



PLANNING COMMISSION STUDY SESSION MEMORANDUM

Date: September 7, 2022

To: Planning Commissioners
From: Kyle Webber, Associate Planner
Subject: Rancho San Clemente and Talega Specific Plans - Automotive Service Uses

This Study Session updates Planning Commissioners on City-initiated amendments to Specific Plans that address General Plan goals and policies pertaining to automotive service uses within the Business and Industrial Parks of Rancho San Clemente and Talega Specific Plans. Establishing automobile-related policies and regulations are a component of the comprehensive 2022 Specific Plan Amendments (SPA 21-229). During this Study Session, Staff will update Planning Commissioners on an approach to expand permitted and conditionally permitted automotive service uses and request direction pertaining to the proposed modifications.

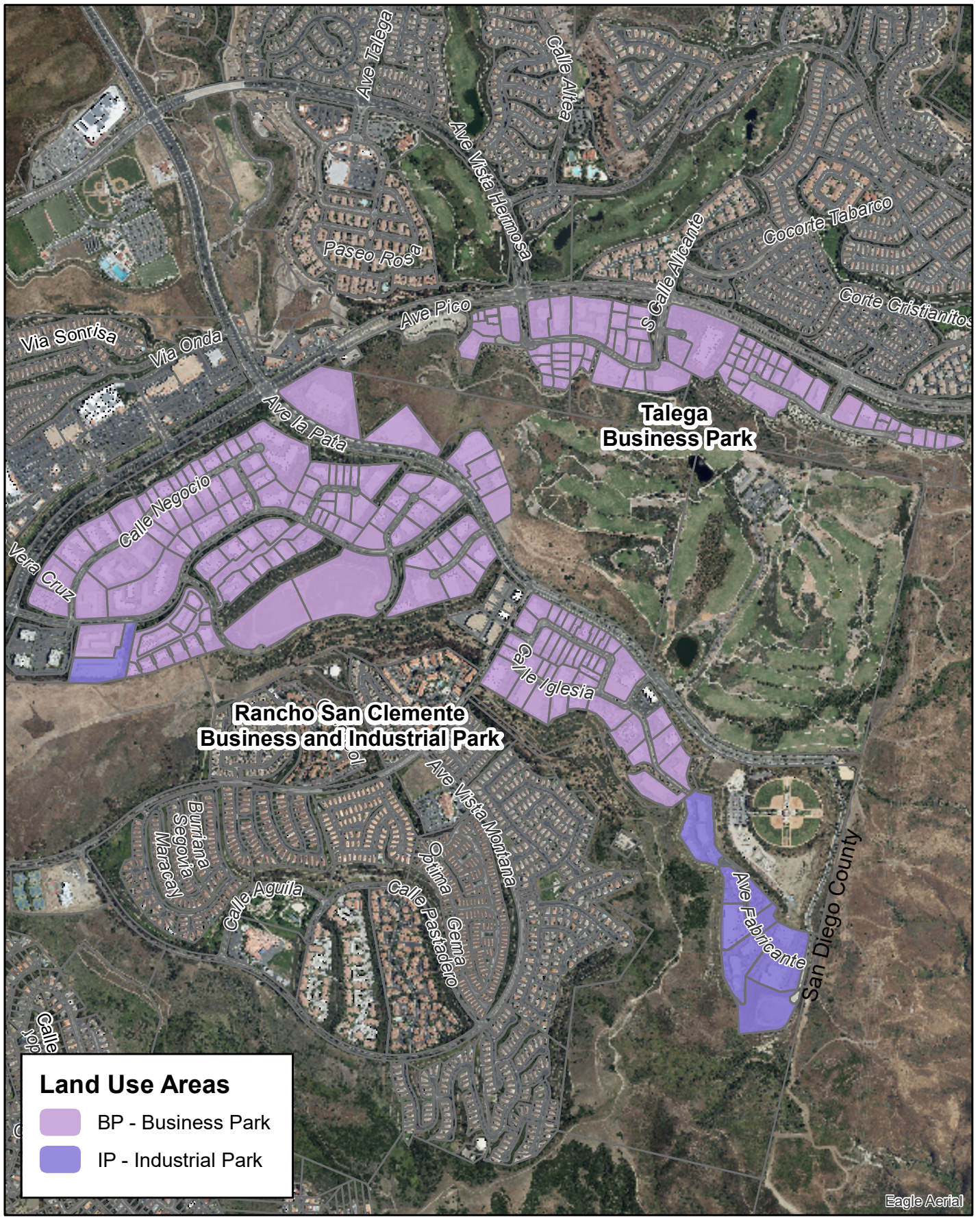
Background

During the December 22, 2021 Study Session, Staff provided a work plan and project schedule for Specific Plan Amendments (SPA 21-229). Planning Commission primarily focused on the implementation of General Plan goals and policies to permit the development of automobile-related sales, services, and repairs in Business and Industrial Parks of the Specific Plans. See **Attachment 1** for the December 22, 2021 Study Session Memo. On March 16, 2022, Staff held a second Study Session as a follow-up to that discussion and included Staffs' working approach to establish permitted uses, development standards, and design guidelines for automobile-related uses. See **Attachment 2** for the March 16, 2022 Study Session Memo.

This Memorandum provides a follow-up to that discussion and includes Staff's recommendations to implement automotive service uses in the Rancho San Clemente and Talega Business and Industrial Parks (See **Figure 1** for map of Business and Industrial Parks). Automotive service uses are discussed below within the following topics:

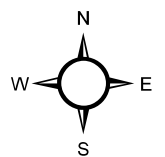
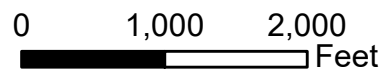
- General Plan goals and policies
- Permitted Uses
- Development standards
- Design guidelines
- Definitions
- Development review

Figure 1



September 7, 2022 Planning Commission Study Session

Rancho San Clemente and Talega
Industrial and Business Parks



General Plan Goals and Policies

The General Plan goal and related policy (**Table 1**) encourage new development and relocation of existing automobile related uses located within the El Camino Real area to Industrial and Business Park areas of Rancho San Clemente and Talega Specific Plans. Implementing the General Plan goals and adopting provisions of LU-5.03 requires expanding the location in both Specific Plans where automotive service uses are permitted, as well as modifying the specific plan documents with updated definitions and the permitted and conditionally permitted auto-related uses.

Table 1 – General Plan Goal and Policy

<p>General Plan Goal</p>	<p>“Encourage the relocation of automobile-related uses to industrially-designated lands and business parks and permit the continuation of automobile-related uses, existing as of the date of adoption of this General Plan, that do not detract from the aesthetics, character and function of the surrounding area.”</p>
<p>General Plan Policy</p>	<p>“LU-5.03. <i>New Automobile-Related Service and Repair Uses.</i> We permit the development of automobile-related service and repair uses (e.g., tire shops, lube and tune, and other similar uses) in certain commercial and business park districts and designated sites within specific plan areas. Such uses shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element. New car rental businesses on El Camino Real are allowed if the new business is limited to an office use and up to five (5) rental cars on site at any time.”</p>

Permitted Uses

Table 2 below provides the recommended permitted and conditionally permitted uses for automotive services. Automotive Service uses include Auto-Delivery Centers, Electric Vehicle Dealerships, and (non-electric) Vehicle Dealerships involving the sale, renting, and or leasing of new or used vehicles. Vehicle rentals, sales, and dealerships are permitted, or conditionally permitted, based on the number of vehicles a project proposes for outdoor inventory or display. Establishing a cap on the number of outdoor vehicles permitted by-right before a Minor Conditional Use Permit is required accommodates the general nature of a dealership’s outdoor operations, while allowing City discretion over more robust proposals.

