

**CAR COUNTRY
CARLSBAD**

SPECIFIC PLAN 19

**SPECIFIC PLAN AMENDMENT SP 19(J)
MARCH 24, 2015**

TRI-CITY AUTO CENTER
SP-19

(Develop 50 acre auto center consisting of six dealers having nine major lines of automobiles, east of I-5, south of Cannon Road and north of Palomar Airport Road)

APPROVED BY:
City Council Ordinance #9288, January 18, 1972

CAR COUNTRY
SP-19(A)

(Implement development standards; including signage)

APPROVED BY:
Planning Commission Resolution #2274, May 9, 1984
City Council Ordinance #9720, June 19, 1984

SP-19(B)

(To allow the Planning Commission to consider minor modifications to Sec. 21.41.075(b) of the Sign Ordinance)

APPROVED BY:
Planning Commission Resolution #2340, August 22, 1984
City Council Ordinance #9734, January 22, 1985

SP-19(C)

(35 acre expansion to existing Car Country, South of Cannon Road, east of Paseo Del Norte, north of Palomar Airport Road)

APPROVED BY:
Planning Commission Resolution #2692, November 12, 1987
City Council Ordinance #9842, December 22, 1987

SP-19(D)

(Expanding additional automotive services for four lots to allow development and revenues to the City of Carlsbad until the economics and dealerships are available)

APPROVED BY:
City Council Ordinance #NS-214, October 6, 1992

SP-19(E)

(Deli - primarily for the use of tenants and customers of Car Country Plaza)

APPROVED BY:
Planning Commission Resolution #3220, May 15, 1991
City Council Ordinance #NS-166, August 20, 1991

SP-19(F)

(Used car dealership and car wash with non self-serve gas pumps)

WITHDRAWN: October 7, 1991

SP-19(G)

(Comprehensive Sign Program for Car Country Specific Plan)

APPROVED BY:
Planning Commission Resolution #3750, April 19, 1995
City Council Ordinance #NS-315, June 27, 1995
City Council Ordinance #NS-317, July 18, 1995

SP-19(H)

(Expansion to include new offices, service bays & parking)

DENIED BY:

Planning Commission Resolution #3889, January 17, 1996
City Council Resolution #96-141, April 23, 1996

SP-19(I)

(Modification to parking standard and addition of standards for the
development of parking structures)

APPROVED BY:

Planning Commission Resolution #6042, March 15, 2006
City Council Ordinance #NS-799, April 18, 2006

SP-19(J)

(Modifications to approval process and provisions for signs)

APPROVED BY:

Planning Commission Resolution # 7031, January 15, 2014
City Council Ordinance # CS-248, March 25, 2014
City Council Ordinance # CS-270, March 24, 2015
(approving CCC Suggested Mods)

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I. INTRODUCTION

A. Purpose and Organization

This Car Country Carlsbad Specific Plan sets forth the zoning and development plan for the Car Country Auto and Shopping Center. The document's primary function is to provide a comprehensive description of land use, design guidelines, development standards and implementation programs to direct future development. The specific plan will provide the necessary regulations so that subsequent development applications, consistent with this document, may be processed and approved by the City as a part of a comprehensive planning effort.

The Car Country Auto and Shopping Center is a planned commercial development featuring a combination of new car dealerships with other commercial enterprises. The center contains approximately 78 acres and is located north of Palomar Airport Road, south of Cannon Road and immediately adjacent to the east side of the I-5 corridor. The specific plan's regional location is illustrated by Figure 1-1.

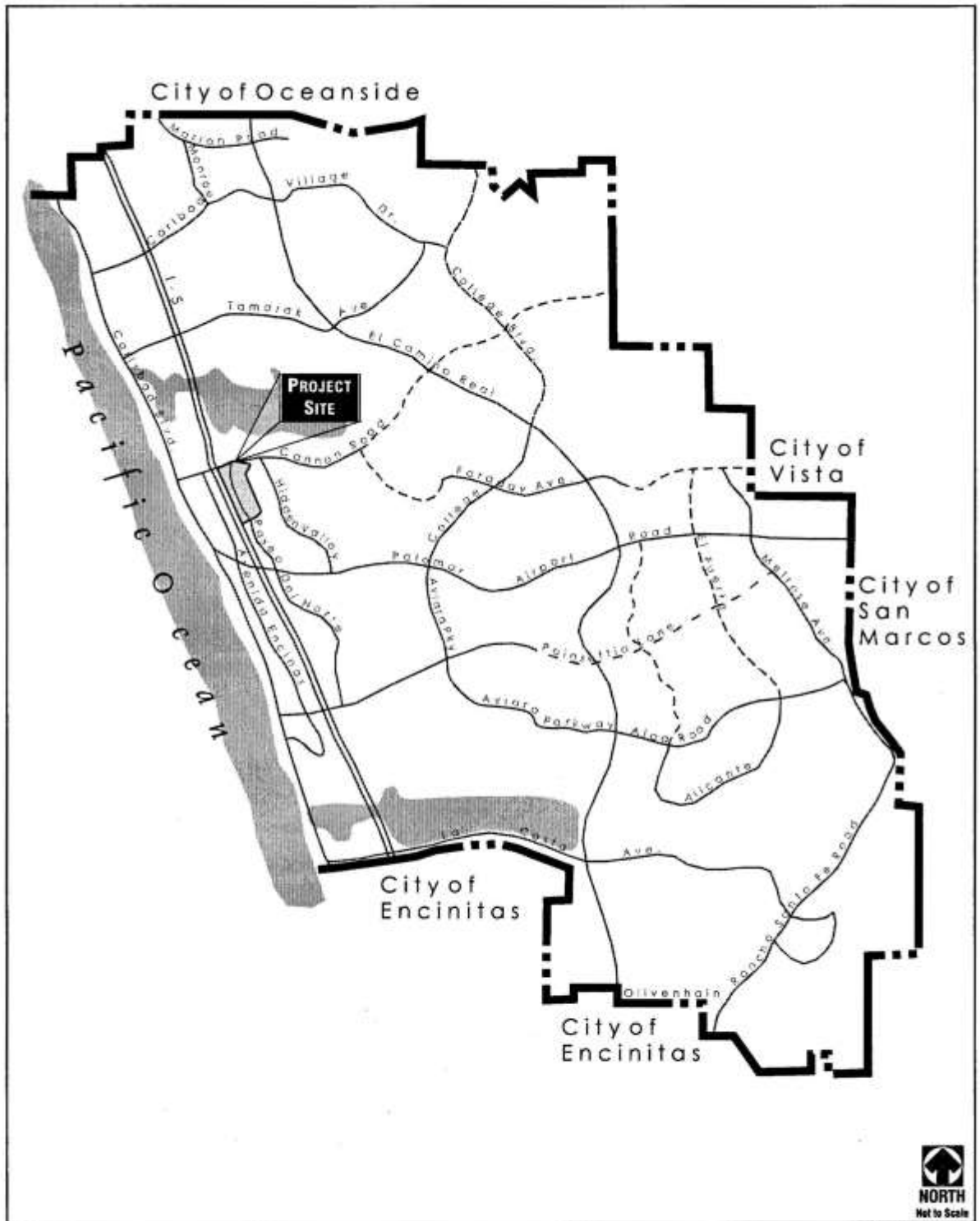
This document is divided into four sections; Introduction, Original Car Country Area, the Car Country Expansion Area and the Comprehensive Sign Standards. Although the original Car Country Area and the Car Country Expansion Area are independent specific plan areas, the overall goal is to comprehensively develop Car Country so that future development will complement and enhance existing and future uses within the specific plan area as well as the surrounding areas. Figure 1-2 shows the boundaries of the original and expansion areas of this specific plan.

B. Background

The original Car Country Specific Plan (SP 19) was adopted by the City of Carlsbad in January 1972. The original document established the development restrictions, standards and control procedures related to the development of the original Car Country Auto Park. These standards and procedures are included in this document as Part 2 and shall only be applicable to the Original area.

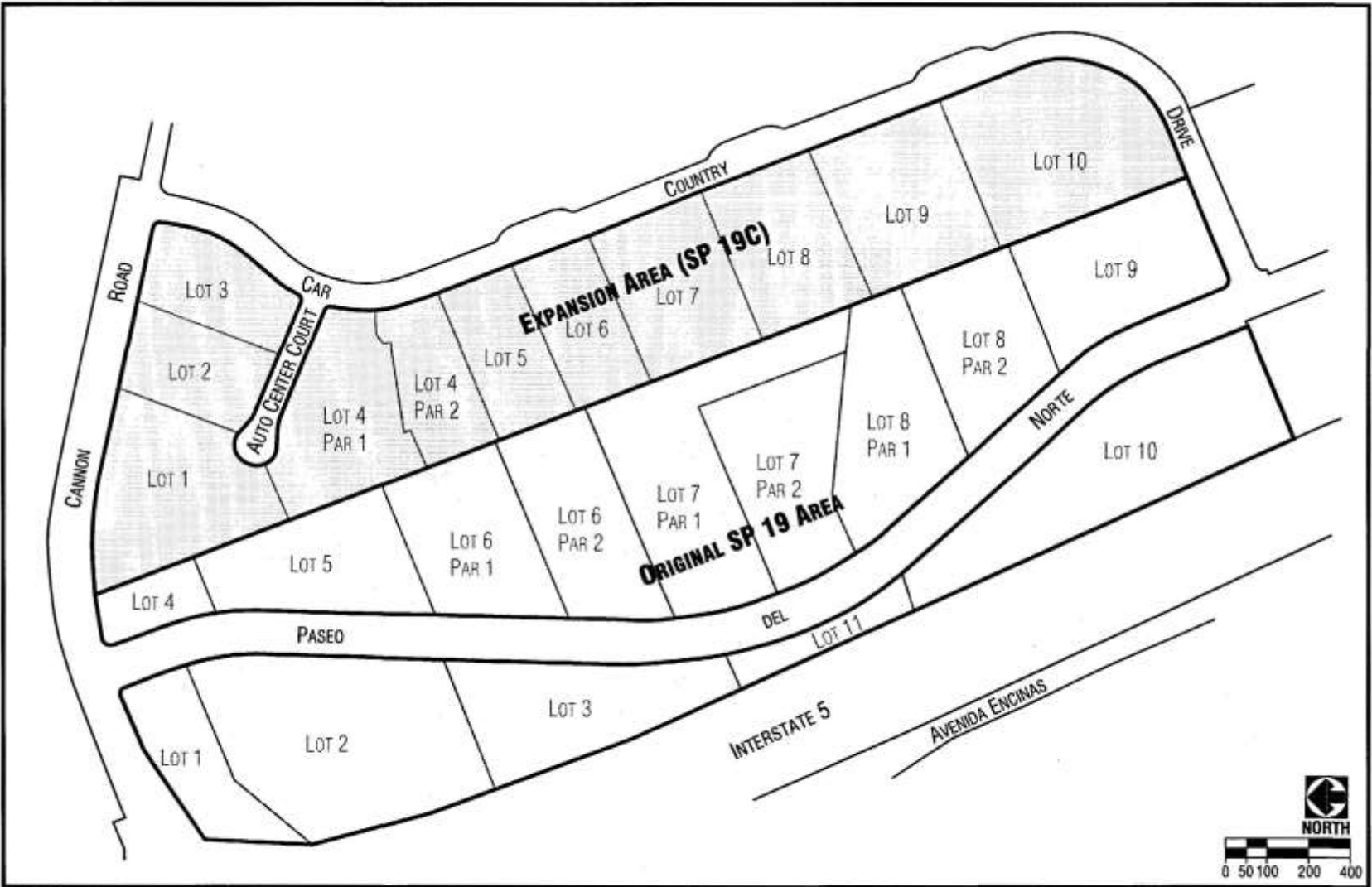
The Car Country Expansion Amendment (SP 19C) was adopted by the City of Carlsbad in December 1987. The amendment established the development regulations for the 35-acre expansion area located immediately east of the original Car Country Auto Park. The document, included as Part 3, was developed to be a "self-contained" plan that did not require reference to the original specific plan.

