

ORDINANCE NO. 550

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF COMMERCE, CALIFORNIA
AMENDING TITLE 19 ("ZONING") OF THE COMMERCE MUNICIPAL CODE
TO ADDRESS USE REGULATIONS IN THE INDUSTRIAL DISTRICTS AND
MASTER SIGN PLANS, AND APPROVING A FINDING OF CONSISTENCY
WITH A PREVIOUSLY ADOPTED NEGATIVE DECLARATION

WHEREAS, Community Development staff conducted a workshop on July 26, 2000, with the City Council and Planning Commission to provide an opportunity to comment on the proposed amendments to Title 19 prior to formal public hearings; and

WHEREAS, staff reviewed and provided the draft Title 19 amendments to the Industrial Council for comment prior to formal public hearings; and

WHEREAS, all comments were considered by staff prior to the drafting of final proposed Title 19 amendments; and

WHEREAS, the purpose of the Title 19 amendments is to address land use regulations and development requirements that will improve the function of manufacturing zone districts within the City and work to enhance the appearance of commercial and manufacturing zone districts.

THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Title 19, Section 19.11.020, Table 11-1, subpart 4.4(a) (Notes and Exceptions), is hereby amended to add (with new text highlighted):

- 3471 (Electroplating, Plating, Polishing, Anodizing, and Coloring)

Section 2: Title 19, Section 19.11.020, Table 11-1, subpart 5.3(c) (Notes and Exceptions), is hereby amended to read as follows and new subpart 5.3(d) is added (with new or amended text highlighted):

c. For trucking and warehousing uses, the distancing requirement set forth in Section 19.11.030.C shall be 1,000 feet, meaning that any such use proposed to be located within 1,000 feet of the nearest residential district shall require Conditional Use Permit review. The following exceptions shall apply:

- i. Any user proposing to occupy an existing warehouse facility containing less than 35,000 square feet shall be exempt from the CUP requirement.
- ii. Where a major road separates the project site from the nearest residential district and such separation is equal to or greater than 300 feet, no CUP shall be required.
- iii. Where an active railroad right-of-way separates the project site from the nearest residential district and the Director of Community Development determines that project truck traffic will not circulate through the residential district, no CUP shall be required.

- d. SIC code 4225 (General Warehousing and Storage), also known as mini-warehousing or self-storage warehousing, is prohibited in all districts.

Section 3: Title 19, Section 19.11.020, Table 11-1, subpart 6a (Notes and Exceptions) is hereby amended to include the following additional prohibition (with new text highlighted):

- 5171 (Petroleum Bulk Stations and Terminals)

Section 4: Title 19, Section 19.11.020, Table 11-1, new subpart 7.5 and new subpart 7.5(e) (Notes and Exceptions) are hereby added to read as follows (with new text highlighted):

7.5 Vehicle Sales (SIC codes 551, 552, 555, 556, 557, and 559)

<u>C/M-1</u>	<u>M-1</u>	<u>M-2</u>
C	C	C

- e. No automobile, truck, or boat sales use shall be located within 300 feet of any residential use. However, where a major road separates the project site from a residential district, the 300-foot distance requirement shall not apply.

Section 5: Title 19, Section 19.11.020, Table 11-1, subpart 9 (Notes and Exceptions), is hereby amended to read as follows (with new or amended text highlighted):

SIC codes 801, 802, 803, and 804 (Medical, Dental, Osteopathic, and Chiropractic Office and Clinics) are prohibited in the M-1 and M-2 districts and require a Conditional Use Permit in the C/M-1 district.

Section 6: Title 19, Section 19.11.020, Table 11-1, subpart 10 (Notes and Exceptions), is hereby amended as follows (with new text highlighted):

- a. Requires a Conditional Use Permit in all districts (see Chapter 19.27 of this Title 19):
- Microwave transmission or relay towers
 - Antennas and telecommunications facilities as set forth in Chapter 19.27 of this Title
- b. No telecommunications or wireless antenna shall be located within 500 feet of a residential zone.

Section 7: Title 19, Section 19.11.020, Table 11-1, subpart 12.4 is hereby amended to read as follows (with new or amended text highlighted):

12.4 Health Clubs and the like (SIC code 7991)

<u>C/M-1</u>	<u>M-1</u>	<u>M-2</u>
C	C	C

Section 8: Title 19, Section 19.11.020, Table 11-1, subpart 13.2 (Art Studio with associated residence), is hereby amended to prohibit such use in the M-2 zone.

