grocery store excluding a supermarket, take-out food, liquor store (subject to the requirements of CMC 9138.5).	C	C	C	C	C	C
Alcoholic beverage sales and service in conjunction with cocktail lounge, bar, arcade, pool hall, billiards, card room, bowling alley, indoor theater, and an eating establishment other than a bona fide restaurant (subject to the requirements of CMC 9138.5, 9138.17 and 9138.18).	C	C	C		L	L
Night club (subject to the requirements of CMC 9138.5 and 9138.17).	C	C	C		C	
Alcoholic beverage sales and service in conjunction with a bona fide restaurant (see CMC 9138.18).	X	X	X	X	X	X

Vehicle Sales and Service:

Sales:

Automobile service station, subject to the requirements of CMC 9138.12. (See CMC 9133.)	L	L	L	C		
Automobile laundry, subject to the requirements of CMC 9138.13.	C	C	C			
Automobile parts (new).*	X	X	X			X
Motorcycles or motorscooters (new).* (See CMC 9138.15.)		X	X	L		
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (new).* (See CMC 9138.15.)		L	L	L		
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used – as accessory use).* (See CMC 9138.15.)			L	L		

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Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used — as primary use).* (See CMC 9138.15.)										C
Recreation vehicles, over 2-ton capacity (new)*. (See CMC 9133 and 9138.15.)			X		C					L
Recreation vehicles, over 2-ton capacity (used — as accessory use).* (See CMC 9133 and 9138.15.)					C					L
Travel trailers or trailers, not over 2-ton capacity (new).*			L		L					
Travel trailers or trailers, not over 2-ton capacity (used).*					L					
Trucks, trailers, over 2-ton capacity (new).* (See CMC 9133.)			X		C					
Trucks, trailers, over 2-ton capacity (used).* (See CMC 9133.)					C					
Recreation vehicles, rental and leasing. (See CMC 9138.15(C).)										L
Boats and accessory equipment.			C		L					
Auctions for used automobiles, recreational vehicles, travel trailers, trucks or trailers, not over 2-ton capacity, motorcycles or motorscooters, subject to the requirements of CMC 9138.21.			L		L					

*See CMC 9132.2 for incidental uses permitted. Also subject to the provisions of CMC 9138.2.

Rental and Leasing:

All vehicles up to 2-ton capacity.										L
All vehicles over 2-ton capacity. (See CMC 9133.)										C
Repair of all vehicles up to 2-ton capacity (no boats):										
Minor repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.2.			L		L					C
Major repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.15 (for CA Zone only).* (See CMC 9133.)			L		C					C

Transportation-Related Uses:

Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles).		X	X	X		X				X
Shared parking facilities. (See CMC 9133.)		C	C	C	C	C				C
Passenger station — bus or rail; taxi stand.		X	X	X	X					
Heliports, helistops.				C	C					

Access to other property lawfully used for purposes not permitted on subject property:

Access to residential use.		X	X	X	D	X				X
Access to nonresidential use, provided the Director finds no available alternative access is preferable and the character of the area will not be adversely affected.					D	D				

Communications and Utilities:

Post office.		X	X	X						
Oil wells. (See CMC 9128.6.)					C					
Telephone exchange.					X					
Amateur radio station.		X	X	X						
Gas distribution meter or control station (landscaping or screening required to the satisfaction of the Director).		L	L	L	L					
Gas measurement station (not less than 300 feet from any residential zone, public school, public park, hospital or long-term health care facility). (See CMC 9133.)		C	C	L						
Electric distribution substation. (In the CG Zone, landscaped yard areas to the satisfaction of the Director to be provided adjacent to street rights-of-way. Facilities to be enclosed by solid fence or wall in accordance with applicable regulations of the State of California and other local regulations.) (See CMC 9133.)		C	C	L						
Pumping station, water well. (In the CG Zone, landscaping of site and screening of facilities required to the satisfaction of the Director.) (See CMC 9133.)		C	C	L						C
Water reservoir. (See CMC 9133.)		C	C	C						