Table 2 — Automotive Service Uses

Automotive Services	Business Commercial*	Business Park	Industrial Park*
Vehicle Rentals, Sales, and Dealerships:			
a. Outdoor 10 or fewer vehicles		P	P
b. Outdoor more than 10 vehicles		MCUP	MCUP
Electric Vehicle Dealership:			
a. Outdoor 30 or fewer vehicles		P	P
b. Outdoor more than 30 vehicles		MCUP	MCUP
Auto-Delivery Center		P	P
Vehicle Repair:			
a. Major Repair		CUP	CUP
b. Minor Repair		P	P
Service Stations		CUP	CUP
Car Wash		CUP	CUP
Vehicle Parts Stores (retail only)		P	P
Private Vehicle Storage		P	P

*Only applicable to Rancho San Clemente Specific Plan

Development Standards

Table 3 lists the recommended development standards for all Automotive Service uses to be included within the Specific Plan documents. Where standards are not listed for a particular use, the Municipal Code governs. Relevant sections of the Zoning Code pertaining to automotive uses are provided in **Attachment 3**.

Table 3 — Development Standards

Recommended Development Standards for Automotive Service Uses:
<p>A. <u>Automotive Service Uses</u> - This section establishes specific development and land use standards for Automotive Service uses. Where standards not listed in this section, refer to general development standards in the San Clemente Municipal Code.</p> <ol style="list-style-type: none"> Outdoor Vehicle Inventory and Display – Auto-Delivery Centers and Vehicle Dealerships, including the sale, renting, and or leasing of new or used vehicles, shall locate outdoor vehicle inventory and vehicles for display in excess of 10 behind any building façade line of the primary building that faces the public right of way. Vehicles for display shall be located within the display area as designated by any required permit or business license issued by the City. Areas designated for employee and customer parking shall not be used for vehicle inventory or display. Vertical automobile lifts located outdoors shall not be visible from the public right of way or residential uses.

Outdoor vehicle inventory and display in excess of 10 located in front of the building façade line shall incorporate adequate screening from the view of the public right of way and nearby residential uses designed in compliance with Section 304 V. - Landscape Buffering and Screening for Automotive Uses. No building permit or business license shall be issued until the required landscaping plan has been submitted and approved.

2. Screening of Equipment and Supplies - Outdoor equipment and supplies including, but not limited to, tire-racks, waste barrels, air compressors, vehicle parts and accessories, and any items deemed similar, shall not be visible from public streets and adjacent residential uses.
3. Screening of Service Areas – Services related to major and minor repair automotive service uses, including automotive establishments offering ancillary major or minor repair services, shall be entirely contained within the building(s) and access points to the service bays shall not be oriented towards the public right of way and residential uses.
4. Sign Regulations – Automotive Services, including the repair, sale, renting, distribution, and/or leasing of new or used vehicles, shall not incorporate promotional or manufactured retail signage, including banners, stickers, flags, for-sale signs, or similar types of signage on site or attached to vehicles stored or displayed on site, except as approved by a Temporary Banner Permit, Discretionary or Administrative Sign Permit, or Special Activities Permit. On-site signs advertising the business shall strictly adhere to the requirements of the San Clemente Municipal Code and adopted plans and policies.
5. Vehicle Washing Area – Indoor or outdoor vehicle washing areas, including but not limited to car wash bays or outdoor wash racks, and the general washing, cleaning, and/or waxing of automobiles by hand or with manually or automatically operated equipment, as a primary or ancillary use to an automotive service establishment, shall not be located visible or audible from any public street or residential property.
6. Parking Requirements – All parking standards and requirements shall be in accordance with Zoning Ordinance. For the purposes of determining required parking, Auto Delivery Centers and Electric Vehicle Dealerships shall be the same numerical requirement as Vehicle Dealerships.
7. Inoperable Vehicles and Junked Parts – No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building, unless screened.

8. Private Vehicle Storage – For Private Vehicle Storage uses, the parking or storage of automotive vehicles, boats, trailers, recreational vehicles, or similar vehicles, including off-site inventory for any automotive use, shall conform to the Zoning Ordinance. Further, such parked or stored vehicles shall not be visible from the public right of way or residential uses and be screened so as not to be visible from any scenic highway.
9. Minimum Operating Standards – In addition to operational standards and regulations listed in Zoning Ordinance sections 17.28.310, Vehicle Dealerships, Rental, and Sales; 17.28.320, Vehicle Service and Repair-Related Facilities; and 17.28.290, Service Stations, the following shall apply to all Automotive Service uses:
 - i. Vehicles for sale shall not be displayed outside of the display area as designated by the approved permit or required business license.
 - ii. Auto dealers shall provide to all sales and service employees a map which designates areas for test driving. This map shall note that test driving in residential areas shall be strictly prohibited.
 - iii. The establishment shall provide, if applicable, a queuing area for vehicles awaiting service or pick-up to prevent parked or stored vehicles in any portion of the public right-of-way in the city.
 - iv. Automotive servicing or repair is permitted as an accessory use for Vehicle Dealerships and Auto-Delivery Centers that offer maintenance and servicing of the type of vehicles sold on site. All auto repairs shall occur within an enclosed building.
 - v. All uses shall be operated so as not to emit matter causing unpleasant odors which are perceptible to the average person while within or beyond the lot containing such uses.
 - vi. All uses shall operate so as not to generate vibration discernible without instruments by the average person while on or beyond the lot upon which the source is located or within an adjoining enclosed space if more than one establishment occupies a structure. Vibration caused by motor vehicles, and temporary construction is exempted from this standard.
 - vii. All uses shall meet the air-quality standards of the South Coast Air Quality Management District (AQMD). In addition, all uses

shall be operated so as not to emit particulate matter or air contaminants which are readily detectable without instruments by the average person while outside of, or within in the lot containing such uses.

Design Guidelines

Staff recommends Automotive Service uses requiring the screening of on-site vehicle inventory and display to be subject to additional Landscape Guidelines to properly screen vehicles placed outdoors. Commercial and industrial uses in the Business and Industrial Parks are predominantly prohibited from operating outdoors. To accommodate the general nature of automotive uses’ outdoor operations, while ensuring the continuity of high-quality design along public streets, additional landscape buffering and screening is required. **Table 4** below provides the recommended landscape buffering and screening guidelines for automotive uses.