In keeping with the approvals for the Car Country area, this document has been organized to divide the development regulations into three areas; the Original Car Country Area; the Car Country Expansion Area and the Comprehensive Sign Standards, which is applicable to both the Original and Expansion Areas.



SPECIFIC PLAN 19
CAR COUNTRY CARLSBAD
CARLSBAD, CA

Figure 1-1
VICINITY MAP
JACK HENTHORN & ASSOCIATES



SPECIFIC PLAN 19
CAR COUNTRY CARLSBAD

CARLSBAD, CA

PROJECT AREA

JACK HENTHORN & ASSOCIATES

Figure 1-2

I. GENERAL REQUIREMENTS

A. General Statement and Purpose

1. Purpose

The Car Country Carlsbad Auto and Shopping Center is a planned commercial development featuring the combination of new car dealerships with other commercial enterprises. The site selected is most appropriate to attracting a growing market of auto-oriented customers in fast growing North San Diego County.

The center is located in the City of Carlsbad with a fabulous exposure on Freeway Interstate 5, as shown on Figure 2-1. The site commands a range of customer areas from the three immediate cities of Oceanside, Carlsbad and Vista which are within a 5 mile radius as well as the larger automotive market of the North San Diego County.

This proposed commercial development is harmonious with the master planning, concepts of San Diego County and the City of Carlsbad. These master planning concepts and other studies confirm that Car Country Carlsbad is in an ideal area for this commercial center serving the local needs of the three cities and the extended automotive needs of North San Diego County.

2. Development Standards

The quality of the development shall be based upon the highest and best standards with appropriate development restrictions, standards and control procedures. In general, these standards shall be oriented to achieve a commercial shopping environment of Spanish/Mediterranean Architecture with limited signing and extensive landscaping. This development is intended to be environmentally oriented towards enhancing the beauty, the nature and the history of this area.

The developers have set aside approximately forty-four thousand square feet of land for a park as an example of the objective desired for this Center.

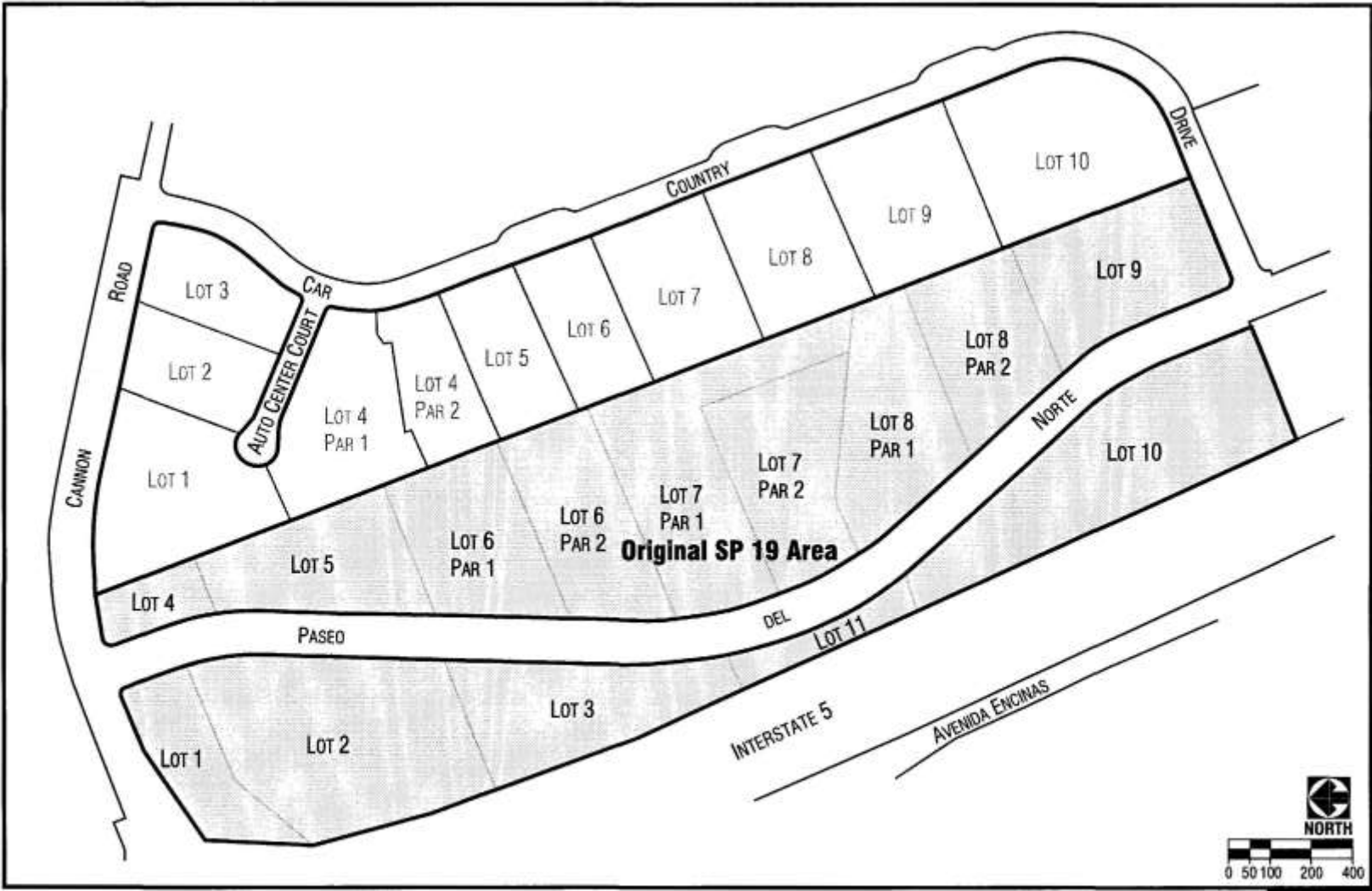


Figure 2-1

SPECIFIC PLAN 19
CAR COUNTRY CARLSBAD
CARLSBAD, CA

ORIGINAL PROJECT AREA
JACK HENTHORN & ASSOCIATES

3. Statement on Utilities Availability

All utilities including gas, electricity, water, sewer and telephone are available by underground service.

4. City of Carlsbad Requirements

Except as otherwise stated in these development standards, the requirements of the City of Carlsbad shall apply. Where conflicts between these standards and the City requirements (such as Planning, Zoning and the Building Code) occur, the City requirements shall be mandatory.

B. Definitions

1. General Statement and Purpose

The usage of words meant in these development standards is that generally intended in the building industry or as defined in this section. Where conflicts arise as to the definition of words, the decision of the City Planner on the meaning of a word shall be final, unless appealed pursuant to CMC Section 21.54.140.

2. Definitions

Alter or Alterations

Any change, addition or modification in construction or occupancy.

Area (Floor)

The area included within the surrounding exterior walls of a building.

Area (Elevation)

The area included within the height and length of a building.

Building

Any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building Line

An imaginary line parallel to the property line specifying the closest point from a building to the property line.

Front of Lot

The boundary of the lot facing Paseo Del Norte.

Height of Building

Building height shall be measured pursuant to Carlsbad Municipal Code (CMC) Section 21.04.065.

Mezzanine

An intermediate floor placed in any story or room. When the total area of any Mezzanine exceeds 33 1/3 percent of the total floor area of the room, it shall be considered as constituting an additional story.

Sign

Any structure, device, or contrivance, electric or non-electric and all parts thereof which are erected or used for advertising purposes upon or within which any poster, bill, bulletin, printing, lettering, painting, device or other advertising of any kind whatsoever is used, placed, posted, tacked, nailed, pasted or otherwise fastened or affixed.

Story

The portion of a building included between the upper surface of any floor and the upper surface of the floor next above except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Structure

That which is built or constructed, an edifice or building of kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

C. Site Development Plan Requirement and Decision-Making Authority

A Site Development Plan shall be required for all new development as noted below.

1. Exemptions

a. The following project types are exempt from the requirement for a Minor Site Development Plan or Site Development Plan provided that the City Planner determines that the project meets all development standards and is consistent with all aspects of the Car Country Specific Plan:

- 1) Any addition to an existing building that would result in an increase of less than ten percent of the internal floor area of the existing building.
- 2) Construction of new buildings that would result in an increase of less than ten percent of the combined internal floor area of all existing buildings on the site.
- 3) Any interior or exterior improvements that do not add square footage (e.g. architectural façade enhancements).
- 4) Modifications to outdoor lighting plans.

2. Minor Site Development Plan

The following project types require administrative approval of a Minor Site Development Plan in accordance with CMC Chapter 21.06:

- a. Any addition to an existing building that would result in an increase of between ten and fifty percent of the internal floor area of the existing building.
- b. Construction of new buildings that would result in an increase of between ten and fifty percent of the combined internal floor area of all existing buildings on the site.

3. Site Development Plan

The following project types require approval of a Site Development Plan in accordance with CMC Chapter 21.06:

- a. Any improvement to a building that would result in an increase of more than fifty percent of the internal floor areas of an existing building.
 - b. Construction of new buildings that would result in an increase of more than fifty percent of the combined internal floor area of all existing buildings on the site.
 - c. Construction of any new building(s) or permanent physical improvements on a vacant lot.
- D. Coastal Development Permit Requirement

Unless found to be exempt, all development shall be required to obtain approval of a Coastal Development Permit in accordance with CMC Chapter 21.201.

II. Auto Facilities Development Standards

A. Permitted Uses

1. Automobile sales, new and used
2. Automobile repair
3. Automobile wash
4. Automotive parts
5. Tire sales and service
6. New car storage
7. Automobile body shop
8. Truck & Recreational Vehicles Sales and Service
9. Rental and leasing of vehicles permitted to be sold
10. Parking Structures for the storage of new cars, employee parking and/or service bays
11. All businesses other than new car sales and service shall be accessory to a new car sales and service business

B. Building Coverage

Building coverage shall not exceed 25 percent coverage of each project site area.

Allowable total building coverage may be increased to 50% when a parking structure is included as a part of a Site Development Plan.

C. Building Heights

For developments west of Paseo Del Norte, building heights shall be restricted as follows:

Service Buildings – one story and 24’ maximum

Main Building – one story and 24’ maximum (Parts, showroom, offices)

Parking Structures – three stories and 35’ maximum to top of roof deck, as shown in Figure 2-2. Height protrusions up to 45’ are allowed per CMC Section 21.46.020.

For developments east of Paseo Del Norte, building heights shall be restricted as follows:

Service Buildings – one story and 24’ maximum

Main Building – two stories and 35’ maximum (Parts, showroom, offices)

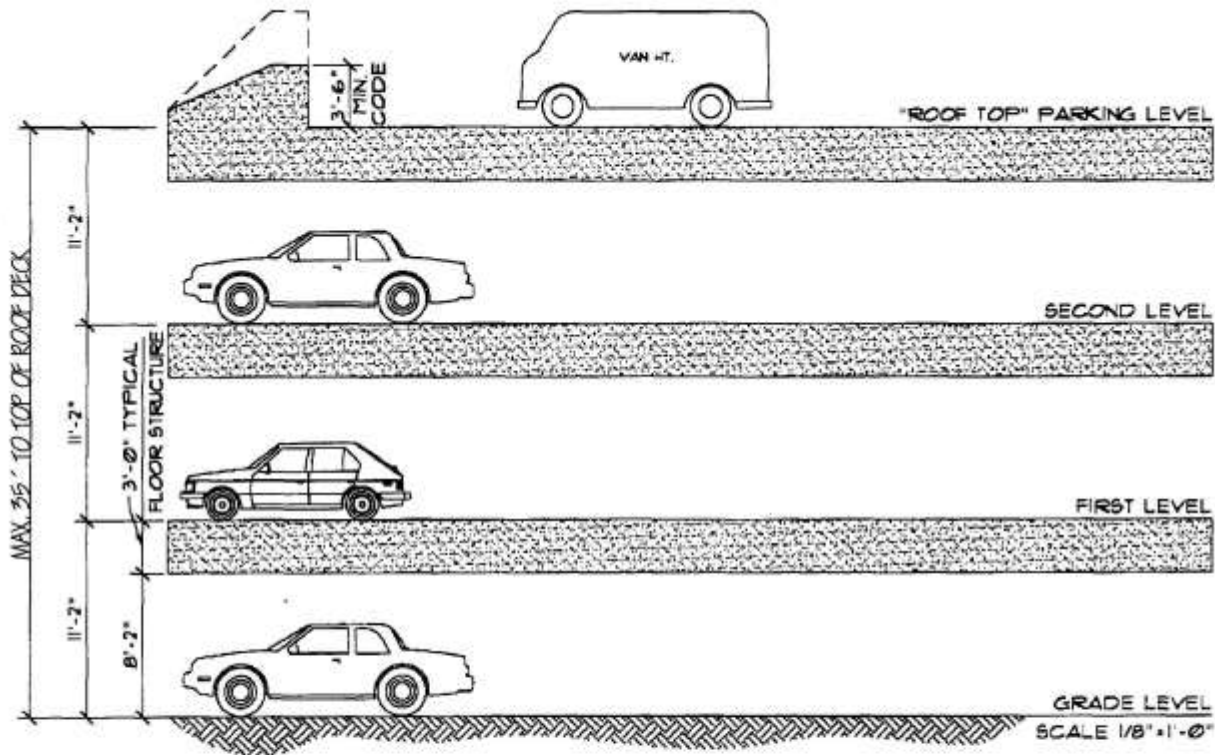
Parking Structures – three stories and 35’ maximum to top of roof deck, as shown in Figure 2-2. Height protrusions up to 45’ are allowed per CMC Section 21.46.020.