Education:

Elementary or secondary school — public or private; professional school; business school; barber or beauty school; school of arts, crafts, dance, photography, writing, drama or music.		X	X	X		X				X
Physical training school — gymnastics, martial arts.		X	X	X		X				X
Swimming school — indoor or outdoor.				X	X					

Recreation:*

*Alcoholic beverage sales and services are listed under separate headings.										
Pool hall, billiards, card room, bowling alley, gymnasium. (See CMC 9138.17 and 9138.18.)		X	X	X						C
Pool hall, billiards, card room, gymnasium, health club.		X	X	X						C



Bowling alley as an accessory use.	X	X	X	C	C
Arcade (subject to the requirements of CMC 9138.4).	C	C	C		
Public park or playground.	X	X	X		
Driving skill course.		C	C		
Indoor rink – roller skating, skateboards, ice skating.	X	X	X		
Outdoor rink – roller skating, skateboarding, ice skating.		X			
Lawn bowling, croquet courts.		X	X		
Small private recreational facilities. (Site limited to one acre or less in the CR Zone.) May include buildings, park, playground and picnic area.		L	X		
Large private recreational facilities – indoor or outdoor facilities (but not more than 1,000 spectator seats total):					
Badminton, handball, racquetball, squash courts.	X		X		
Swimming pool.		X	X		
Tennis court, volleyball court, polo field, athletic field, miniature golf.			X		
Golf driving range, pitch-and-putt course, golf course, subject to the limitations of CMC 9138.3.		L			
Public Assembly:*					

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

Church, temple, or other place of religious worship. (In the CR Zone, see CMC 9138.22 and 9182.25.)	X	L	X		
Auditorium, meeting hall, wedding chapel.		X	X		
Community center, lodge hall, private club.	X	X	X		
Indoor theater (motion picture or live stage), night club.	X	X	X		
Outdoor theater (live stage, not a drive-in).		X			
Public and Quasi-Public Uses:					
Fire station, police station, library, museum.	X	X	X	X	
Archaeological dig, provided the Director determines there is a reasonable prospect that significant scientific, cultural or historical information will be obtained from the site.	D	D	D		
Health Services:					
Hospital – general acute care, acute psychiatric; long-term health care facility. (See CMC 9133.)				C	
Medical or dental laboratory. (In the CN or CR Zones only permitted as an incidental use in a medical/dental office building or clinic.)	L	L	X		
Medical or dental office or clinic, public health center.	X	X	X	X	X
Optical services (for the fitting, grinding or mounting of eyeglasses).	X	X	X	X	X
Pharmacy. (See CMC 9138.17 and 9138.18.)	X	X	X	X	X
Drive-through pharmacy. (See CMC 9138.17 and 9138.18.)	X	X	X		
Health club.					C
Ambulance service.				C	
Day Care:					
Community day care facility.	X	X	X	C	C
Residential Uses:					
Multiple-family residential and residential condominiums within the Mixed-Use Residential (MUR) Overlay District, the Mixed-Use Carson Street District, and the Mixed-Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.	C	C	C	C	C
Mixed-use (commercial/residential) development within the Mixed-Use Residential (MUR) Overlay District, the Mixed-Use Carson Street District, and the Mixed-Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.	C	C	C	C	C
Live/work residential units. (See CMC 9138.17 and 9138.18.)				C	C
Mobile home park. (See CMC 9128.2.)	C	C	C	C	
Group quarters for members of a religious order (convent, rectory, monastery, etc.).			X		
Boarding or rooming houses, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133 and 9138.17.)			C		
Community care residential facility.			C	C	C
Residential community care facility, boarding or rooming house, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133.)			C		



Transient Hotel:

Transient hotel, motel. C C C

Agricultural Uses:

Cultivation and/or sale of plants including nursery,* orchard, vineyard, field crops, flowers, greenhouses, lathhouses and similar activities (no mushroom farm). X