Table 4 – Landscape Guidelines

Recommended Landscape Buffering and Screening For Automotive Uses:	
A.	<u>Intent of Landscape Screening</u> – Additional landscaping required for Automotive Service uses should provide adequate screening of vehicles displayed outdoors so as to soften the appearance of the outdoor use from the perspective of the public right of way without creating a harsh or uninviting appearance caused by a long expanse of tall, unlandscaped walls and fences.
B.	<u>Location of Required Screening</u> – All planting, berming, fencing and/or walls required for screening should be installed within the established 20-foot front yard landscaped buffer area and street-facing side-yard setback area along the perimeter of the vehicle inventory and display area. However, at the discretion of the approving authority, all or a portion of the required screening may be placed outside of the required landscape buffer area where, because of topographical or other physical constraints, such alternative location provides the most effective screening. All landscaping installed shall be aesthetically located to maximize buffering to any adjoining uses.
C.	<u>Boundary Landscaping</u> - Boundary landscaping should be installed along all parking lots and vehicle display areas with one tree at least 15 gallons in size at planting time for every 15 lineal feet on average.
D.	<u>Landscape Coverage</u> – The project should implement a wall, fence, or a continuous opaque barrier of dense vegetation with at least seventy percent (70%) opacity so as to form a continuous

visual screen at a height of 3.5 feet measured from the elevation at the established curb. Where sloping topography within the landscape area has a rise equal to or greater than 3.5 feet as measured from the elevation at the established curb, a continuous visual screen is not required.

- E.** Walls and Fences – Walls or fences located within the required 20-foot front yard landscape area should be no greater than 3.5 feet in height, appear solid with no visible gaps, and match the architectural style of the building on site. At least seventy percent (70%) of the street side of a screening wall or fence should be landscaped with plant materials at least equal to the fence/wall height.
- F.** Plant Arrangement – Landscape screen plant material, other than trees, should be no less than one gallon in size with staggered placement and provide two (2) or more rows and be arranged to lessen the visual gaps between trees. Plants may be grouped, clustered, or unevenly spaced to prevent the creation of an unnatural appearance in the landscape.

Development Review

For Automotive Service uses requiring a MCUP, Staff recommends the following findings be included for review in addition to the findings required per Section 17.16.070 of the Zoning Code:

1. Vehicle inventory and display located outdoors, unless permitted by right, incorporate adequate view protection from the public right of way and nearby residential uses designed in accordance with Landscape Buffer and Screening design guidelines.
2. Vehicle inventory associated with the business is stored on site unless permitted through an Off-site Parking Agreement approved in accordance with the Zoning Ordinance.

Definitions

Recommended definitions to be added to the Specific Plans for Automotive Service uses are provided below in **Table 5**:

Table 5 – Definitions

Definitions for Automotive Service Uses:
<p><u>Automotive Services</u> shall mean the provision for consumers of the selling, leasing, renting, and major/minor maintenance repair care related to automotive and recreational vehicles. Automotive vehicles include petroleum powered vehicles, as well as Fully-electric Vehicles and petroleum-electric hybrid vehicles as pertaining to cars/trucks or similar freeway drive automobiles.</p> <ul style="list-style-type: none"> ○ “Electric Vehicle Dealership” means a vehicle dealership and automobile sales agency that only sells and/or distributes fully-electric vehicles on-site. <ul style="list-style-type: none"> 1. Fully-electric vehicles are limited to those whose in-vehicle power source is completely reliant on recharging via connection/plug-in to some electrical source. 2. Petroleum-electric hybrid vehicles and/or vehicles that employ hydrogen for motive power are not considered fully-electric vehicles. <p>An Electric Vehicle Dealership may act as a stand-alone sales or distribution center for fully-electric vehicles, and/or in conjunction with Minor Repair services exclusively dedicated to fully-electric vehicles. No manufacturing of fully-electric vehicles shall take place on-site. The sale or lease of used fully-electric vehicles will only be permitted in conjunction with the sale of new fully-electric vehicles on the same site.</p> <ul style="list-style-type: none"> ○ “Auto-Delivery Center” means a place of business primarily engaged in the sales or leasing of new pre-sold or new pre-ordered vehicles with no more than 10 vehicles on display outdoors at any given time and where the establishment may operate in conjunction with ancillary repair services. ○ “Vehicle Dealerships” means a place of business primarily engaged in the sales or leasing of new and/or used vehicles and may include ancillary rental, parts sales, and vehicle repair. ○ "Vehicle Rental" means a place of business limited to an office use and engaged in renting vehicles. ○ "Vehicle Sales" means a business, other than a vehicle dealership, engaged solely in buying, selling, and/or leasing used vehicles. ○ "Major vehicle repair" means establishments which operate entirely indoors and provide major repair and maintenance related to motor vehicles. Typical uses would include, but not be limited to, auto-body repair shops auto glass shops, automotive painting shops, customizing

shops, engine rebuilding, transmission shops, and upholstery shops. Establishments providing repair and maintenance solely to vehicles with non-combustible engines, such as Fully-electric Vehicles, are not considered major vehicle repair.

- "Minor vehicle repair" means establishments which operate entirely indoors and provide routine care and maintenance related to motor vehicles. Typical uses would include, but not be limited to, brake shops, tire stores, muffler shops, alignment shops, detail shops, radiator shops, stereo installation shops, and tune-up services and oil and lubrication services. Establishments providing repair and maintenance solely to Fully-electric Vehicles are considered minor repair.
- "Service Stations" means any premises where vehicle-related gasoline and other fuel products or services are sold, including car washes and/or light maintenance activities such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning are conducted. This definition shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.
- "Car Wash" means a standalone commercial establishment providing the washing of automobiles where vehicles move along self-propelled mechanical wash racks, vehicles are washed by hand, or a self-service car wash service is provided. A garage, gas station, delivery center or vehicle rental, sales, or dealership, or similar automotive service, are not considered car washes.
- "Vehicle Parts Store" means retail sales of vehicle-related parts with no on site installation of parts or other vehicle services.
- "Private Vehicle Storage" means the parking or storage of automotive vehicles, boats, trailers, recreational vehicles, or similar vehicles, including off-site inventory for automotive service uses where on-site customer engagement does not occur, and where vehicle inventory or storage located outside is not visible from the public right of way or residential uses.
- "Vehicle Display Area" designated outdoor area of a property operating as an automotive service establishment where vehicles are displayed and the location of such area is approved through any necessary permitting or licensing process.

Planning Staff Requests Recommendations on the Following Topics:

1. Allocation of permitted and conditionally permitted uses in reference to Table 2 of this memorandum; and
2. That development standards and guidelines appropriately address the inclusion of automotive service uses in the Rancho San Clemente and Talega Specific Plan within the Business and Industrial Parks zone.

Status and Next Steps

A working draft of the Specific Plan Amendments are being prepared. The Planning Commissioners will review the amendments at the regularly scheduled Planning Commission meeting on **September 21, 2022** and forward a recommendation to the City Council for adoption.

Attachments:

1. December 22, 2021 Study Session Memo
2. March 16, 2022 Study Session Memo
3. Vehicle-related Zoning Code Section
 - 3A: Vehicle Dealerships, Rentals, and Sales
 - 3B: Vehicle Service and Repair-Related Facilities (Includes Carwash)
 - 3C: Service Stations



PLANNING COMMISSION STUDY SESSION MEMORANDUM

Date: December 22, 2021

To: Planning Commissioners
From: Kyle Webber, Assistant Planner
Subject: Specific Plan Update (Forster Ranch, Marblehead Coastal, Marblehead Inland, Rancho San Clemente, Talega)

The study session will provide a status report and overview of work underway on City-initiated updates to the following Specific Plans:

- Forster Ranch
- Marblehead Coastal
- Marblehead Inland
- Rancho San Clemente
- Talega.