D. Architectural Design and Materials

The design of exterior building elements and fencing shall be of a Spanish or Mediterranean architectural style. The texture, color, and materials used shall be harmonious with the Spanish or Mediterranean motif. The quality of design and the selection of materials and colors shall be reviewed and approved by the appropriate decision-making authority.

All structures located in the Car Country area shall comply with the following design standards:

1. Exterior walls shall incorporate design elements that are consistent with the Spanish or Mediterranean architectural styles. Examples of these elements include, but are not limited to, slump stone adobe, stucco, arches, arcades, cornices, corbels, balustrades, fountains, and door/window details. Alternative design elements and materials may be incorporated into the architecture subject to the determination that the elements are found to be consistent with the Spanish or Mediterranean styles.
2. All buildings shall have an exterior color consistent with the Spanish and Mediterranean architectural styles. The use of warm, muted earth tones is required.
3. If a roof element is incorporated into the building design, the roof shall include a mission clay barrel tile or S-tile design of terra cotta coloring i.e. red El Camino blend, or Bernardo blend.



PROPOSED PARKING STRUCTURE MAXIMUM HEIGHT
 3 LEVELS ABOVE GROUND PARKING
 WITH SCREENED ROOF TOP PARKING



Figure 2-2

E. Building Setbacks

For properties west of Paseo Del Norte, the following setbacks shall be observed:

1. Front Yard Setback

Twenty-five (25) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

Parking structures shall be setback a minimum of fifty (50) feet (including parking structures which include uses besides parking).

2. Side Yard Setback

Ten (10) feet minimum.

Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

3. Street Side Yard Setback

Twenty-five (25) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

Parking structures shall be setback a minimum of fifty (50) feet (including parking structures which include uses besides parking).

4. Rear Yard Setback

Twenty (20) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

For properties east of Paseo Del Norte, the following setbacks shall be observed:

1. Front Yard Setback

Forty-five (45) feet minimum. Roof overhangs and other architectural devices may project six (6) feet into setback area.

Parking structures shall be setback a minimum of fifty (50) feet (including parking structures which include uses besides parking).

2. Side Yard Setback

Ten (10) feet minimum.

Roof overhangs and other architectural devices may project six (6) feet into the setback area.

3. Street Side Yard Setback

Twenty-five (25) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

Parking structures shall be setback a minimum of fifty (50) feet (including parking structures which include uses besides parking).

F. Parking

The intent of this section is to provide sufficient parking in areas such that on-street parking will be minimized.

1. General Parking Standards for Motor Vehicle Dealerships

a. Sales – One space per 400 square feet of gross floor area. Gross floor area includes all interior areas that are not specified below, including but not limited to: interior display, reception areas, private offices, and closing rooms.

20% of the required stalls shall be designated as customer parking.

b. Repair – Four spaces per work bay for the first three bays. Two spaces per bay for each bay in excess of three. Work bays shall not count as parking spaces.

c. Parts –

Customer Parking: 1 space per 1,000 square feet of gross floor area for auto parts.

Employee Parking: 1 space per 1,250 square feet of gross floor area for auto parts.

d. Storage and Display (New and Used Vehicle Inventory) – On-site storage of vehicles is permitted as long as it does not encroach into any employee or customer designated parking spaces.

- e. All other uses – such parking as may be required by CMC Chapter 21.44 for a specific use.
- f. All required customer and employee parking spaces shall be striped and designated as such to the satisfaction of the City Planner.

G. Parking Structures

Parking structures may be used for the storage of new cars, employee parking and/or to provide ground level areas for sales, service, and/or parts. Design of the structure shall be consistent with Sections C, D & E and complementary with existing buildings on and off-site. All vehicles shall be screened from outside views by the structure walls and/or landscaping.

Landscaping shall be provided to screen the structure from surrounding properties and I-5 corridor.

H. Paging Systems

Outdoor sound system for music and/or for paging shall be designed to minimize noise nuisance to adjoining properties. Speakers shall be spaced to minimize sound levels and oriented away from adjoining properties. Upon completion of construction, the outdoor sound system shall be tested for noise and where necessary it shall be adjusted to the satisfaction of the City Planner.

I. Outdoor Lighting

1. Purpose

The general intent of this section is to achieve the following goals:

- All display and security lighting for each dealership shall be designed for uniformity.
- Lighting shall be designed to minimize glare away from Paseo Del Norte and from the Interstate 5 corridor as the highest priority and to minimize glare away from adjacent properties as a secondary priority.

2. Design

All outdoor light fixtures and pole specifications with respect to height, type, projected angle of light, material, colors and use, shall be subject to approval of the appropriate decision-making authority.

Lighting for the roof level of parking structures shall be limited to the use of bollards or lighting attached to the parapet walls. Roof top lighting shall not exceed the height of the parapet wall.

3. Lighting Restrictions

Light fixtures for display areas of the automobile agencies and for general lighting of the commercial developments, shall be metal halide, induction lighting, or other low-energy usage light fixtures as approved by the appropriate decision-making authority. All fixtures will be mounted on tapered square or round-type poles.

J. Fencing

1. Prohibited Materials:

Wire fencing and gates

2. Fencing and Gate Design

The design of fence and gates shall be appropriate to and similar to the Spanish or Mediterranean motif required for the buildings.

Material shall be of approved masonry, stucco or wood.

3. Screening

Storage areas, loading areas, service yards shall be screened from view from the outside by fencing.

Height of fence shall average 8 feet in height and be limited to maximum and minimum heights of 9 feet and 7 feet respectively.

Parking structures shall be screened from view from the outside by a combination of fencing and landscaping.

4. Fencing Setback

Fencing may be placed without setback from the property lines except as follows where setback for the fencing shall be observed.

Northerly Property Lines of Lots 1 and 4 Fencing Setback – 5 feet minimum

Westerly Property Lines of Lots 1 and 10 Fencing Setback – 5 feet minimum

Property Lines along Paseo Del Norte Fencing Setback – 25 feet minimum

K. Undeveloped Areas

Undeveloped areas/slopes shall be planted and maintained in a dean, neat and orderly manner. Undeveloped lots shall not be used for the storage of automobiles unless a Conditional Use Permit is processed pursuant to CMC Chapter 21.42.

L. Trash Collection

There shall be provided a completely screened trash collection area. Screening materials shall be of masonry walls. The ground shall be paved with 4” minimum concrete.

No trash collection shall be permitted in the front yard setback.

M. Loading

Provision for loading and unloading shall be provided on site. Such area shall not be permitted in the front yard setback.

N. Storage

Outdoor storage shall be visually screened from exterior view by fencing as required in Section J (Fencing).

O. Utility Services

All utility, including telephone, services to the building shall be underground and shall be screened where exposed to exterior view.

P. Roof Equipment

All equipment including air conditioning equipment shall not be permitted on the roof unless screened in an approved manner from horizontal view.

Vents for plumbing, air exhaust and air inlets are permitted on the roof without screening.

Special care shall be exercised in the location and sizing of exhaust vent for the paint spray booth so as to reduce its view to the freeway or to Paseo Del Norte.

III. GENERAL COMMERCIAL DEVELOPMENT STANDARDS

A. General Purpose

The purpose of this section is to maintain the high development standards contemplated for Car Country Carlsbad or commercial uses other than Auto Dealer Facilities which are controlled under Section II of these standards.

B. Approval of Land Uses

It is intended that the usual commercial uses permitted upon commercial zoned property shall be allowed for those sites indicated to be general commercial and the un-named Auto Dealer Site (lots 1, 4, 6 and 7) subject to review and approval of the Planning Commission. The discretion of the Planning Commission with respect to approval of land uses shall be limited to minimizing undesirable duplications within Car Country Carlsbad.

Request for approval of proposed land uses for a general commercial development shall be submitted for approval of a Site Development Plan in accordance with CMC Chapter 21.06.

C. Land Uses

1. Professional and Business Offices

Accountants	Engineers
Architects	Laboratories
Attorneys	Optometrists
Banks	Savings & Loan
Dentists	Surveyors
Doctors	Telephone Answering
Economic Consultants	Travel Agency

2. Commercial Uses

Book Store	Liquor
Camera Shop	Motel
Delicatessen	Pharmacy
Department Store	Reproductions
Florist	Restaurant
Hotel	Service Station
Jewelry Store	Tobacco Store

D. Building Coverage

Building coverage shall not exceed 40 percent coverage of the project site area.

E. Building Heights

Building heights shall be limited as follows:

Lot 1: One story – 24' max.

Lots 4, 6, 7: No restrictions except as required by the project conditions of approval.

F. Architectural Design and Materials

The design of exterior building elements and fencing shall be of a Spanish or Mediterranean architectural style. The texture, color and materials used shall be harmonious with the Spanish or Mediterranean motif. The quality of design and the selection of materials and colors shall be reviewed and approved by the appropriate decision-making authority.

All structures located in the Car Country area shall comply with the following design standards:

1. Exterior walls shall incorporate design elements that are consistent with the Spanish or Mediterranean architectural styles. Examples of these elements include, but are not limited to, slump stone adobe, stucco, arches, arcades, cornices, corbels, balustrades, fountains, and door/window details.

2. All buildings shall have an exterior color consistent with the Spanish and Mediterranean architectural styles. The use of warm, muted earth tones is required.
3. All roofs will include a mission clay barrel tile or S-tile design of terra cotta coloring i.e. red El Camino blend, or Bernardo blend.

G. Building Setbacks

Buildings shall be setback from the property line in accordance with the following schedules.

Lot 1 Shall have the following setbacks:

1. Front Yard Setback

Twenty-five (25) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

2. Side Yard Setback

Ten (10) feet minimum.

3. Rear Yard Setback

Twenty (20) feet minimum. Roof overhangs and other unsupported devices may project six (6) feet into the setback area.

Lot 4 Shall have the following setbacks:

1. Front Yard Setback

Forty-five (45) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

2. Side Yard Setback (South)

Ten (10) feet minimum

3. Side Yard Setback (North)

Twenty-five (25) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

4. Rear Yard Setback

Ten (10) feet minimum.

Lot 6 and Lot 7 if used as general commercial (in lieu of auto dealership) shall have the following setbacks:

1. Front Yard Setback

Seventy-five (75) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into set-back area.

2. Side Yard Setback

Twenty (20) feet Minimum. Roof overhangs and other architectural devices may project six (6) feet into setback area.

3. Rear Yard Setback

Ten (10) feet minimum.

H. General Parking Requirements

The intent of this section is to provide adequate parking areas on site so as to reasonably eliminate the need for any parking on the street.