Section 9: Title 19, Table 25-1, with regard to Wall or Roof Signs in Nonresidential Zones, Type of Sign and Number Permitted, is hereby added amended to read as follows (with new or amended text highlighted):

In place of a permitted freestanding or readerboard sign, 1 roof sign and up to 3 wall signs, provided total combined roof and wall sign area does not exceed maximum permitted area

Section 10: Title 19, Section 19.25.130 is hereby amended to read as follows (with new or amended text highlighted):

19.25.130 Master Sign Plan

- A. A master sign plan shall be required for all new nonresidential development projects with three or more tenant spaces, or for any nonresidential development involving the reconstruction and reuse of existing buildings with three or more tenant spaces.
- B. For the purposes of this section, a master sign plan shall be defined as an illustrative plan indicating the number, location, height, dimensions, orientation, materials, design, and colors of all proposed signage.

Section 11: Title 19, Section 19.25.160.D(3) is hereby renumbered as 19.25.160.A(3) and is hereby amended to read as follows (with new text highlighted):

3. **Maximum Number of Sign Faces:** 2. However, any off-site sign located on frontage property along Interstate 5 established on or before the effective date of this ordinance shall be permitted a third face, provided that such third face attaches to the existing off-site sign structure, that the existing off-site sign structure footing conforms to applicable building code requirements without any modifications required for the third face, that the two existing faces not be repositioned in any manner to accommodate the third face, and that the third face is of equal dimensions to the two existing faces.

Section 12: Title 19, Section 19.31.040 is hereby deleted in its entirety and replaced with the following new Section 19.31.040:

19.31.40 Conditions on Use

All adult businesses and adult entertainment enterprises shall be subject to the conditions on use set forth in Chapter .5.58 of the Commerce Municipal Code.

Section 13: Title 19, Section 19.39.1000 (Time Limit for Implementing Design Review Approval) is hereby renumbered as 19.39.2000.

Section 14: Title 19, Section 19.45.090 is hereby amended to include the following definition:

Health Club – A facility that provides equipment or physical space for the conduct of sports, exercise, leisure activity, and recreation, and may also provide space and personnel for health services such as massage, hydrotherapy, and similar personal services. Health club includes sports

club, health spa, bath house, sauna, massage establishment, and any similar use providing exercise, spa, and related facilities and services.


Section 15: On March 7 2000, the City Council adopted a Negative Declaration for a comprehensive update of Title 19. Pursuant to the California Environmental Quality Act, the City Council hereby adopts a Finding of Consistency for the subject Title 19 amendments, finding that the amendments will not result in any new environmental impact and that the proposed amendments are within the scope of analysis addressed in the prior Negative Declaration.

Section 16: A violation committed while the former provisions of Title 19 were in effect shall not be affected by this Ordinance, and such violation may be dealt with and punished in all respects as if the former provisions of Title 19 had remained in full force and effect. In no event shall a pending prosecution be dismissed by the amendments effectuated by this Ordinance.

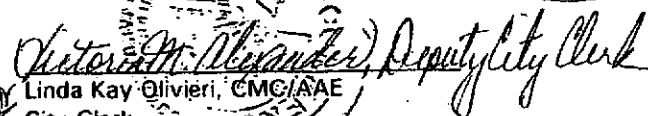
Section 17: If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional or invalid or ineffective.

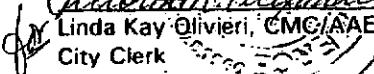
Section 18: This Ordinance shall take effect thirty (30) days after its final passage, and the City Clerk shall certify its passage and cause the same to be posted as required.

PASSED AND ADOPTED this 19th day of December, 2000.


Raquel Arriaga
Mayor

ATTEST:


Victoria M. Alexander, Deputy City Clerk


for Linda Kay Olivieri, CMC/AAE
City Clerk

Ordinance No. 550

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF COMMERCE)

I, Victoria Maria Alexander, Deputy City Clerk of the City of Commerce, California, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 550 of said City which was introduced at a regular meeting of said Council held the 5th day of December, 2000, and, thereafter, said Ordinance was duly adopted and passed not less than five days thereafter at a regular meeting of said Council on the 19th, day of December, 2000, by the following vote, to wit:

AYES: Councilmembers: Argumedo, Leon, Lopez,
Mayor Pro Tempore Munoz,
Mayor Arriaga

NOES: Councilmembers: None

ABSTAIN: Councilmembers: None

ABSENT: Councilmembers: None

I, further certify that said Ordinance was thereupon signed by the Mayor of the City of Commerce, California.

Posted: 12/20/00



Victoria Maria Alexander
Victoria Maria Alexander
Deputy City Clerk