BACKGROUND

The updates are a phase of the work program to update the City’s planning documents to be consistent and compatible with the General Plan and Coastal Land Use Plan (LUP), as required by State law. This effort is necessary to comply with State law and Council priorities in the City’s General Plan Strategic Implementation Program (SIP). Consistency between the General Plan, Coastal Land Use Plan (LUP), Zoning Ordinance, and Specific Plans is a high-level priority project identified as Implementation Measure LU1 of the SIP based on Council direction.

The Marblehead Coastal Specific Plan and Forster Ranch Specific Plan are partially located in the coastal zone. Therefore, the Specific Plans will be a part of the Implementation Plan (IP) for a Local Coastal Program (LCP). The draft of the IP will undergo a public review period and is scheduled for a Planning Commission study session January 2022.

The West Pico Corridor Specific Plan is being updated concurrently as a separate project that will be on an agenda for a future study session.

DISCUSSION

A working draft of the Specific Plan updates are being prepared. Community meetings have been held for each Specific Plan area with intent to follow up with specific community groups at future tentative dates. After amendments are drafted, the Specific Plan updates will be made available for a 4-week public review period and public hearings will occur. Table 1 below summarizes the key milestones and schedule for the project. Some tasks occur concurrently.

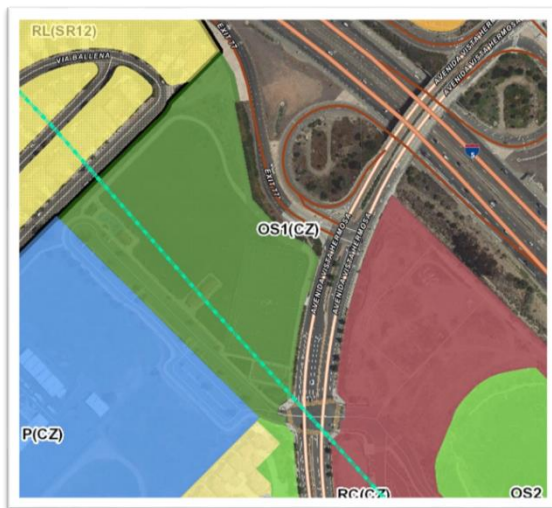
Table 1 - Project Schedule

Milestone	Timeline
Project Initiation	August 2021
Community Meetings/Outreach	October 2021 - November 2021
Analysis/Prepare Amendments	September 2021 - January 2022
Planning Commission Study Session	December and February 2022
City Hearings and Public Review	June 2022 – August 2022
Adoption	August 2022

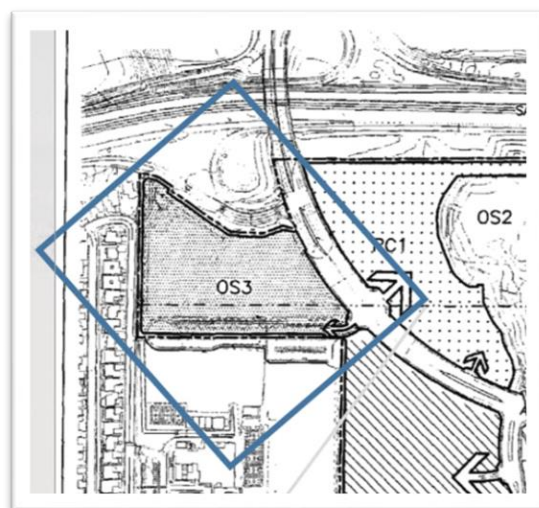
To maintain the narrow scope of the project, amendments will not reorder or reformat chapters of Specific Plan documents. Amendments will be limited to editing text, permitted uses, and illustrations (images, maps, etc.) necessary to make the Specific Plans consistent with state and federal laws and accurately reflect existing conditions. Below are descriptions and examples of the types of amendments proposed separated into four categories: 1) Land Uses and Zoning Maps, 2) Development Standards and Regulations, 3) Policy Changes, and 4) Phasing and Implementations.

Land Uses and Zoning Maps

The Specific Plans will be updated to reflect changes to land use designations adopted in the Centennial General Plan and LUP. The project will update the boundary and labeling of zoning districts on maps. Hand-drawn maps will be updated using the City’s Geographic Information System (GIS) to improve the clarity and the accuracy of zoning boundaries. Below are examples of these changes: Example 1 — Marblehead Coastal open space zoning. The Johnson Memorial Sports Park near Avenida Vista Hermosa has a General Plan designation of OS1 while the Specific Plan identifies the zoning as OS3.

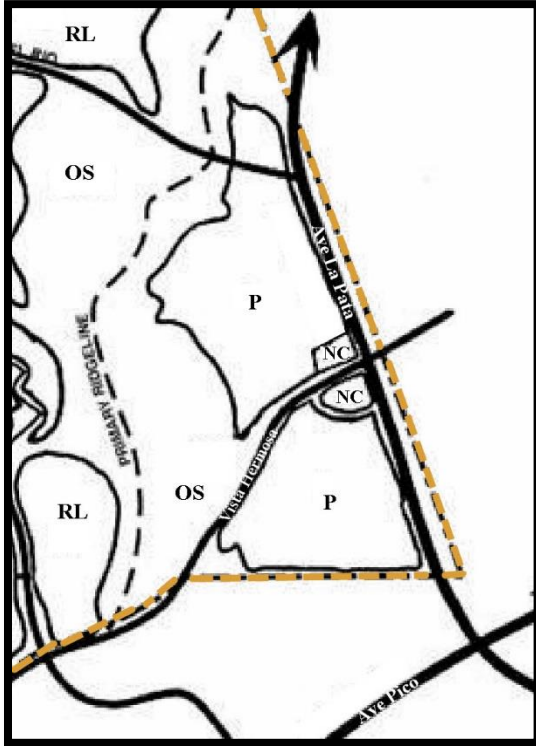


General Plan Map (OS1)

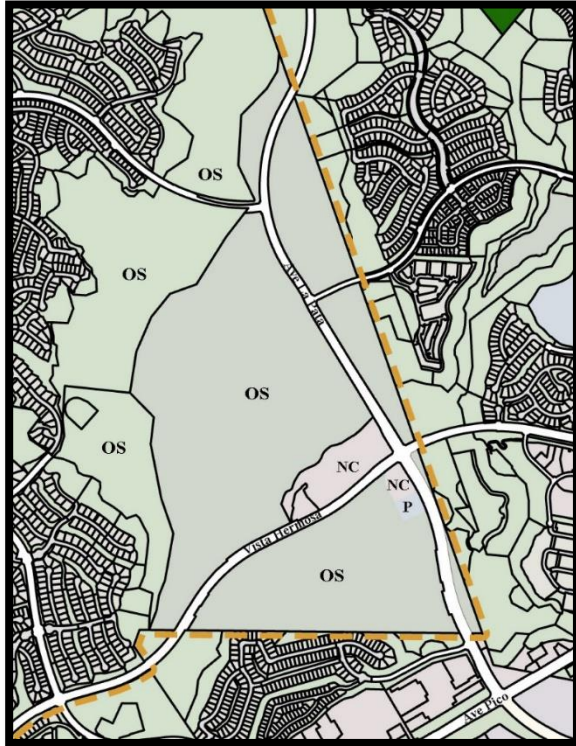


Specific Plan Map (OS3)

Example 2 – Area near Vista Hermosa and La Pata area. Zoning near the intersection of Avenida Vista Hermosa and Avenida La Pata is inconsistent with General Plan land use maps. Specific Plan maps designate some parcels as Public that the General Plan designates as Open Space, as seen in the images below. Furthermore, the boundary lines for the parcels in the Specific Plan map are outdated and do not represent an accurate depiction of existing parcel boundary lines.