Parking required in this section shall be provided on-site or on another site within 400 feet of the project.

Parking that is proposed on another site shall comply with the requirements of CMC Section 21.44.040.

I. Required Parking Spaces

Parking spaces required shall be based upon the following:

1. Professional Business Offices:

One space per each 250 sq. ft. of gross floor area.

2. Restaurants, Bars:
 - a. Less than four thousand square feet in size – One space/one hundred square feet gross floor area.
 - b. Four thousand square feet or greater – Forty plus one space/fifty square feet of floor space in excess of four thousand square feet.

3. Commercial:

One space per each 300 sq. feet of gross floor area.

4. Hotels and Motels:

1.2 spaces per unit.

J. Adjustment of Required Parking.

Required on-site parking may be adjusted by approval of the appropriate decision-making authority upon a reasonable showing. Such showing may include the following:

1. Combined use of parking on an auto dealer site provided that maximum parking needs of the separate facilities occur at different times.
2. Compliance with CMC Section 21.44.080 – Joint Use Parking.

K. Outdoor Lighting

1. Purpose

The general intent of this section is to achieve the following goals:

- a. All display and security lighting shall be designed for uniformity of design concepts for the area.
- b. Lighting shall be designed to minimize glare away from Paseo Del Norte and from the Interstate-5 corridor as the highest priority and to minimize glare away from adjacent properties as a secondary priority.

2. Design

All outdoor light fixtures and pole specifications with respect to height, type, projected angle of light, material, colors and use, shall be subject to approval of the appropriate decision-making authority.

3. Lighting Restrictions

Light fixtures for display areas of the automobile agencies and for general lighting of the commercial developments, shall be metal halide, induction lighting, or other low-energy usage light fixtures (no florescent arm-type fixtures will be allowed) as approved by the appropriate decision-making authority. All fixtures will be mounted on tapered square or round-type poles.

L. Fencing

1. Prohibited Materials

Wire fencing and gates.

2. Fencing and Gate Design

The design of fence and gates shall be appropriate to and similar to the Spanish or Mediterranean motif required for the buildings.

Material shall be approved masonry, stucco or wood.

3. Screening

Storage areas, loading areas, service yards, shall be screened from view from the outside by fencing.

Height of fence shall average 8 feet in height and be limited to maximum and minimum heights of 9 feet and 7 feet respectively.

4. Fencing Setback

Fencing may be placed without setback from the property lines except as follows where setback for the fencing shall be observed:

Northerly Property Lines of Lot 1 and 4 Fencing Setback – 5 feet minimum

Westerly Property Lines of Lots 1 and 10 Fencing Setback – 5 feet minimum

Property Lines along Paseo Del Norte Fencing Setback – 25 feet minimum

M. Undeveloped Areas

Undeveloped areas/slopes shall be planted and maintained in a clean, neat and orderly manner. Undeveloped lots shall not be used for the storage of automobiles unless a Conditional Use Permit is processed pursuant to CMC Chapter 21.42.

N. Trash Collection

There shall be provided a completely screened trash collection area. Screening materials shall be of masonry walls. The ground shall be paved with 4" minimum concrete.

No trash collection shall be permitted in the front yard setback.

O. Loading

Provision for loading and unloading area shall be provided on site. Such area shall not be permitted in the front yard setback.

P. Utility Services

All utility, including telephone, services to the building shall be underground and shall be screened where exposed to exterior view.

Q. Roof Equipment

All equipment including air conditioning equipment shall not be permitted on the roof.

Vents for plumbing air exhaust and air inlets are permitted on the roof.

Special care shall be exercised in the location and sizing of exhaust vent for the paint spray booth so as to reduce its view to the freeway or to Paseo Del Norte.

IV. LANDSCAPE STANDARDS

A. Purpose

The purpose of the Landscape Standards is to provide landscaping in harmony with the goals of the Car Country Carlsbad Specific Plan to achieve a planned commercial development of the best quality and appropriate to the Spanish or Mediterranean design motif.

B. Approval Procedures

All landscaping concept plans shall be subject to the approval of the appropriate decision-making authority.

C. Landscape Areas

1. Front Yard Landscaping

For lots west of Paseo Del Norte, there shall be a minimum landscape strip of not less than 8 feet in addition to landscaping the Paseo Del Norte parkway width of 5 feet.

For lots east of Paseo Del Norte, there shall be a minimum landscape strip of not less than 10 feet in addition to landscaping the Paseo Del Norte parkway width of 5 feet.

2. Rear Yard Landscaping

For lots west of Paseo Del Norte, there shall be a minimum landscape strip of not less than 5 feet.

3. Side Yard Landscaping

A minimum landscape width of 5 feet shall be observed along the side property lines. Where a side yard occurs along a cul-de-sac side street, such yard shall be provided with a minimum landscape width of 8 feet in addition to landscaping of the parkway.

4. Interior Landscaping

Landscaping in the interior of display parking areas shall be provided in addition to the boundary strip landscaping. Such landscaping shall be in

accordance with good design practice and other requirements of the landscape development standards.

5. Percentage Area Landscaping

In the public display areas visible from Paseo Del Norte, or from the Interstate 5 corridor, there shall be landscape areas provided along the perimeter and interiors of such areas to provide a total landscape area not less than ten (10) percent of the total display area involved.

The developer may reduce the required minimum landscape strip for design purposes of providing enlarged area landscaping. In such instance the minimum landscape strip permitted shall be 3 feet and the percentage of total area landscaped shall remain 10 percent.

6. Sloping Earth Banks

Areas in which grading has caused sloping earth banks shall be landscaped and irrigated in a manner to protect the soil from erosion.

The horizontal projected area of the sloping bank shall be included as part of the required landscaping.

D. Wheel Stops and Concrete Curbs

In public display and customer areas where landscaping abuts the paved area, 6" high concrete curbs and concrete bumper stops shall be provided.

E. Completion of Landscaping

All landscaping shall have been completed and approved by the Planning Division before occupancy of the structure and conduct of business is permitted.

F. Maintenance of Landscaping

All landscaping shall be maintained in the best of standards. Maintenance standards to be observed shall include the following:

1. Lawn and ground covers – Trimmed and mowed
2. Weeds and Debris – To be removed

3. Health conditions – Plantings shall be maintained in a healthy and growing condition with pruning, fertilization and cultivation a regular part of the maintenance program.
4. Damaged Landscaping – Plantings damaged by storm and other acts of nature or by vandalism shall be corrected as advised by the City of Carlsbad within 30 days from advice of the City.
5. Irrigation System – Shall be kept in working condition.

G. Landscaping Materials and Details

Required landscaping shall consist of a designed combination of trees, ground cover and shrubbery. These materials shall be of limited selection to give greater unity to the visual quality of the development and shall be selected for concern of climate and maintenance.

In general, the landscape materials shall be based upon the following requirements:

Street Trees — Not less than 24” Box spacing, 40 feet o.c. max.

Boundary Landscape Trees — Not less than 24” Box spacing 40 feet o.c. max.

Parking Areas Trees — Not less than 24” Box 1 tree per each 20 cars displayed

Ground Cover — Designed for full coverage in a maximum of 6 months

Shrubbery — Not less than 1 gal size

I. INTRODUCTION**A. Purpose**

The purpose of this document is to establish development regulations for the approximately 35-acre Car Country Expansion area. An overriding goal is to uphold and surpass the high quality standards of the existing Car Country. At buildout, the expansion area should complement and enhance the existing auto park.

This document is incorporated as an amendment into Specific Plan 19 which was adopted in January 1972. However, upon initial adoption the development restrictions contained herein only govern the expansion area and do not apply to the existing Car Country. The Car Country Expansion Area Amendment has been written as a “self-contained” document which does not require reference to the original 1972 Specific Plan or subsequent revisions. The original Specific Plan (SP-19) is contained in Part 2 of this document.

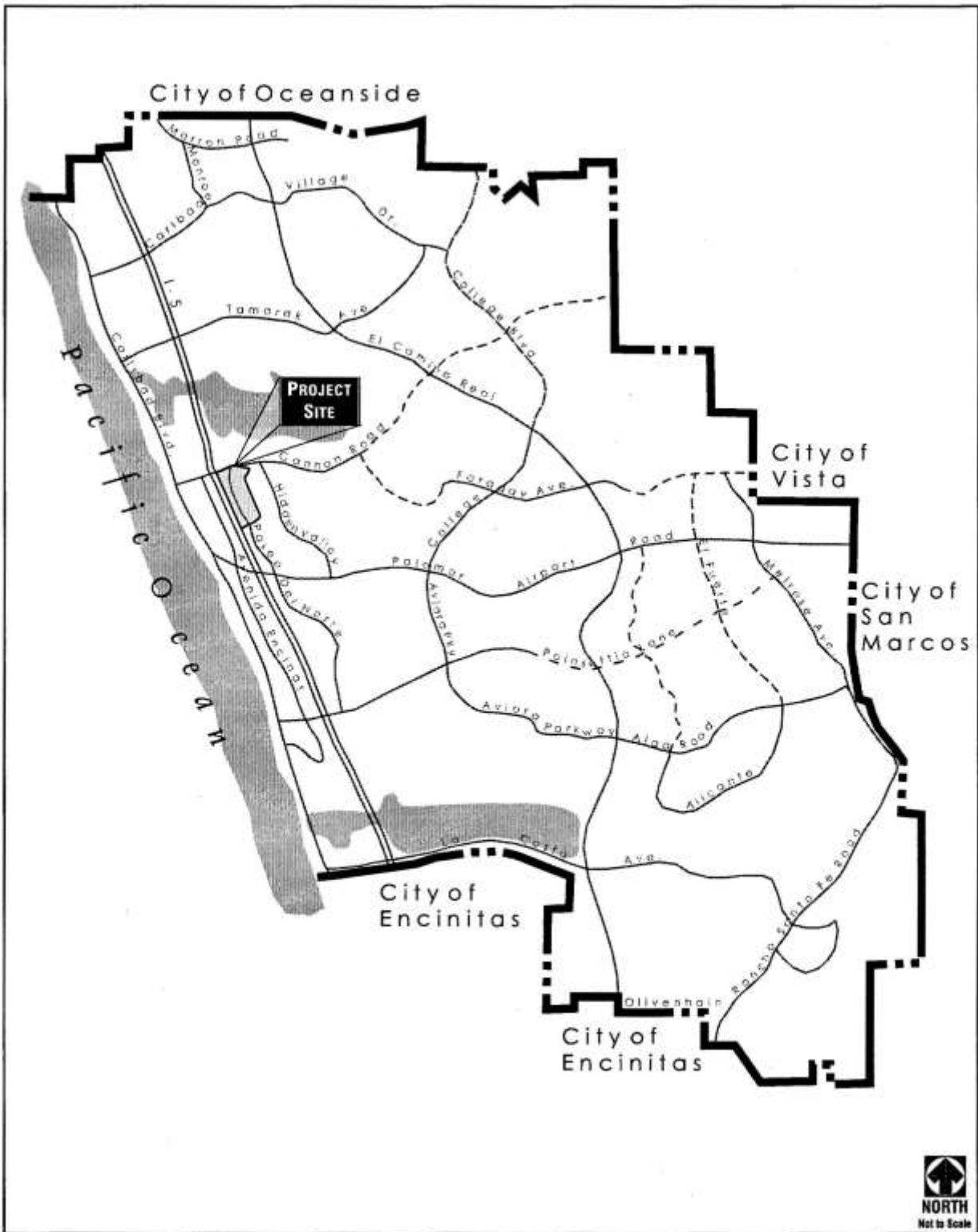
The Car Country Expansion Amendment implements but does not supersede the General Plan, the Local Coastal Plan or the provisions of Title 21 of the Carlsbad Municipal Code (CMC). This document shall constitute the zoning for all land covered by this plan and no use or development inconsistent with this plan shall be permitted.