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

Boats and accessory equipment. C L

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

Temporary Uses:

Election campaign office in a trailer. (Not permitted earlier than 90 days before the election. To be removed within 14 days after the election.) L

Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding 6 months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.) L L L L L L

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

Subdivision directional sign. (See CMC 9128.31 – 9128.35.) LD LD LD LD LD

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

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

Carnival, mechanical rides, pony rides, outdoor festival and similar uses. (See CMC 63119 and 63119.1.) CC CC CC

Circus, rodeo. (See CMC 63120; and Animal Control Ordinance, CMC 3300 – 3301.) CC

Christmas tree sales, pumpkin sales. X X X D D

Yard sales. (See CMC 4600 – 4606.) L L L L L

Tent revival. CC CC CC

Sales:

Auctions for used automobiles, recreational vehicles, travel-trailers, trucks or trailers, not over 2-ton capacity, motorcycles or motorscooters, subject to the requirements of CMC 9138.21. L L

Outdoor Advertising:

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

Wireless Telecommunications Facilities:

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

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

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



§ 9138.17 Mixed-Use – Carson Street (MU-CS).

«Unamended section»

A. Description of Boundaries. The City of Carson Mixed-Use – Carson Street Corridor (MU-CS) is a 1.75-mile section located on the north and south sides of Carson Street between the San Diego (I-405) Freeway and the Harbor (I-110) Freeway. There are five (5) districts within the Carson Street Corridor MU-CS which are: West Gateway District, Community Shopping District, Boulevard Residential District, Civic Center District and East Gateway District. The West Gateway District includes the north and south side of Carson Street between the I-110 Freeway and Moneta Street. The Community Shopping District includes the north and south side of Carson Street from Moneta Street to Dolores Street. The Boulevard Residential District extends from Dolores Street to Grace Avenue, the Civic Center District extends from Grace Avenue to Bonita Street and East Gateway District extends from Bonita Avenue to the I-405 Freeway.

B. Purpose and Intent. The purpose of the MU-CS Zone is to create a downtown retail and residential district which will provide the City of Carson with a distinctive core area which includes its Civic Center. The use of the regulations and development standards contained herein is intended to fulfill the following objectives:

1. Create a livable, pedestrian-friendly downtown retail district surrounding the civic core.
2. Create a distinctive mixed-use character throughout the Carson Street Corridor by establishing standards and guidelines.

C. Permitted Land Uses. All uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per CMC 9172.23.

1. Permitted and Conditional Uses

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	CUP
Mobilehome park	CUP
Community care residential facility	CUP
Community day care facility	CUP

Retail:

Department store, variety stores and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques but no second-hand items

Recreational:

Billiards	
Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles)	
Pharmacy	
With drive-through	CUP
Animal services	
Animal clipping and washing, grooming, veterinary office or clinic (no animal hospital or kennel)	CUP

Personal Services:

Barber shop, beauty shop, reducing salons, manicure parlor	
Optical Services	
Health Club	CUP

Clothing Services:

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

Mechanical and Repair Services:

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

Graphic Arts Services:

Copying, printing, blueprinting, photography (incidental photo-finishing and film developing permitted), picture framing

Offices:



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

Bank:

With drive-through facility

CUP

Food Sales and Services:

Restaurant, coffee shop, snack shop (outdoor dining space may be provided within the limits of the restaurant frontage, and there is a clear path of travel (min. 7' wide) on the sidewalk without obstruction)

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

Food catering (only direct retail sales or retail distribution)

Dog and cat catering (retail only)

Commercial Uses Allowed within Mixed-Use Projects:

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

Commercial Uses Allowed within Live/Work Units:

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

Artist or craftsperson

Consultant

Travel agency

Education:

Elementary or secondary school – public or private; professional school; business school; barber or beauty school; school of arts, crafts, dance, photography, writing, drama or music

Alcohol Beverage Sales and Services:

Alcohol beverage sales in conjunction with department store or supermarket

Alcoholic beverage sales in conjunction with a variety store, drug store, mini-market, food store or grocery store excluding supermarket, take-out food and liquor store (subject to requirements of CMC 9138.5)

CUP

Alcohol beverage sales and service in conjunction with a cocktail lounge, bar, indoor theater, night club and an eating establishment other than a bona fide restaurant (subject to the requirements of CMC 9138.5)

CUP

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

Temporary Uses:

Fireworks stand (CMC 3101.0 – 3101.10)

CC

Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding six months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.)