Forster Ranch (Specific Plan)



Current Land Use Map (General Plan)

Legend:

Land Use Designations	
Public	P
Open Space	OS
Neighborhood Commercial	NC
Residential Low	RL

Development Standards and Regulations

The Specific Plans will be updated to reflect changes to development standards and regulations adopted in the Centennial General Plan, LUP, and Municipal Zoning Code. Permitted use tables will be updated as needed. Below are examples of these changes:

Example 1 — Talega Development Standards. Maximum allowed density for residential zones to be updated to match General Plan. See table below for inconsistencies:

Zoning District	Talega Specific Plan	General Plan
Residential Low	4.5 units/acre	7 units/acre
Residential Low Medium *	7 units /acre	7 units/acre
Residential Medium	15 units/acre	24 units/acre
Residential Medium High **	24 units/acre	24 units/acre
Residential High	40 units/acre	36 units/acre

*Residential Low Medium referred to as Residential Low in the General Plan.

**Residential Medium High referred to as Residential Medium in the General Plan.

Example 2 — Marblehead Inland Development Standards. Standards for public and open space zoning districts are not currently included in the Marblehead Inland Specific Plan document. The project will add development standards for public and open space zones with reference to the City’s Municipal Zoning Code.

Policy Changes

The project will address policy changes adopted in the Centennial General Plan and LUP that are applicable to Specific Plan areas. The project will also include any goals and policies relevant to certain planning sectors or areas if necessary. Below is an example of the types of policy changes:

Example 1 — Automobile-Related Uses in Rancho San Clemente Business Park.

The General Plan has a goal to encourage the relocation of automobile-related uses away from El Camino Real and to industrially-designated lands and business parks. The Rancho San Clemente Business Park Focus Area has policies in the General Plan that support this. Currently, with a Conditional Use Permit the Specific Plan allows automobile uses within the industrial park but limits the use to planning area 9 in the business park. To support the relocation of El Camino Real businesses, staff proposes to allow automobile uses in the full business park as a permitted use. Applicable goals and policies from the General Plan listed below:

- Automobile-related Goal (page LU-20 or 33 of General Plan):

“Encourage the relocation of automobile-related uses to industrially-designated lands and business parks and permit the continuation of automobile-related uses, existing as of the date of adoption of this General Plan, that do not detract from the aesthetics, character and function of the surrounding area.”

- Automobile-related Policies:

LU-5.03 - New Automobile-Related Service and Repair Uses. *“We permit the development of automobile-related service and repair uses (e.g., tire shops, lube and tune, and other similar uses) in certain commercial and business park districts and designated sites within specific plan areas. Such uses shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element. New car rental businesses on El Camino Real are allowed if the new business is limited to an office use and up to five (5) rental cars on site at any time.”*

LU-5.04 - El Camino Real and Other Mixed Use and Pedestrian-Oriented Areas. *“With the exception of automobile-related parts sales with no onsite installation of parts, we prohibit new and major expansions of automobile-related uses along El Camino Real and in other commercial and mixed-use areas of the City designated to promote pedestrian activity.”*

LU-5.05 - Existing Auto Related Service and Repair Uses along El Camino Real. *“We consider automobile-related service and repair uses located along El Camino Real, existing as of the date of adoption of this General Plan, to be conforming land uses which may continue. Expansion of such uses or structures shall not be allowed. Modification of such facilities shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element.”*

Phasing and Implementation

Specific Plan documents reference public improvements (Chapter 4) that were not constructed and are unlikely. This can be due to an inconsistency with policies, expenses (and cost of more pressing capital projects), engineering constraints, or because there are different plans in more recent planning documents such as the wayfinding sign program and Beaches, Parks & Recreation Master Plan. Staff will remove references to the projects if they are no longer supported by General Plan or the LUP policies. The City’s Capital Improvement Program (CIP) is updated annually with the budget to identify and set priorities for capital improvements based on resources, need, and community input. Staff will refer to the CIP for identifying and setting capital improvement priorities in each Specific Plan and refer to planned and feasible public improvements as needed.

Conclusion

Staff is preparing separate drafts of each Specific Plan update to address the changes discussed above. This study session will provide guidance for staff’s

preparation of the public review period and Planning Commission hearings planned in June 2022.

Attachments

None.



PLANNING COMMISSION STUDY SESSION MEMORANDUM

Date: March 16, 2022

To: Planning Commissioners
From: Kyle Webber, Associate Planner
Subject: Specific Plan Update (2nd Study Session)

This study session is a continuation of the December 22, 2021 Study Session where the Planning Commission received a status update and deliberated work underway on City-initiated updates to the following Specific Plans:

- Rancho San Clemente
- Talega
- Marblehead Inland
- Marblehead Coastal
- Forster Ranch

Background

During the December 22, 2021 Study Session, the Planning Commission focused primarily on the implementation of General Plan goals and policies to permit the development of automobile-related sales, services, and repairs in Industrial and Business Park Districts designated within the Rancho San Clemente Specific Plan (RSCSP) area. See **Attachment 1** for the December 22, 2021 Study Session Memo.

This Memorandum provides a follow-up to that discussion and includes Staff's recommendations for implementation of the General Plan. The following information provides an approach to expanding permitted automobile uses consistent with General Plan goals and policies, and requests direction from the Planning Commission pertaining to the proposed modifications. Table 1 below highlights the adopted General Plan's goal and policy that staff used as a guiding perimeters to develop the proposed modifications.

Table 1 – General Plan Goal and Policy

General Plan Goal	“Encourage the relocation of automobile-related uses to industrially-designated lands and business parks and permit the continuation of automobile-related uses, existing as of the date of adoption of this General Plan, that do not detract from the aesthetics, character and function of the surrounding area.”
General Plan Policy	“LU-5.03. <i>New Automobile-Related Service and Repair Uses.</i> We permit the development of automobile-related service and

	<p>repair uses (e.g., tire shops, lube and tune, and other similar uses) in certain commercial and business park districts and designated sites within specific plan areas. Such uses shall be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element. New car rental businesses on El Camino Real are allowed if the new business is limited to an office use and up to five (5) rental cars on site at any time.”</p>
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Discussion

The General Plan goal and related policy encourage new development and relocation of existing automobile related uses located within the El Camino Real area to Industrial and Business Park areas of Rancho San Clemente and Talega Specific Plans. Implementing the General Plan goals and adopting provisions of LU-5.03 requires expanding the location in both Specific Plans where auto-uses are permitted, as well as modifying the specific plan documents with updated definitions and the permitted and conditionally permitted auto-related uses.

Location of Auto-related Uses

Automotive Services, consisting of major/minor automotive repair services, are currently permitted in portions of the Industrial and Business Park areas of the Rancho San Clemente Specific Plan east of Calle Del Cerro, while vehicle rental, leasing, sales, and parts stores are unpermitted. Expanding permitted auto-related uses to include all Planning Areas of the Industrial and Business Park designations accommodates the required capacity adequate to allow new development and the relocation of auto-related uses to these areas. **Attachment 2** provides a map of extended area.