B. Location

The Car Country Expansion area contains approximately 35 acres and is located south of Cannon Road, east of the existing Car Country area, west of Agricultural Preserve No. 76-1 and north of Palomar Airport Road. Figure 3-1 illustrates the location of the project within the region. The project site and adjacent properties, including the original Car Country Auto Park, are illustrated in Figure 3-2. The property located in the City of Carlsbad contains approximately 35 acres and described as follows: "A portion of Lot H" of the Rancho Agua Hedionda, Map 823 in the City of Carlsbad, County of San Diego, State of California.

C. General Plan and Zoning Designations

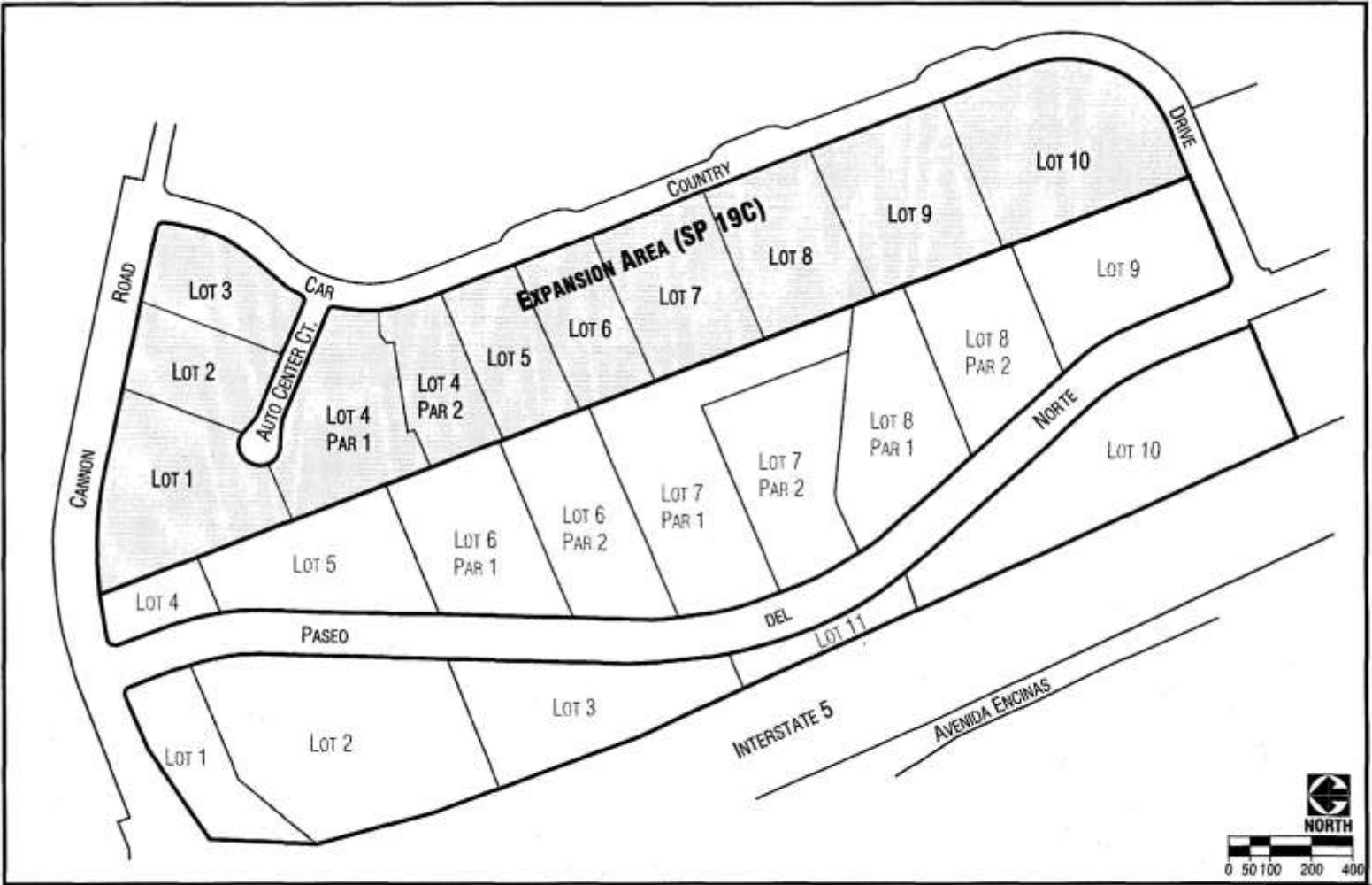
The site is designated by the City of Carlsbad's General Plan as Regional Commercial (R). These commercial areas are oriented to establishments which sell large, low volume, high cost items such as automobiles. The adopted zoning for the expansion area is C-2(Q). Both General Plan and zoning are consistent with the designations for the original area included within Car Country.



SPECIFIC PLAN 19C
CAR COUNTRY CARLSBAD
CARLSBAD, CA

Figure 3-1

VICINITY MAP
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SPECIFIC PLAN 19C
CAR COUNTRY CARLSBAD
CARLSBAD, CA

EXPANSION AREA
JACK HENTHORN & ASSOCIATES

Figure 3-2

D. General Development Concept**1. Land Use**

The Car Country Expansion area will continue the land use pattern established in the original auto park. Figure 3-3 illustrates the Development Concept Plan. The primary use of the area will be retailing of new and used motor vehicles.

2. Circulation

Primary access to the site will be from Car Country Drive which provides access from Paseo Del Norte to Cannon Road.

E. General Provisions

1. Except as specifically stated in this plan, the requirements of the C-2 zone and all other applicable provisions of the zoning, subdivision, grading and building codes (and any amendments thereto) of the City of Carlsbad shall apply.
2. Where minor questions arise regarding interpretation of this Specific Plan Amendment, the City Planner shall resolve them in a manner consistent with the Municipal Code, adopted City plans and City policy. Such decisions by the City Planner may be appealed to the Planning Commission and City Council.
3. The Car Country Expansion has been approved under the express condition that the applicant shall pay a Public Facilities Fee as required by City Council Policy No. 17, dated July 28, 1987, on file with the City Clerk and incorporated herein by reference and according to the agreement executed by the applicant for payment of said fee.
4. This project shall comply with all conditions and mitigation required by the Zone 3 Local Facilities Plan and any future amendments to that plan made prior to issuance of building permits.
5. Unless found to be exempt, all development shall be required to obtain approval of a Site Development Plan consistent with Section II.B of this plan and in accordance with CMC Chapter 21.06. The plans shall be evaluated in accordance with municipal ordinances and policies in effect at the time said plans are before the appropriate decision-making authority.

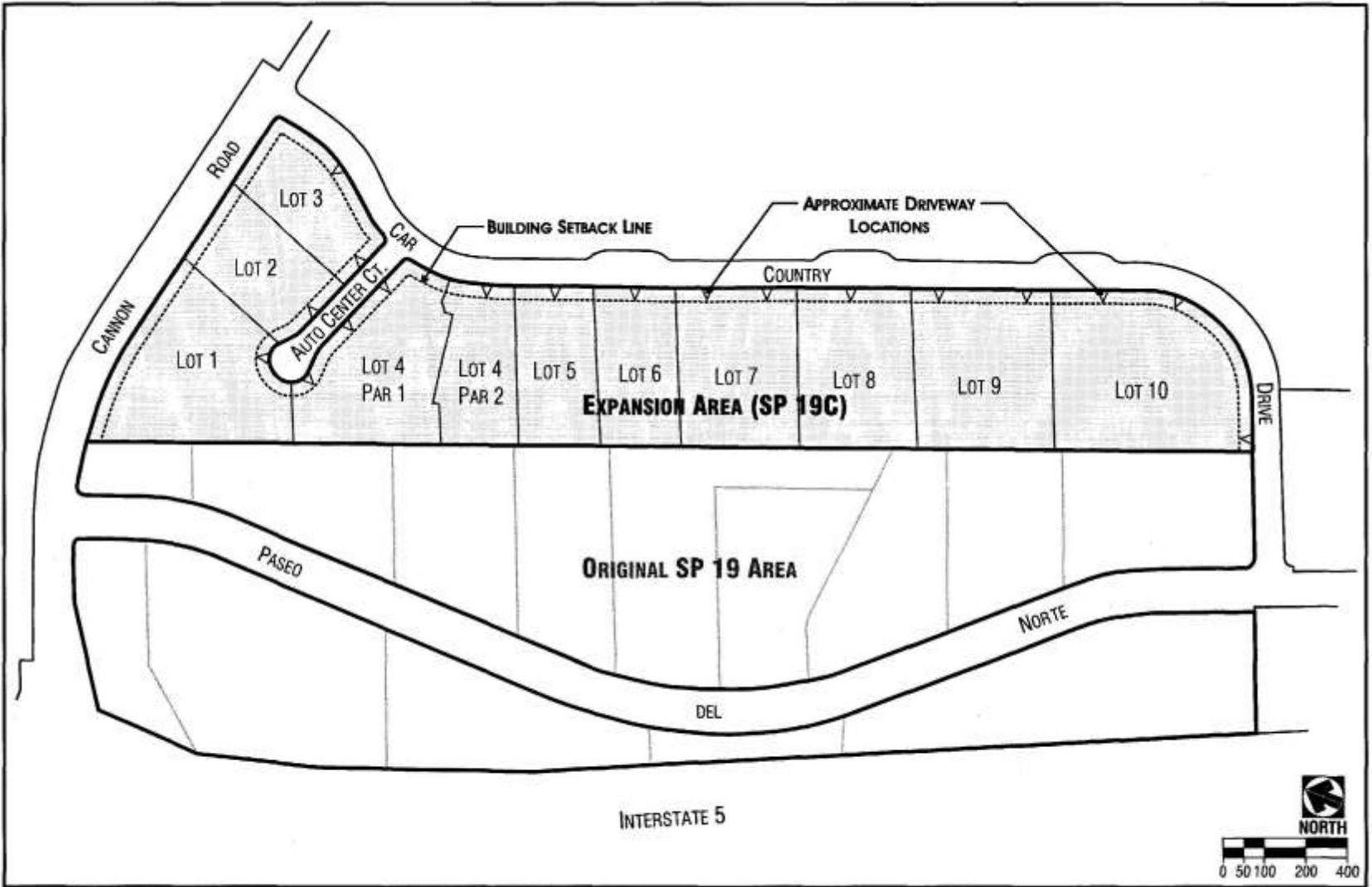


Figure 3-3

SPECIFIC PLAN 19C
CAR COUNTRY CARLSBAD
CARLSBAD, CA

SITE PLAN
JACK HENTHORN & ASSOCIATES

6. Approval of this Specific Plan or approval and construction of a part of the development pursuant to this amendment shall not vest any rights in the balance of the Specific Plan nor create any vested rights in the approval of any subsequent development.
7. All land and/or easements required by this Specific Plan for public streets and public utility purposes shall be granted to the City of Carlsbad without cost to the City and free of all liens and encumbrances, except as otherwise conditioned by the Tentative Tract Map.
8. Approval of this plan does not constitute and guarantee individual development within the Specific Plan Amendment area will be approved, nor that the availability of public facilities and services will necessarily coincide with any owner or developer's timetable for construction. Availability of public services will be evaluated in the context of subsequent individual approvals and the adopted Local Facilities Management Plan for Zone 3.
9. Prior to development, a landscape and irrigation plan shall be approved by the Planning Division.
10. Car Country Drive shall be a single loaded street.
11. All proposed development shall comply with the grading and resource preservation policies of the underlying Local Coastal Program.
12. Prior to issuance of building permits, the developer of any site shall be required to obtain a Coastal Permit.

F. Amendments

Amendments to this document may be initiated by an application to the City Planner, subject to a recommendation of approval by the Planning Commission and approval by the City Council. Amendments are also subject to review and approval of a Local Coastal Program Amendment by the California Coastal Commission.

II. DEVELOPMENT REVIEW PROCESS

A. Subdivision Process

Prior to any development there shall have been a final subdivision map for Car Country Expansion in conformance with the State Subdivision Map Act and Title 20 of the City of Carlsbad Municipal Code.

B. Site Development Plan Requirement and Decision-Making Authority

A Site Development Plan shall be required for all new development as noted below.

