

1 **Chapter 25.31 C-2 DISTRICT REGULATIONS**

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15 25.31.010 Scope of regulations.

16 The following regulations of this chapter shall apply to all C-2 districts.

17 25.31.020 Permitted uses.

18 The following uses are permitted in the C-2 districts:

19 (a) All uses permitted in the C-1 districts and subject to the same regulations and restrictions
20 applying to those uses in their respective districts.

21 (b) Automobile repair shop, specialty tire shop, battery rebuilding shop, tire building or
22 recapping, auto paint shop.

23 (c) Automobile sales lot.

24 (d) Automobile washrack in which power-driven machinery or steam cleaning is used, all of
25 which must be in an enclosed building.

26 (e) Building trades contracting, conducted within an enclosed building.

27 (f) Carpenter shop, cabinet making, furniture repairing, machine shop, plumbing and heating
28 shop, or sheet metal shop, conducted within an enclosed building.

29 (g) Laundry and dry cleaning processing plant.

30 (h) Pool halls, bowling alleys and other commercial amusements, all of which must be
31 conducted within an enclosed building.

32 (i) Electrical repair shop.

1 (j) Newspaper and job printing.

2 (k) Trade school.

3 (l) Sign shop.

4 (m) Accessory uses incidental to the uses in this section, and customary accessory buildings
5 when located on the same lot.

6 25.31.030 Conditional uses.

7 The following are conditional uses requiring a conditional use permit:

8 (a) All uses permitted in C-1 districts for which a permit is required in such districts, except
9 public garages, and subject to the same restrictions and exceptions.

10 (b) Residential hotels.

11 (c) Any building or structure which exceeds thirty-five (35) feet in height.

12 (d) Other uses similar in character to those enumerated in this section or Section 25.30.020
13 which will not be obnoxious or detrimental to the neighborhood in which they are located.

14 25.31.035 Prohibited uses.

15 Uses not listed as permitted or conditional shall be prohibited including:

16 (a) Uses of any industrial nature, including, but not limited to junkyards and automobile
17 wrecking establishment;

18 (b) Massage, bathing or similar establishments, unless licensed by the California Massage
19 Therapy Council (CAMTC) pursuant to Chapter 10.5 of the California Business and Professions Code
20 (Section 4600 et seq), which requires that CAMTC licensed massage establishments shall be considered
21 a personal service.

22 (c) Adult-oriented businesses as defined in Chapter 25.76;

23 (d) Warehouses for storage of furniture, household, personal, or other similar articles or
24 outdoor commercial storage, except automobile storage as allowed pursuant to this chapter.

25 25.31.040 Additional requirements for health services, beauty shops, barbershop, health studio,
26 tanning facilities.

27 A health service, beauty shop, barbershop, health studio, or tanning facility in any location in any
28 C-2 district shall be limited to the hours of 7:00 a.m. to 9:00 p.m. unless a conditional use permit is
29 approved by the planning commission pursuant to Chapter 25.52 to allow use outside those hours. This
30 limitation expressly applies to the Burlingame Avenue Commercial Area if the use is otherwise allowed.
31 The hours limitation imposed by this section does not apply to an occasional medical emergency at a
32 health service use.

1 25.31.045 Design review.

2 Construction and alterations as designated in Chapter 25.57 shall be subject to design review
3 under that chapter. When any part of a commercial structure is subject to design review, any awnings on
4 the commercial structure shall be included in the design review.

5 25.31.050 Building regulations.

6 Every building hereafter constructed, reconstructed or relocated upon any lot or lots in a C-2
7 district shall not exceed a height determined by its relation to the area of the lot or lots upon which the
8 building is located in the ratio of three (3) square feet of building to one square foot of land (FAR = 3.0). A
9 conditional use permit is required for any building or structure which exceeds thirty-five (35) feet in height
10 (refer to Section 25.31.030(d)).

11 25.31.055 Minimum lot size and street frontage.

12 Each lot in this district shall have an area of at least five thousand (5,000) square feet and a
13 street frontage of at least fifty (50) feet.

14 25.31.060 North California Drive Commercial District.

15 The following provisions shall apply to the portions the Downtown Specific Plan that are within the
16 North California Drive Commercial District:

17 (a) In addition to the permitted uses specified in Section 25.31.020, live/work units shall be
18 permitted above the first floor only.

19 (b) Setbacks. The following setbacks shall apply to the North California Drive Commercial
20 District:

21 (1) There shall be no minimum foot front setback.