Vehicle repair, rental, and leasing is currently permitted in the Talega Business Park planning area. Updates to the Talega Specific Plan will add vehicle sales, service stations, and other auto-related uses, other than retail, as permitted auto-uses in the planning area south of Avenida Pico.

Proposed Definitions

The General Plan defines “**Automobile Related Uses**” as *“related to retail or wholesales of automobiles, recreation vehicles and boats, automotive repair services, automobile-oriented retail businesses (e.g., auto parts, tires, etc.) and fueling stations.”*

To reflect the intent of the General Plan goals and policies, the definition for “**Automotive Services**” in the Specific Plans will be updated to include vehicle

sales, leasing, and renting, and include recreational and electric vehicles in preparation for the emerging electric vehicle market.

- **Proposed Specific Plan Definition:** Proposed specific plan definition for “Automotive Services” provided below with modifications in track changes.

“Automotive Services” shall mean the provision for consumers of the selling, leasing, renting, major/minor maintenance repair care, and other vehicle services related to automotive and recreational vehicles. Automotive vehicles include petroleum powered vehicles, as well as Fully-electric Vehicles and petroleum-electric hybrid vehicles as pertaining to cars/trucks or similar freeway driven automobile.

- **Proposed Auto-related Permitted Uses:** Definitions for specific auto-related uses will be added as follows, with intent to obtain consistency with the San Clemente Zoning Code:

A. Vehicle Rental and Sales (including Vehicle Dealerships)

"Vehicle Dealership" means a place of business primarily engaged in the renting, leasing and/or selling of new and/or used vehicles and customarily providing vehicle repair and parts sales as an ancillary use.

“Vehicle Rental” means a place of business engaged in the short-term rental of passenger and light truck vehicles.

“Vehicle Sales” means a business, other than a Vehicle Dealership, engaged in buying and selling used passenger and light truck vehicles.

B. Vehicle Service and Repair-Related Facilities

"Vehicle Service and Repair-Related Facilities" means uses which service or repair vehicles, including car washes, minor and major vehicle repair facilities, and other similar uses. Vehicle dealerships (with strictly sales and no service and repair facilities), service stations, and vehicle parts/accessories retailers are not, for the purposes of this title, considered vehicle service and repair-related facilities.

“Vehicle Repair, Major” means establishments which provide major repair and maintenance related to motor vehicles involving hazardous materials. Typical uses would include, but not be limited to, auto-body repair shops, auto glass shops, automotive painting shops, customizing shops, engine rebuilding, transmission shops, and upholstery shops.

“Vehicle Repair, Minor” means establishments which provide routine care and maintenance related to motor vehicles. Typical uses would include, but not be limited to, brake shops, tire stores, muffler shops, alignment

shops, detail shops, radiator shops, stereo installation shops, and tune-up services and oil and lubrication services.

Automotive Service Uses

Permitted uses as shown below in Table 2 proposes to add the rental, sale, and leasing of automobile vehicles and auto-oriented retail businesses. The discretionary permit requirements for minor vehicle repair services are proposed permitted by right in an effort to encourage new development and the relocation of existing repair shops from the El Camino Real area to Industrial and Business Park specific plan areas.

Table 2 – Automotive Services

Permitted Automotive Services (Business Park and Industrial Park)		
Project Type	Permit	NOTE
A. Vehicle Rental and Sales (including Vehicle Dealerships)		
Indoor fewer than 10 vehicles on site	P	
Indoor 10 or more vehicles on site	MCUP	
Outdoor fewer than 10 vehicles on site	MCUP	
Outdoor 10 or more vehicles on site	CUP	
B. Vehicle Repair		
Major Repair	CUP	
Minor Repair	P	
C. Service Stations	CUP	
D. Car Wash	CUP	

Permitting and Minimum Standard Requirements

In addition to the required use permit listed in Table 2 above, a Site Plan Permit (SPP) or Minor Site Plan Permit (MSPP) is currently required for all proposed auto-related development processed in accordance with the Zoning Code. Additionally, any new development, accessory structures, or additions proposed in the Rancho San Clemente Specific Plan are subject to approval of an Architectural Permit (AP) or Minor Architectural Permit (MAP) with potential recommendations provided by the Design Review Subcommittee (DRSC). Both SPP and AP require review against the Design Guidelines in Chapter 3 of the Specific Plan, as well as compliance with the architectural guidelines in the City’s Design guidelines. At this time, staff is not recommending changes to the required discretionary permits mentioned above.

Proposed auto-related uses to be permitted in the Industrial and Business Park planning areas of the Specific Plans will require compliance with the minimum standards for each use outlined in the Zoning Code. Minimum Standards are provided as **Attachment 3A, 3B, and 3C**.

Planning Staff is requesting direction on the following topics:

1. Agreement on allocation of permitted and conditionally permitted uses in reference to Table 2 of this memorandum.
2. That current permitting and minimum standard requirements (Attachments 3A, 3B, and 3C) adequately address new types of uses proposed in the Industrial and Business Park planning areas.

Status and Next Steps

A working draft of the Specific Plan updates are being prepared. The Specific Plan updates will be made available for a 4-week public review period and public hearings will occur. Table 3 below summarizes staff’s anticipated the project schedule.

Table 3 - Project Schedule

Milestone	Timeline
Project Initiation	August 2021
Community Meetings/Outreach	October 2021 - November 2021
Analysis/Prepare Amendments	September 2021 - January 2022
Planning Commission Study Session	December and February 2022
Planning Commission Study Session	March 16, 2022
City Hearings and Public Review	May - June 2022
Adoption	July-August 2022

Attachments:

1. December 22, 2021 Study Session Memo
2. Proposed areas for permitted auto-related uses
3. Minimum Standards for Auto-related Uses:

17.28.310 - Vehicle Dealerships, Rental, and Sales.

- A. **Purpose and Intent.** This section is to ensure that vehicle dealerships, rental, and sales do not create an adverse impact on adjacent properties and surrounding neighborhoods. The guidelines following attempt to mitigate the negative impacts of uses such as traffic generation, visual blight, bright light, and noise.
- B. **Applicability.** This section applies to uses: vehicle dealerships, including renting, leasing and vehicle sales.
- C. **Review Requirements.** Please refer to permitted and conditional use tables in Chapter 17.36, Commercial Zones and Standards, through 17.48, Public Zones and Standards, to determine if vehicle dealerships, rentals, and sales may be established in particular zoning districts.
- D. **Minimum Standards.**
 - 1. Landscaping. Along with the landscaping standards for the specific zone in which the vehicle dealership is located, the vehicle dealership site shall be landscaped pursuant to the following standards:
 - a. A planting strip at least 15 feet wide shall be required along street frontages, except for driveway entrances and areas occupied by buildings.
 - b. Planters shall be surrounded by masonry or concrete curbs and so arranged as to preclude motor vehicles from driving across the sidewalk at locations other than access driveways.
 - 2. Location.
 - a. New Facilities. New vehicle dealerships, rental, and sales facilities may established on properties in a zoning district that allows facilities as a permitted or conditional use per use tables in Chapter 17.36, Commercial Zones and Standards, through 17.48, Public Zones and Standards, except for:
 - i. Properties fronting El Camino Real, or
 - ii. Properties with a common border with residential or mixed use zones, or separated by a right-of-way, alley, or easement, excluding arterial streets, as defined in Section 17.88.030, or
 - iii. Properties located within the Central Business [CB] Overlay District.
 - b. Facilities Existing as of General Plan Adoption. Existing vehicle dealerships, rental and sales facilities not meeting criteria in paragraph a above, may continue provided the use was lawfully established on or before February 4, 2014 (General Plan adoption date) and the use meets criteria in Chapter 17.72.030.C, Nonconforming Use Exemptions.
 - 3. Noise. There shall be no outdoor loudspeakers, when vehicle dealership, rental, and sales facilities are proposed across an arterial street (defined in Section 17.88.030) from residential

or mixed use zones. Interior loudspeakers shall not be audible above daytime ambient noise levels beyond the property boundaries under normal conditions (e.g., with windows open if they are likely to be opened).