1. Exemptions

a. The following project types are exempt from the requirement for a Minor Site Development Plan or Site Development Plan provided that the City Planner determines that the project meets all development standards and is consistent with all aspects of the Car Country Specific Plan:

- 1) Any addition to an existing building that would result in an increase of less than ten percent of the internal floor area of the existing building.
- 2) Construction of new buildings that would result in an increase of less than ten percent of the combined internal floor area of all existing buildings on the site.
- 3) Any interior or exterior improvements that do not add square footage (e.g. architectural façade enhancements).
- 4) Modifications to outdoor lighting plans.

2. Minor Site Development Plan

The following project types require administrative approval of a Minor Site Development Plan in accordance with CMC Chapter 21.06:

a. Any addition to an existing building that would result in an increase of between ten and fifty percent of the internal floor area of the existing building.

- b. Construction of new buildings that would result in an increase of between ten and fifty percent of the combined internal floor area of all existing buildings on the site.

3. Site Development Plan

The following project types require approval of a Site Development Plan in accordance with CMC Chapter 21.06:

- a. Any improvement to a building that would result in an increase of more than fifty percent of the internal floor areas of an existing building.
- b. Construction of new buildings that would result in an increase of more than fifty percent of the combined internal floor area of all existing buildings on the site.
- c. Construction of any new building(s) or permanent improvements on a vacant lot.

C. Coastal Development Permit Requirement

Unless found to be exempt, all development shall be required to obtain approval of a Coastal Development Permit in accordance with CMC Chapter 21.201.

III. PROJECT DEVELOPMENT STANDARDS

This section sets forth development standards which shall apply to all lots within the Car Country Expansion Specific Plan. New car sales is the principle allowed use of the Car Country Expansion and is allowed on all lots. In addition to new car sales certain other uses described in this section are allowed on Lots 2-3.

A. Permitted Uses**1. All Lots**

- a. Motor vehicle dealerships for the retail sales, leasing, renting and servicing of new and used automobiles and other motor vehicles such as recreational vehicles but whose primary activity is new vehicle sales.
- b. Auto rental and leasing (subject to approval of a Conditional Use Permit)*
- c. Used vehicle sales (subject to approval of a Conditional Use Permit)*
- d. Auto repair - foreign and domestic (subject to approval of a Conditional Use Permit)*
- e. Parking Structures for the storage of new cars, employee parking and/or service bays.

** Subject to the finding that the use is associated with an existing or proposed new auto dealership in Car Country, a finding that no new auto dealerships are available at the time of approval and, a condition that any time a new car dealership becomes available, the uses identified in section III.A.1 (b, c, and d) shall be abated and/or modified so that the new auto dealership becomes the primary use of the site.*

2. Lots 2-3

- a. All permitted uses cited in (1.) above.
- b. Retail automotive parts sales and service including but not limited to the following:

- 1) Tire sales and service
 - 2) Muffler shops
 - 3) Brake shops
 - 4) Wheel alignment and suspension services
 - 5) Tune-up and oil changing facilities
 - 6) Transmission repair
 - 7) Auto detailing and interior work
 - 8) Auto accessories
 - 9) Car wash (Dealership Only)
- c. Auto rental and leasing.
- d. Restaurant (subject to approval of a Conditional Use Permit).
- e. A 1,080 square foot delicatessen located as shown in Exhibits 'A'-
'C' of Planning Commission Resolution No. 3221.

B. Building Coverage

Building coverage for uses described in A.1.a above shall not exceed 25 percent. Allowable total building coverage may be increased to 50% when a parking structure is a part of a Site Development Plan.

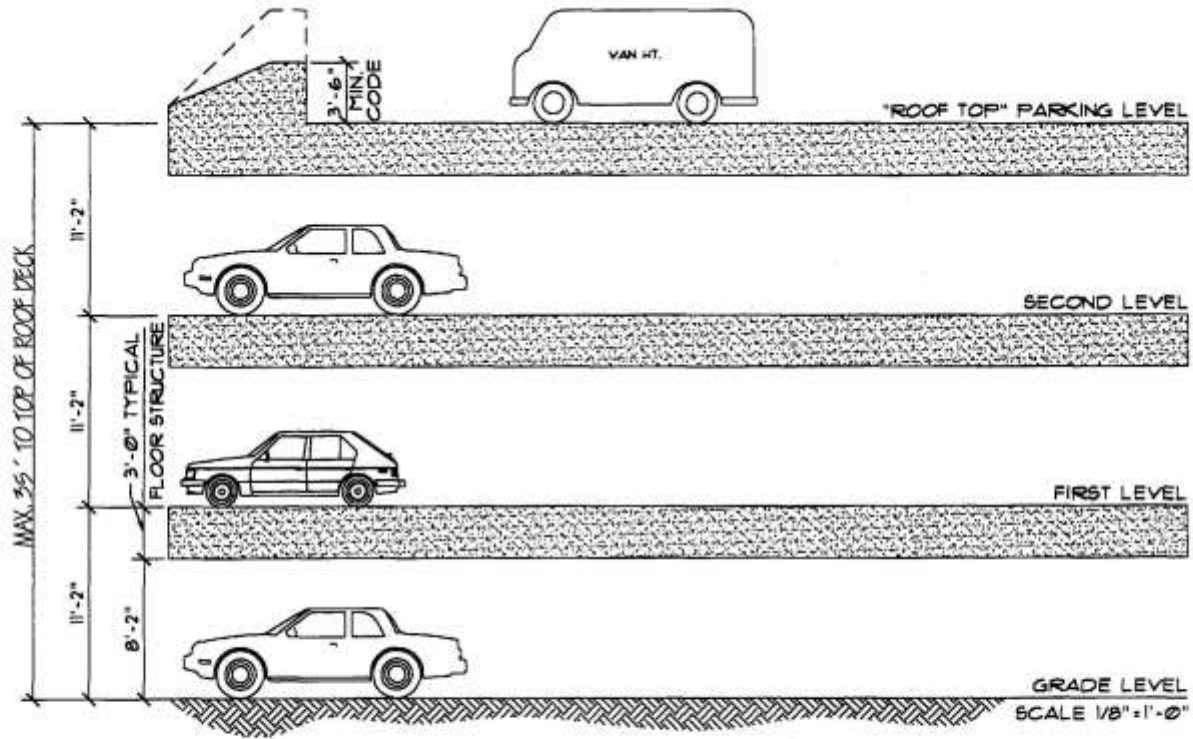
C. Building Height

No building, excluding parking structures, shall exceed a height of thirty feet or two stories.

Parking Structures – three stories and 35’ maximum to top of roof deck, as shown in Figure 3-4. Height protrusions up to 45’ are allowed per CMC Section 21.46.020.

D. Architectural Design and Materials

The design of exterior building elements and fencing shall be compatible with the existing style of Car Country, generally described as Spanish or Mediterranean motifs. Special attention shall be given to the architectural details of all west facing elevations to ensure that they are visually attractive when viewed from 1-5 and Paseo Del Norte.



PROPOSED PARKING STRUCTURE MAXIMUM HEIGHT
3 LEVELS ABOVE GROUND PARKING
WITH SCREENED ROOF TOP PARKING

SOURCE
HA
 ASSOCIATES
 HOWARD
 ANDERSON
 & ASSOCIATES

Figure 3-4

SPECIFIC PLAN 19C
 CAR COUNTRY CARLSBAD

CARLSBAD, CA

GARAGE SECTION

JACK HENTHORN & ASSOCIATES

All structures located in the Car Country area shall comply with the following design standards:

1. Exterior walls shall incorporate design elements that are consistent with the Spanish or Mediterranean architectural styles. Examples of these elements include, but are not limited to, slump stone adobe, stucco, arches, arcades, cornices, corbels, balustrades, fountains, and door/window details. Alternative design elements and materials may be incorporated into the architecture subject to the determination that the elements are found to be consistent with the Spanish or Mediterranean styles.
2. All buildings shall have an exterior color consistent with the Spanish and Mediterranean architectural styles. The use of warm, muted earth tones is required.
3. If a roof element is incorporated into the building design, the roof shall include a mission clay barrel tile or S-tile design of terra cotta coloring i.e. red El Camino blend, or Bernardo blend.

Irrespective of use, all lot improvements, with the exception of Lots 2 and 3, shall be designed and constructed in their entirety as new motor dealerships to include both sales and service facilities as a contiguous whole.

E. Building Setbacks

1. Front Yard Setback

Twenty-five (25) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

Parking structures shall be setback a minimum of fifty (50) feet (including parking structures which include uses besides parking).

2. Side Yard Setbacks

Ten (10) feet minimum. Roof overhangs and unsupported architectural devices may project six (6) feet into the setback.

3. Street Side Yard Setback

Twenty-five (25) feet minimum. Roof overhangs and other unsupported architectural devices may project six (6) feet into the setback area.

Parking structures shall be setback a minimum of fifty (50) feet (including parking structures which include uses besides parking).

4. Rear Yard Setback

Access rights to Cannon Road shall be relinquished for Lots 1-3. Along Cannon Road a minimum rear yard setback of thirty-five (35) feet shall be maintained for all buildings. A minimum twenty-five (25) foot landscaped setback shall be maintained for all open parking or driveways along Cannon Road. Any driveway within this setback shall be screened from the street by a mixture of mounding and landscaping to the satisfaction of the City Planner. Within the setback along Cannon Road, display of the sale motor vehicles may be permitted upon approval of the City Planner. See Figure 3-5 for design detail.

F. Parking

The intent of this section is to provide sufficient parking areas on site such that on-street parking will be minimized.

1. General Parking Standards for Motor Vehicle Dealerships

- a. Sales – One space per 400 square feet of gross floor area. Gross floor area includes all interior areas that are not specified below, including but not limited to: interior display, reception areas, private offices, and closing rooms.

20% of the required stalls shall be designated as customer parking.

- b. Repair – Four spaces per work bay for the first three bays. Two spaces per bay for each bay in excess of three. Work bays shall not count as parking spaces.

- c. Parts –

Customer Parking: 1 space per 1,000 square feet of gross floor area for auto parts.

Employee Parking: 1 space per 1,250 square feet of gross floor area for auto parts.

- d. Storage and Display (New and Used Vehicle Inventory) – On-site storage of vehicles is permitted as long as it does not encroach into any employee or customer designated parking spaces.