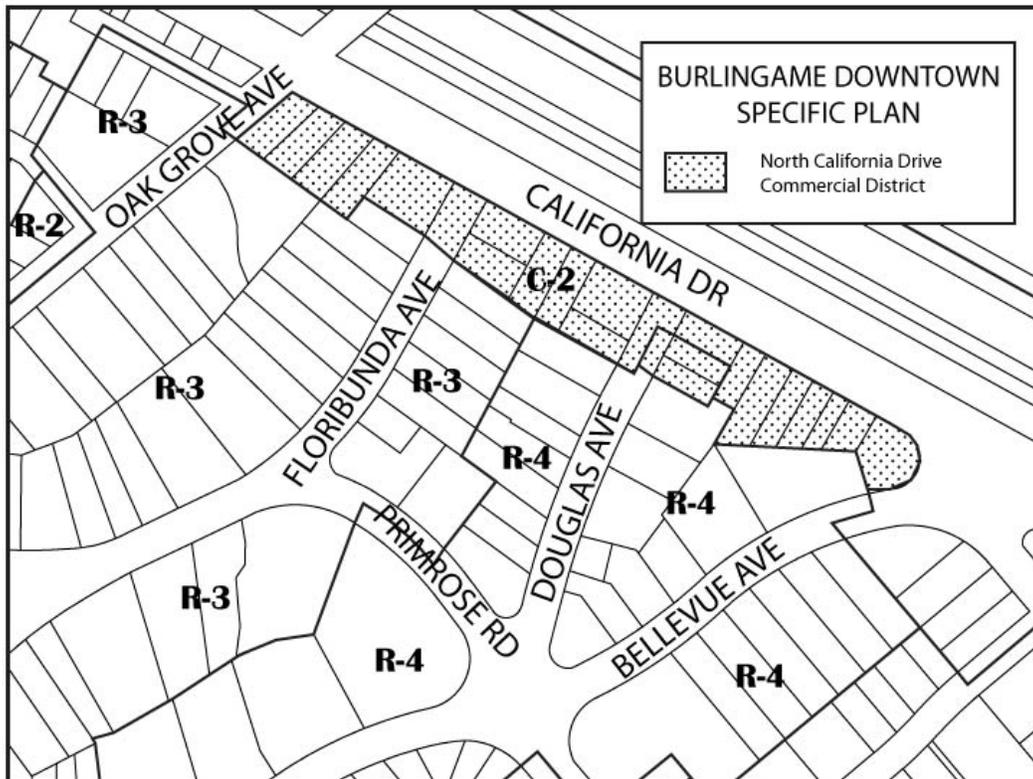
22 (2) There shall be a minimum ten (10) foot rear setback.

23 (3) For properties with a side yard adjoining a residential district , there shall be a minimum
24 five (5) foot side setback.

25 (c) Building height. No building or structure shall be constructed in the North California Drive
26 Commercial District which exceeds fifty-five (55) feet in height. A conditional use permit shall be required
27 for building or structures which exceed thirty-five (35) feet in height (refer to Section 25.31.030(d)).

28 (e) Lot Coverage. The maximum lot coverage for all buildings and structures in the North
29 California Drive Commercial District shall be seventy-five (75) per cent of the lot area.

30 (f) Exceptions allowed with a special permit. The following exceptions shall be allowed in
31 the North California Drive Commercial District with a special permit:



(1) Architectural features in excess of the maximum building height which do not extend more than ten feet above the maximum height and do not occupy more than ten (10) percent of the roof area. The architectural features shall enhance the design of the building and shall be reviewed as a part of the Design Review process as outlined in Chapter 25.57 of this code.

25.31.065 Carolan/Rollins Commercial Area—R-4 overlay zone.

In addition to the permitted uses specified in Section 25.31.020 and the conditional uses specified in Section 25.31.030, multiple-family residential uses are conditional uses within the Carolan/Rollins Road Commercial Area as shown on the map attached to the ordinance codified in this section, subject to the regulations and restrictions of the R-4 zone district, and subject to the following additional standards:

(a) Height of structures within one hundred (100) feet of southerly property line adjacent to R-1 and R-3 zoned properties shall not exceed two and one-half (2-1/2) stories or thirty (30) feet in height, whichever is less, as measured from average top of curb taken from the corners of the lot extended, except as follows:

(1) A structure between thirty (30) and thirty-six (36) feet upon approval of a special permit under the provisions of Chapter 25.51. Findings for the granting of a special permit for height shall be

1 based on the findings contained in Chapter 25.51, and shall particularly focus on providing articulation in
2 the building design to mitigate the impact of the taller structure on neighboring properties.

3 (2) A structure of thirty-six (36) feet or taller upon approval of a variance under Chapter
4 25.54.

5 (b) The minimum setback from the southerly property line adjacent to R-1 and R-3 zoned
6 properties shall be twenty (20) feet. This setback shall consist of a landscape screen containing large
7 scale trees selected from the Community Development Department Tree List for Private Property
8 Planting.

9 (1) Vehicular circulation and/or parking may be considered within this setback upon approval
10 of a special permit under the provisions of Chapter 25.54. Findings for the granting of a special permit for
11 vehicular circulation and/or parking shall be based as defined in Chapter 25.54, and shall include a
12 determination that a landscape buffer is provided and other measures are incorporated into the design to
13 minimize the impact on the adjoining properties.

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