L

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

L

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

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

2. Prohibited Uses.

- a. Any use not fully enclosed in a building.
- b. Dismantling of vehicles or the storage of vehicles for parts.
- c. Outside storage.
- d. Arcade.
- e. Massage parlor.
- f. Drive-through restaurants.
- g. Bowling alley as a primary use.
- h. Driving skills course.
- i. Indoor mini-mart or auction house.
- j. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.
- k. Sexually oriented business establishments.
- l. Vehicle sales and service.
- m. All uses are prohibited except as expressly permitted by the provisions of this Section.



§ 9138.18 Mixed-Use – Sepulveda Boulevard (MU-SB).

«Unamended section»

A. Description of Boundaries. The City of Carson Mixed-Use – Sepulveda Boulevard Corridor (MU-SB) is located on the south side of Sepulveda Boulevard, two hundred forty (240) feet east of Marbella Avenue to four hundred (400) feet west of Avalon Boulevard.

B. Purpose and Intent. The purpose of the MU-SB Zone is to create a retail, office and residential district along the south side of Sepulveda Boulevard. The use of the regulations and development standards contained herein is intended to fulfill the following objectives:

1. Create a mix of high density residential and commercial use on the south side of Sepulveda Boulevard.

2. Create a buffer between the major street and the residential uses to the south.

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

1. Permitted and Conditional Uses.

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	CUP
Community care residential facility	CUP
Community day care facility	CUP

Retail:

Department store, variety stores and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques, but no second-hand items

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

Pharmacy:

No drive-through

Animal Services:

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

Barber shop, beauty shop, reducing salons, manicure parlor

Optical Services

Clothing Services:

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

Mechanical and Repair Services:

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

Graphic Arts Services:

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

Offices:

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

Bank:

No drive-through facility

Food Sales and Services:

Restaurant, coffee shop, snack shop

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

Food catering (only direct retail sales or retail distribution)

Dog and cat catering (retail only)

Commercial Uses Allowed within Mixed-Use Projects:

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



Commercial Uses Allowed within Live/Work Units:

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

Artist or crafts person

Consultant

Travel agency

Education:

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

Alcohol Beverage Sales and Services:

Alcohol beverage sales in conjunction with department store or supermarket

Alcoholic beverage sales in conjunction with a variety store, drug store, mini-market, food store or grocery store excluding supermarket, take-out food and liquor store (subject to requirements of CMC 9138.5) CUP

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

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

Temporary Uses:

Fireworks stand CMC 3101.0 – 3101.10 CC

Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding six months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.) L

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

Subdivision directional signs LD

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

Christmas tree sales, pumpkin sales D

Yard sales (See CMC 4600 – 4606) L

2. Prohibited Uses.

- a. Any use not fully enclosed in a building.
- b. Dismantling of vehicles or the storage of vehicles for parts.
- c. Outside storage.
- d. Arcade.
- e. Massage parlor.
- f. Tattoo parlor.
- g. Drive-through restaurants and drive-through pharmacies.
- h. Bowling alley, as a primary use.
- i. Driving skills course.
- j. Indoor mini-mart or auction house.
- k. Night clubs.

l. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.

m. Sexually oriented business establishments.

n. Vehicle sales and service.

o. All uses are prohibited except as expressly permitted by the provisions of this Section.

3. Interpretation of Uses Permitted. Further definition and enumeration of uses permitted in the Mixed-Use – Sepulveda Boulevard District shall be determined by means of interpretation in accordance with CMC 9172.24.