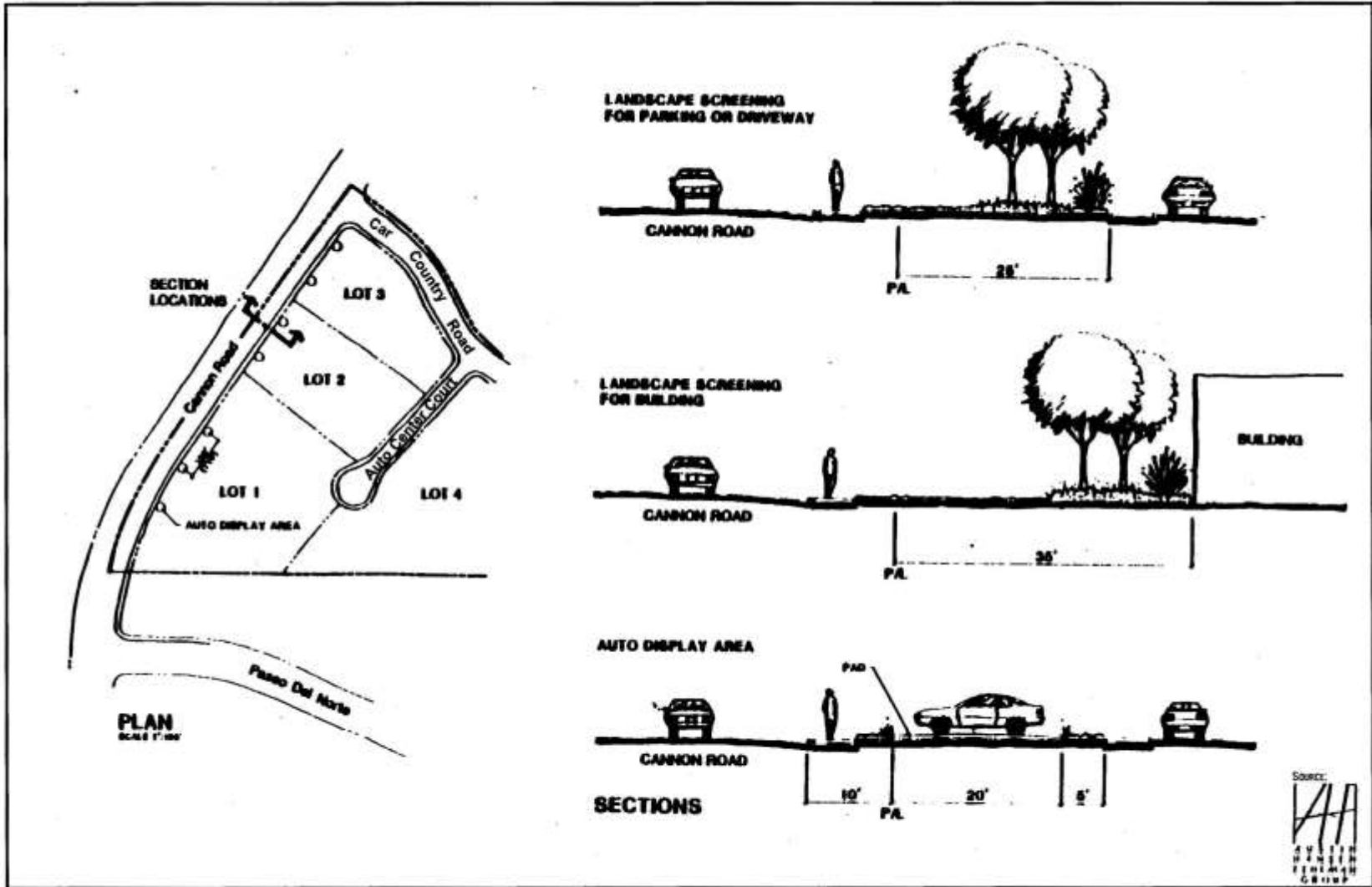


Figure 3-5

SPECIFIC PLAN 19C
CAR COUNTRY CARLSBAD
CARLSBAD, CA

LOTS 1, 2 & 3 SCREENING FROM CANNON ROAD

JACK HENTHORN & ASSOCIATES

- e. All other uses – such as parking as may be required by CMC Section 21.44 for a specific use.
- f. All required customer and employee parking spaces shall be striped and designated as such to the satisfaction of the City Planner.

G. Parking Structures

Parking structures may be used for the storage of new cars, employee parking and/or provide areas for sales, service, and/or parts. Design of the structure shall be consistent with Sections C, D & E and complementary with existing buildings on and off-site. All vehicles shall be screened from outside views by the structure walls and/or landscaping.

Landscaping shall be provided to screen the structure from surrounding properties and the I-5 corridor.

H. Loading

Provisions for loading and unloading shall be provided as follows:

1. Loading areas shall not be allowed in front yard or side street setbacks.
2. Three off-site truck turnouts shall be required along the easterly side of Car Country Drive as illustrated in Figure 3-6.
3. In addition to the truck turnouts, each dealer should provide for on-site loading areas for parts and accessories, these shall be clearly shown on all Site Development Plans.

I. Storage

Other than new and used vehicles held for sale to the public, no materials, supplies, or equipment, shall be stored in any area on a site except inside closed buildings or behind fencing as described in Section III.M.

J. Paging System

Outdoor sound systems for music and/or for paging shall be designed to noise nuisance to adjoining properties and shall not impact adjacent neighborhoods. Speakers shall be spaced to minimize sound levels and oriented away from adjoining properties and shall not exceed a decibel level of 3 DB's over ambient.

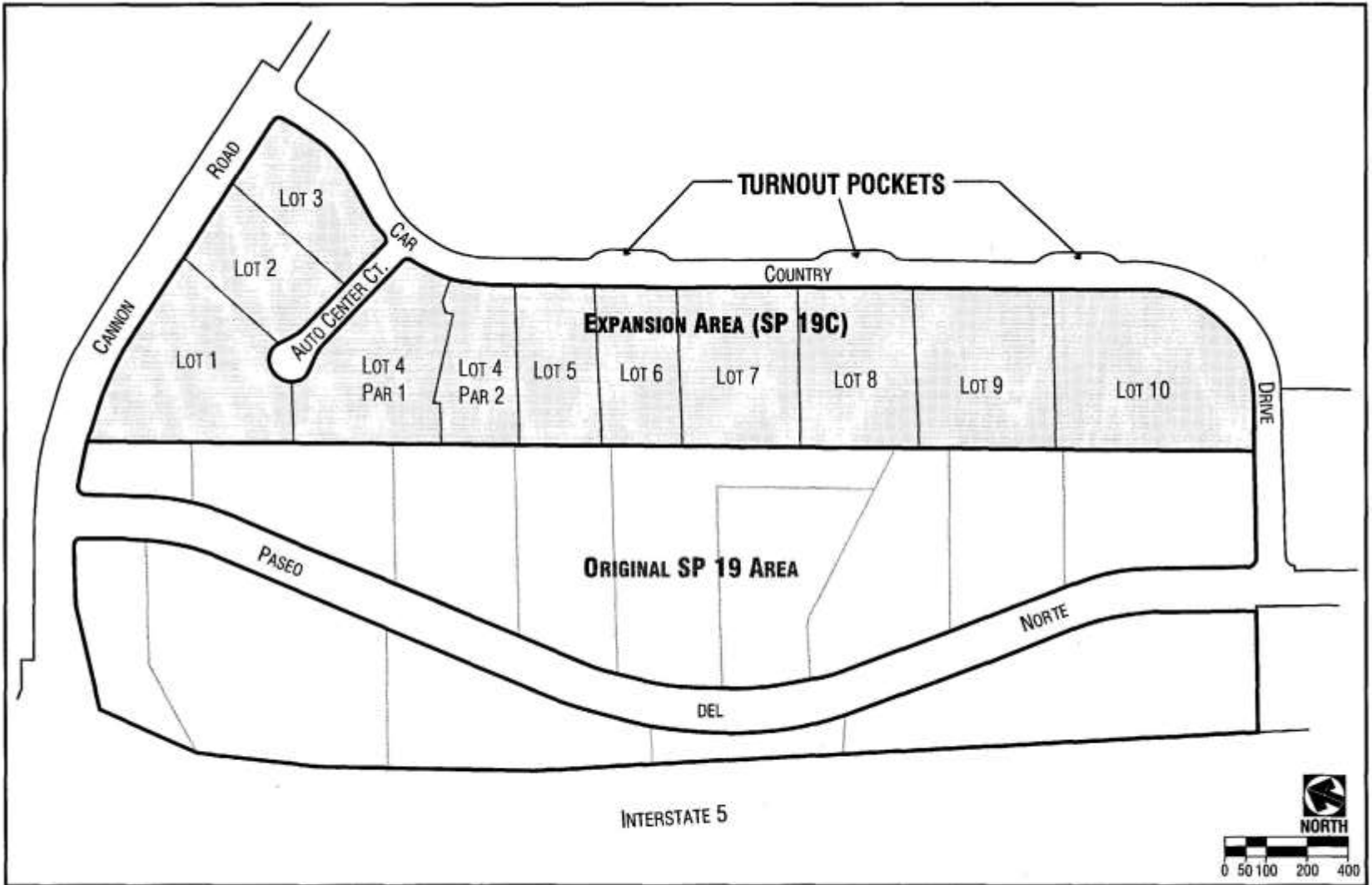


Figure 3-6

SPECIFIC PLAN 19C
CAR COUNTRY CARLSBAD
CARLSBAD, CA

TURNOUT POCKET
JACK HENTHORN & ASSOCIATES

noise level. Upon completion of construction, the outdoor sound system shall be tested for noise and where necessary it shall be adjusted to the satisfaction of the City Planner.

K. Special Events Promotions

Special promotional events such as helium or hot-air balloons, large cranes and similar promotional devices or activities which have a significant visual or noise impact upon surrounding properties shall not be allowed.

L. Outdoor Lighting

The intent of this section is to achieve the following goals:

1. All display and security lighting for each dealership shall be designed for uniformity.
2. Lighting shall be designed to minimize glare to surrounding properties and distant neighborhoods.

All outdoor lighting fixtures and pole specifications with respect to height, type, projected angle of light, material, colors and use, shall be consistent with the existing Car Country. All lighting fixtures for display areas of vehicle dealerships and general commercial lighting shall be metal halide, induction lighting, or other low-energy usage light fixture as allowed by the appropriate decision-making authority. Maximum lamination for outdoor lighting shall be 100-foot candles. Additionally, no lights shall be above a ninety (90) percent angle.

The number of poles shall be kept to a minimum where possible by combining several luminaires on a single pole. The pole height shall not exceed a maximum of twenty (20) feet. Flood lamps mounted at ground level for lighting cars is permissible if concealed and if the flood lighting is not glaring or objectionable when viewed from adjacent streets or properties. To reduce the projects off-site impacts, fifty (50) percent of all outdoor lights shall be turned off after 10 p.m. Each Site Development Plan shall include a detailed lighting plan.

Lighting for the roof level of parking structures shall be limited to the use of bollards or lighting attached to the parapet walls. Roof top lighting shall not exceed the height of the parapet wall.

M. Fencing and Screening

1. Prohibited Materials

Wire fencing and gates shall not be allowed.

2. Fencing and Gate Design

The design of fencing and gates shall be appropriate to and similar to the Spanish or Mediterranean motifs required for the buildings. Materials shall be masonry, stucco, wood, or other similar materials as permitted by the City Planner.

3. Screening

On-site storage areas, loading areas and service bays shall be screened from view from the outside by fencing.

Height of fence shall average 8 feet and be limited to maximum and minimum heights of 9 feet and 7 feet respectively.

Parking structures shall be screened from view from the outside by a combination of fencing and landscaping.

4. Fencing Setback

Fencing in the front yard and street sideyard setbacks shall not exceed thirty (30) inches in height

N. Trash Collection

Trash receptacle areas shall be enclosed by a six-foot high masonry wall with gates pursuant to City standards. Location of said receptacles shall be approved by the City Planner. All enclosures shall be of similar colors and/or materials to the project they serve and shall be designed to the satisfaction of the City Planner.

O. Equipment and Roofs

1. All exterior equipment and appurtenances shall not be permitted on the roof unless entirely enclosed.

2. All equipment screening shall be architecturally compatible with the main building(s) on the site and shall enclose the equipment from the view of adjoining properties to the east to the first ridge line and public streets.

3. All pitched roofs shall be of material compatible with the building exterior (tile, shingle, wood), or all flat roofs shall be screened or fully enclosed by such material viewed from the first ridgeline east of Car Country Expansion.

P. Utility Services

All utilities services shall be underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

Q. Driveway Locations

Lots shown on Figure 3-3 shall have one driveway except Lots 3, 4, and 10. If lots are merged, the development proposal shall attempt to reduce the number of driveway locations to comply with the City's standard requiring a minimum of 300 feet between driveways. Precise driveway locations will be determined during site plan review for each lot.

R. Grading

Grading shall be completed in one phase per an approved City of Carlsbad grading plan.

S. Undeveloped Areas

Undeveloped areas/slopes shall be planted and maintained in a clean, neat and orderly manner as required by CMC Chapter 15.16 – Grading and Erosion Control. Undeveloped lots shall not be used for the storage of automobiles unless a Conditional Use Permit is processed pursuant to CMC Chapter 21.42.

T. Performance Standards

All motor vehicle dealerships and related automotive service facilities shall comply with the following performance standards:

1. The maximum allowable exterior noise level of any use shall not exceed sixty-five L_{dn} as measured at the property line. Where a structure is occupied by more than one use, the noise level shall not be in excess of 45 L_{dn} as measured within the interior space of the neighboring establishment. Noise caused by motor vehicles traveling to and from the site are exempt from standard.
2. 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.