4. Outdoor Display. Please refer to the outdoor display requirements found in Section 17.28.210.C, Minimum Standards.
5. Parking Display Spaces. Each for sale-or-rental car shall be displayed in parking spaces which meet the size requirements in Section 17.64.060.A, Parking Space Size, and shall be provided in addition to those for employees and clients. Striping, aisle width, backup distance and other aspects of parking shall be determined by the City Engineer. Areas designated for employee and customer parking shall not be used for vehicle storage or display.
6. Paving. All surfaces other than those used for structures and/or landscaping shall be paved.
7. Required Parking. Parking is required for vehicle dealerships, rental, and sales facilities as follows:
 - a. Vehicle rental and sales facilities with fewer than 10 vehicles on-site, a minimum of three parking spaces shall be provided.
 - b. Vehicle rental and sales facilities with 10 or more vehicles on-site, a minimum of one parking space shall be provided per 400 square feet of showroom and office, plus one per 2,000 square feet of outdoor display area, plus one per 300 square feet of parts department area.
 - c. Vehicle Dealerships, one parking space is required per 400 square feet of showroom and office, plus one space per 2,000 square feet of outdoor display area, plus one space per 500 square feet of vehicle repair area, plus one per 300 square feet of parts department area.
8. Storm Water Permit Program. Land uses may be required to comply with the NPDES Storm Water Permit Program. For further information on NPDES requirements, refer to the NPDES Ordinance, available from the City's Engineering Division or contact the San Diego Office of the Regional Water Quality Control Board.
9. Vehicle Dealership Repair Services. At vehicle dealerships, vehicle repairs shall comply with the following:
 - a. No vehicles to be repaired shall be parked or stored on any public street or alley.
 - b. Refer to Section 17.28.320, Vehicle Service and Repair-Related Facilities, of this chapter.

(Ord. No. 1652, § 4, 5-15-2018)

Editor's note— Ord. No. 1652, § 4, adopted May 15, 2018, repealed former § 17.28.310 and enacted a new section as set out herein. Former § 17.28.310 pertained to vehicle dealership and derived from Ord. No. 1176 § 3 (part), adopted in 1996.

17.28.320 - Vehicle Service and Repair-Related Facilities.

- A. **Purpose and Intent.** The purpose of this section is to provide for the mitigation of potential noise, fumes, litter and parking problems associated with vehicle service and repair-related facilities. The special standards contained in this section are intended to ensure that vehicle repair facilities operate harmoniously and are compatible with adjacent and surrounding uses. In the interest of protecting the health, safety and welfare of the City and its residents, special conditions shall be imposed on facilities consistent with the goals, objectives and policies of the General Plan.
- B. **Applicability.** This section applies to vehicle service facilities.
- C. **Review Requirements.** Refer to chapter 17.36, Commercial Zones and Standards, through 17.48, Public Zones and Standards, to determine if vehicle service and repair-related facilities are permitted or conditionally permitted in the particular zoning districts.
- D. **Minimum Standards.**
1. Landscaping. Along with the landscaping standards for the specific zone in which the vehicle service and repair-related facility is located, the site shall be landscaped pursuant to the following standards:
 - a. A planting strip at least 10 feet wide shall be required along all street frontages, except for driveway areas and areas occupied by buildings.
 - b. Planters shall be surrounded by masonry or concrete curbs and so arranged as to preclude motor vehicles from driving across the sidewalk at locations other than access driveways.
 - c. Permanent landscaping or berming shall be provided and maintained in the planters at a height of not less than three feet above the average adjacent grade.
 2. Litter. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked or wrecked vehicles may be stored in the surrounding areas of the parcel.
 3. Location.
 - a. New Facilities. New vehicle service and repair-related facilities may established on properties in a zoning district that allows facilities as a permitted or conditional use per use tables in Chapter 17.36, Commercial Zones and Standards, through 17.48, Public Zones and Standards, except for:
 - i. Properties fronting El Camino Real, or
 - ii. Properties with a common border with residential or mixed use zones, or separated by a right-of-way, alley, or easement, excluding arterial streets, as defined in Section

17.88.030, or

- iii. Properties located within the Central Business [CB] Overlay District.
- b. Facilities Existing as of General Plan Adoption. Existing vehicle service and repair-related facilities not meeting criteria in paragraph a above, may continue provided the use was lawfully established on or before February 4, 2014 (General Plan adoption date) and the use meets criteria in Chapter 17.72.030.C, Nonconforming Use Exemptions.
4. Enclosure of Use in Building. All repair and service activities and operations shall be conducted entirely within an enclosed service building.
5. Operation of Facilities. The vehicle service and repair-related facility shall at all times be operated in a manner not detrimental to surrounding properties or residents. Site activities shall not produce or be reasonable anticipated to produce any of the following:
 - a. Damage or nuisance from noise, smoke, odor, dust or vibration;
 - b. Hazard from explosion, contamination or fire;
 - c. Hazard occasioned by the unusual volume or character of traffic, or the congregating of a large number of people or vehicles.
6. Parking.
 - a. Vehicle Service and Repair-Related Facilities. Vehicle service and repair-related facilities shall have one parking space for each 400 square feet of gross floor area, with a minimum of five total spaces.
 - b. Full Service Car Wash Facilities. Full service car wash facilities shall have a minimum of one parking space per three employees on the maximum shift plus 600 square feet of operations parking area for each 20 feet of conveyor length.
 - c. Self Service Car Wash Facilities. Self service car wash facilities shall have a minimum of one parking space per self service car wash stall, plus a one space queuing lane in front of each self service car wash stall.
7. Paving. All surfaces other than those used for structures and/or landscaping, shall be paved.
8. Refuse Storage and Disposal. Trash areas shall be provided and screened in accordance with Section 17.24.050, Building Equipment Services and Their Screening, of this title. Additional requirements are as follows:
 - a. All trash shall be deposited in the trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.
 - b. Refuse bins shall be provided and placed in a location convenient for customers.
 - c. Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment,

or permanently disabled, junked or wrecked vehicles may be stored outside the main building.

9. Storage. Exterior parking areas shall be used for employee and customer parking only, and not for the repair or finishing work or long term (over one week) storage of vehicles. No vehicles awaiting repair shall be parked or stored on any street or in any alley.
10. Storm Water Permit Program. Vehicle service and repair-related facilities may be required to comply with the NPDES Storm Water Permit Program. For further information on NPDES requirements, refer to the NPDES Ordinance, available from the City's Engineering Division or contact the San Diego Office of the Regional Water Quality Control Board.