3. All uses shall be so operated 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.
4. All uses shall be operated so as not to produce humidity, heat, glare or high-intensity illumination which is perceptible without instruments by the average person while on or beyond the lot containing the use.
5. All uses shall meet the air-quality standards of the San Diego County Air Quality Control Board (AQCB). 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 in the lot containing such uses.
6. All discharge of industrial waste shall be in conformity with the provisions of Chapter 13.16 of the Carlsbad Municipal Code. Businesses which produce grease, oil or other toxins as a by-product of their operation, shall provide on-site grease-traps to prevent these products from entering the public drainage system. This information shall be indicated on the Site Development Plan and shall be designed to the satisfaction of the Carlsbad Fire Chief.

U. Test Driving

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. This map shall be approved by the Transportation Director and City Planner prior to issuance of building permits.

V. Employee Eating Area

Outdoor eating facilities for employees shall be provided consistent with CMC Section 21.34.070 (3).

IV. LANDSCAPE STANDARDS

The purpose of the Landscape Standards is to provide landscaping which is in harmony with the existing Car Country and is appropriate to the Spanish or Mediterranean design motifs.

A. Landscape Areas**1. Front Yard and Side Street Landscaping**

A ten-foot landscaped area shall be constructed along the public rights-of-way for Car Country Drive and Auto Center Court. Said area shall include a five-foot strip in addition to the five-foot parkway width.

Along Cannon Road, a minimum twenty-five foot Landscape Area consistent with Section III.E.3 of the Specific Plan shall be provided.

Maintenance programs for the Landscaped Area shall be subject to approval of the Planning Division.

2. Interior Landscaping

Landscaping in the interior of display parking areas shall be provided in addition to the front yard landscaping strip. Such landscaping shall be in accordance with good design practice and other requirements of this Section.

3. Percentage Area Landscaping

Consistent with the existing auto park, five (5) percent of all on-site paved areas exclusive of setback areas shall be landscaped.

4. Sloping Earth Banks

Areas in which grading has caused sloping earth banks shall be landscaped and irrigated in a manner to protect the soil from erosion.

B. Wheel Stops and Concrete Curbs

In public display and customer areas where landscaping abuts the paved area, six-inch high concrete curbs and concrete bumper stops shall be provided.

C. Maintenance of Landscaping

Maintenance standards to be observed shall include the following:

1. Lawn and ground covers shall be trimmed and mowed.
2. Weeds and debris shall be removed.
3. Plantings shall be maintained in a healthy and growing condition with pruning, fertilization and cultivation a regular part of the maintenance program.
4. The irrigation system shall be maintained in good working condition.
5. The developer of the Car Country Expansion shall enter into an agreement with the property owner to the east of Car Country Drive to ensure that the slopes created by the construction of Car Country Drive are properly landscaped and maintained. This agreement shall be approved by the City Planner prior to final map approval.

D. Landscaping Materials and Design

Required landscaping shall consist of a designed combination of trees, ground cover and shrubbery. These materials shall be of limited selection to give greater unity to the visual quality of the development and shall be selected for concern of climate and maintenance. The predominant species of trees within the project shall be consistent with those species planted within the existing Car Country. These species include: Eucalyptus Citriodora, Ficus Rubiginosa and Cocos Plumosa.

In general the landscape materials shall be based on the following requirements:

1. Street Trees - not less than 24" box. Maximum spacing of 40' on-center.
2. Parking Area Trees - not less than 24" box. One tree is required per each 20 cars displayed.
3. Ground Cover - designed for full coverage in a maximum of six months.
4. Shrubby - not less than one gallon size.

V. ADDENDUM

Uses for Lots 2 & 3 per SDP 88-3 Exhibit “Y” dated 10/19/88

PROJECT SUMMARY

Uses

Permitted Uses

As per Specific Plan 19(c) retail automotive parts sales and service including but not limited to the following:

- 1) Tire sales and service
- 2) Muffler shops
- 3) Brake shops
- 4) Wheel alignment and suspension services
- 5) Tune-up and oil changing facilities
- 6) Transmission repair
- 7) Auto detailing and interior work
- 8) Auto accessories

The following uses are specifically prohibited at the subject site:

- 1) Radiator repair shop
- 2) Battery rebuilding shop
- 3) Automobile painting shop
- 4) Body repair shop
- 5) Automobile frame straightening shop
- 6) Automobile towing operations
- 7) Automobile salvage shop

Conditional Uses

A restaurant is permitted at the proposed location subject to the provisions of Condition #11 of Planning Commission Resolution 2776.

Site Use:

Site Area	161,520 SF (3.7 AC)
Building Coverage	20.8 %
Landscaping	31.5 %

Square Footage:

	<u>Building A</u>	<u>Building B</u>	<u>Total</u>
Retail	7,200	600	7,800
Warehouse	2,440	600	3,040
Service Bays	38 Bays	12 Bays	50 Bays
Restaurant (not approved)		4500	4,500

Parking:

	<u>Required</u>	<u>Provided</u>
Retail (1:200)	39	39
Warehouse (1:1000)	4	4
Service Bays	106	106
Restaurant (not approved)	<u>50</u>	<u>50</u>
	199	199

I. COMPREHENSIVE SIGN STANDARDS

The purpose of this section is to establish the sign standards necessary to ensure coordinated exposure and tenant identification within the Car Country Specific Plan area. A primary consideration is preventing visual blight and traffic safety problems. Carlsbad Municipal Code (CMC) Chapter 21.41 (Sign Ordinance) shall apply except as specifically stated in the following specific plan sign standards. If there is a conflict between these specific plan sign standards and those in CMC Chapter 21.41, the specific plan sign standards shall prevail.

A. Sign Permit Procedures

1. Permit

All signs within the Car Country Specific Plan area shall require a sign permit which shall be determined by the City Planner (or designee) to be in compliance with the Specific Plan and CMC Chapter 21.41, except as otherwise defined in this section.

2. Appeals

The decision of the City Planner may be appealed to the Planning Commission pursuant to CMC Section 21.54.140. All appeals shall be noticed in accordance with CMC Section 21.54.060.

B. General Standards

- 1.** Each lot will be permitted signage equal to two square feet per lineal foot of building frontage.
- 2.** Within Car Country Plaza (Lots 2 & 3 of the Expansion Area), signs for uses other than motor vehicle dealerships shall conform to the sign regulations of the Carlsbad Municipal Code as it may be amended from time to time.
- 3.** All signs will be reviewed by the City Planner to ensure compatibility and to protect the public interest.
- 4.** All signs shall be oriented so that the primary view is from surface streets. Interstate 5 shall not be considered a surface street.
- 5.** Signs oriented to surface streets, but still visible from Interstate 5, shall be consistent in size, color and illumination with those of the existing auto park.
- 6.** All signs shall be placed so as not to be detrimental to traffic safety to the satisfaction of the Traffic Engineer.

7. No portion of any sign shall extend over or into the public right-of-way unless approved otherwise by the appropriate decision-maker.
8. All signs shall comply with the requirements of the Coastal Zone.

C. Franchise Signs

1. One freestanding sign may be placed on each lot provided the sign area of the signs are included within the aggregate sign area permitted as stated in paragraph B.1. above.
2. If more than one franchise is located on one lot, an additional freestanding sign or monument sign may be allowed.
3. All franchise signs on a lot (wall, fascia, awning, monument and freestanding) shall be counted towards the aggregate sign area allowed on that lot according to the provisions of Paragraph B.1. above.
4. Monument signs shall not exceed eight feet in height.
5. Freestanding signs shall not exceed the height of any building which is located on the same site, and in no event shall the signs be over thirty-five feet high.

D. Signs on Dealerships Immediately Adjacent to Interstate 5

1. Dealers whose lots are immediately adjacent to Interstate 5 may have wall mounted or fascia signs facing the freeway, subject to the following requirements:
 - a. Signs shall be wall-mounted or fascia signs only. Signs perpendicular or at an angle to the building are prohibited.
 - b. Signs shall not exceed the height of the building on which it is located. Roof mounted signs are prohibited.
 - c. Signs shall not be larger than one square foot per linear foot of frontage of the buildings facing Interstate 5. The area for these signs is in addition to other signs permitted for the dealership and shall not be used to calculate permitted sign area for other signs as set forth in Section B.1 above.
 - d. The maximum height dimension of such signs shall not exceed one-third of the height of the building elevation on which it is placed.

E. On-Site Directional Signs

1. Each lot is permitted to have on-site directional signs. Such signs shall meet the following criteria:

- a. Signs may only contain non-commercial messages or directional symbols that are designed to guide or direct pedestrian or vehicular traffic to uses on the same site.
 - b. Signs shall be located to facilitate traffic internal to the individual dealerships located on that lot.
 2. On-site directional sign standards:
 - a. The maximum number of on-site directional signs shall not exceed three per driveway entrance.
 - b. Signs shall not be larger than six square feet per sign.
 - c. On-site directional signs shall not exceed six feet in height.
 3. On-site directional signs shall not count towards the permitted aggregate sign area as stated in Paragraph B.1 above.
- F. Car Country Identification Signs
1. Two types of identification signs, “Entry Monument Signs” and “Wayfinding Signs” shall be permitted within the boundaries of the Car Country Specific Plan for the purpose of identifying Car Country in general and for guiding customers to the various dealerships within Car Country.
 2. The maximum aggregate sign area of all Car Country Identification Signs is 600 square feet.
 3. The sign area of the Car Country Identification Signs shall not count against the maximum aggregate sign area allowed for each lot by the provisions of paragraph B.1 above.
 4. Entry Monument Signs
 - a. Up to six entry monument signs that specifically identify Car Country as a whole may be allowed. Individual dealership or other commercial entity names/logos are not permitted on these signs.
 - b. The entry monument signs shall be allowed at or near the primary entry points to Car Country at:
 - Cannon Road (south side only)/Paseo Del Norte
 - Cannon Road (south side only)/Car Country Drive
 - Paseo Del Norte/Car Country Drive
 - Cannon Road (south side only)between Car Country Drive and Paseo Del Norte

- c. Signs may be located on new or existing site/retaining walls or they may be constructed as freestanding monument signs.
 - d. Entry monument signs shall not exceed eight feet in height.
 - e. The sign area for any individual entry monument sign shall not exceed 60 square feet.
 - 5. Wayfinding Signs
 - a. Up to four wayfinding signs may be allowed for the purpose of guiding customers to the various individual dealerships.
 - b. The wayfinding signs shall generally be allowed at secondary intersections (Auto Center Court and Car Country Alley), mid-block locations, or other appropriate locations as provided for in an approved sign program.
 - c. Wayfinding signs shall not exceed 14 feet in height.
 - d. The sign area for any individual wayfinding sign shall not exceed 60 square feet.
 - e. A unified letter height, color and font shall be used for directional arrows and dealerships names. The “Car Country” identification shall be incorporated into these signs.
 - 6. The entry monument and wayfinding signs shall be unified by a common design theme which is complementary to the Spanish/Mediterranean architectural theme of the Car Country development. Subdued sign and lettering colors should be consistent with the design theme of the center.
 - 7. The base of all identification signs shall be landscaped to provide an attractive setting and ground definition to the signs.
 - 8. An application for a sign program shall be submitted for all proposed Car Country Identification Signs as a comprehensive package, rather than individually. The sign program shall be approved by the appropriate decision-making authority.
- G. Regional Commercial Sign
- 1. Only one regional commercial sign shall be permitted within the Car Country Specific Plan Area. The primary purpose of the sign, which may be oriented to Interstate 5, shall be to advertise the entire Car Country development.

2. This sign shall not exceed 35 feet in height and 150 square feet of static sign area.
3. The design of the regional commercial sign shall be complementary to the Spanish/Mediterranean architectural theme of the Car County development.
4. The procedure by which permits for such signage shall be obtained is set forth in Sections A and B above, unless specified otherwise.
5. Coastal Development Permit

Any Regional Commercial Sign proposal requires the approval of a coastal development permit and must be consistent with all applicable policies and requirements of the certified Local Coastal Program.