(Ord. No. 1652, § 4, 5-15-2018)

Editor's note— Ord. No. 1652, § 4, adopted May 15, 2018 repealed § 17.28.320 and enacted a new section as set out herein. Former § 17.28.320 pertained to vehicle repair facilities and derived from Ord. 1314 § 31, adopted in 2006 and Ord. 1172 § 3 (part), adopted in 1996.

17.28.290 - Service Stations.

- A. **Purpose and Intent.** The purpose of these standards is to ensure that service stations do not result in an adverse impact on adjacent land uses, especially residential uses. While service stations are needed by residents, visitors and employees in this City, the traffic and other impacts associated with service stations, particularly those open 24 hours per day, may be incompatible with nearby uses, particularly residential uses.
- B. **Review Requirements.** Please refer to the use tables in Chapters 17.36, Commercial Zones and Standards, through 17.48, Public Zones and Standards, of this title.
- C. **Minimum Standards.**
1. Access and Circulation, Service Bay and Wash Racks. All lubrication bays and wash racks shall be located within a fully enclosed building. Access to the service bays and wash racks shall not be located within 50 feet of a residentially zoned property, and shall be oriented away from public rights-of-way.
 2. Air and Water. Each service station shall provide air and water to customers at a convenient location during hours when fuel is dispensed.
 3. Canopies. Canopies shall be at least 10 feet from any property line and shall be attached to and architecturally integrated with the structure to which it is attached.
 4. Height, Maximum Building. 30 feet.
 5. Landscaping. Along with the landscaping standards for the specific zone in which the service station is located, the service station site shall be landscaped pursuant to the following standards:
 - a. A planting strip at least 10 feet wide shall be required along street frontages, except for driveway entrances. Planters shall be surrounded by masonry or concrete curbs and so arranged as to preclude motor vehicles from driving across the sidewalk at locations other than access driveways. Permanent landscaping or berming shall be provided and maintained in the planters at a height of not less than three feet above the average adjacent grade.
 - b. A landscaped area, with a minimum of 150 square feet, shall be provided at the street corner.
 6. Location of Activities. All repair and service activities and operations shall be conducted entirely within an enclosed service building, except as follows:
 - a. The dispensing of fuel, water and air from pump islands;
 - b. Replacement service activities such as wiper blades, fuses, radiator caps, and lamps;
 - c. The sale of items from vending machines placed next to the main building in a designated area not to exceed 32 square feet, and screened from public view;
 - d. The display of merchandise offered for customer convenience on each pump island, provided that the aggregate display area on each island shall not exceed 12 square feet and that the products shall be enclosed in a specially designed case.
 7. a. New Service Stations. New service stations may be established on properties in a zoning district that allows service stations in use tables in Chapters 17.36, Commercial Zones and Standards, through 17.48, Public Zones and Standards, of this title, except for:
 - i. Properties fronting El Camino Real, or
 - ii. Properties with a common border with residential or mixed use zones, or separated by a right-of-way, alley, or easement, excluding arterial streets, as defined in Section 17.88.030, or

- iii. Properties located within the Central Business (-CB) Overlay District, or
- iv. Properties fronting a street intersection, is a lawfully established service station exists at the same intersection.
- b. Facilities Existing as of the General Plan Adoption. Existing service stations not meeting criteria in paragraph a, above, may continue provided the use was lawfully established on or before February 4, 2014 (General Plan adoption date) and the use meets criteria in Chapter 17.72.030.C, Nonconforming Use Exemptions.
8. Lot Size, Minimum. 6,000 square feet.
9. Lot Width, Minimum. 60 feet.
10. Operation of Facilities. The service station shall at all times be operated in a manner not detrimental to surrounding properties or residents. Site activities shall not produce or be reasonably anticipated to produce any of the following:
 - a. Damage or nuisance from noise, smoke, odor, dust or vibration;
 - b. Hazard from explosion, contamination or fire;
 - c. Hazard occasioned by the unusual volume or character of traffic, or the congregating of a large number of people or vehicles.
11. Parking. Parking shall be based on the uses conducted on site, with parking provided for each ancillary use, including, but not limited to:
 - a. With convenience store: one per 200 square feet of gross floor area devoted to convenience items;
 - b. With car wash:
 - i. Single-bay self service: no additional spaces required,
 - ii. Other self-service and full service car-wash facilities: refer to standards for car washes in Table 17.64.050, Number of Parking Spaces Required, of this title;
 - c. With auto repair: one space per 400 square feet of repair area.In no case shall fewer than three parking spaces be provided for any service station.
12. Paving. The site shall be entirely paved, except for buildings and landscaping.
13. Refuse Storage and Disposal. Trash areas shall be provided and screened, in accordance with Section 17.24.050, Building Equipment and Their Screening, of this title. Additional requirements are as follows:
 - a. All trash shall be deposited in a gated trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.
 - b. Refuse bins shall be provided and placed in a location convenient for customers.
 - c. Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment, or permanently disabled, junked or wrecked vehicles may be stored outside the main building.
14. Rest Rooms. Each service station shall provide a public rest room that is accessible to the general public and physically disabled persons during all hours the service station is open to the public. Rest rooms shall be attached to a structure on site with entrances or signage clearly visible from the fueling service area or

cashier station, and concealed from view of adjacent properties by planters or decorative screening and shall be maintained on a regular basis.

15. Telephones. At least one public telephone shall be provided at each service station in a location that is easily visible from public rights-of-way.
16. Vending Machines. Coin-operated vending machines may be permitted within or abutting a structure for the purpose of dispensing items commonly found in service stations, such as refreshments and maps.
17. Other Requirements. Service stations shall comply with the NPDES Storm Water Permit Program. For further information on NPDES requirements, refer to the NPDES Ordinance, available from the City's Engineering Division.

D. Abandoned or Converted Service Stations.

1. Definition and Requirements. Service stations that become vacant or cease operation beyond 180 days shall be deemed abandoned and, at the City's discretion, the owner shall be required to remove all underground storage tanks, all fuel pumps and pump islands, and free-standing canopies.
2. Operation. In order to prevent the City from classifying a service station as abandoned, the owner must supply the City Planner with written verification prior to the 180 day that an allocation of gas has been delivered and operation of the station will commence within 30 days. However, if the station does not return to continued operation by the expiration of the 30-day period, the station shall be deemed abandoned and the owner shall perform the work required in Subsection (D)(1), Abandoned or Converted Service Stations, Definition and Requirements, of this section.

- E. Converted Service Stations.** When a service station use is converted to another use, the service station structures and other improvements shall be removed or modified to an extent that makes the site compatible with the neighborhood and conforming to rules. The modification or removal of improvements requires the approval of a Minor Architectural Permit or Minor Cultural Heritage Permit (Section 17.16.100) unless a waiver may be issued per Section 17.16.110. For example, the conversion of a service station could involve the removal of all fuel equipment and underground storage tanks, pole signs, removal of canopies, removal of pump islands, removal of overhead doors, the addition or modification of landscaping, addition of missing street improvements, exterior remodeling, etc. For nonconforming service stations, refer to change of use requirements in Chapter 17.72, Nonconforming Structures and Uses.

(Ord. 1314 § 27, 2006; Ord. 1172 § 3 (part), 1996)

(Ord. No. 1594, § 3(Exh. A, § 31), 5-5-2015; Ord. No. 1652, § 4, 5-15-2018)