

- 18.80.010 CC – Card Club Overlay Zone.
- 18.80.020 PD - Planned Development Overlay Zone.
- 18.80.030 SP - Specific Plan Zone.

CHAPTER 18.80: SPECIAL ZONES

Special zones are intended to accommodate uses which present unique uses/facilities/services or for sites which have physical or operational characteristics not accommodated by the zones and applicable standards established under Chapters 18.40 through 18.70 of this Zoning Code.

18.80.010 CC – Card Club Overlay Zone.

- A. Purpose.** The Card Club (CC) overlay zone is intended to allow for the development of card clubs, bingo parlors, and similar gaming uses within the underlying General Commercial (C-4) zone. This overlay zone limits legal gaming facilities to this area and imposes specific development standards, not exclusive of other applicable non-residential development standards.
- B. Permitted Uses Site Plan Review and Approval.** Properties in the CC overlay zone are allowed to be developed with permitted uses for the underlying C-4 zone, as set forth in *Section 18.60.040 Uses Permitted in Non-Residential Zones*.
- C. Development Standards.** Gaming facilities within the CC overlay zone are subject to the development standards for the General Commercial zone contained in *Section 18.60.010 C-4 - General Commercial Zone, Chapter 18.70: Non-Residential Regulations, Chapter 18.90: Supplemental Regulations*, and other applicable standards for the General Commercial zone. Gaming facilities shall also comply with the following additional standards, and, to the extent the following standards conflict with other applicable standards, the following standards shall prevail.
 - 1. **Location.** Gaming facilities shall be allowed in the CC overlay zone on sites of 2 acres or more in size.
 - 2. **Accessory Buildings.** When a detached accessory building is constructed, provided, or added to a gaming facility, the accessory building shall be located no closer than 20 feet from either the main building on the same lot or another building on the adjoining lot or parcel. The placement of accessory buildings is subject to approval by the Community Development Director.
 - 3. **Parking.** Gaming facilities shall comply with the parking requirements set forth below:
 - a. Card Clubs = one parking space per 50 square feet of gaming floor area.
 - b. Bingo Parlors = one parking space for every 4 seats for bingo games.
 - c. Ancillary uses within the gaming facility (restaurant, lounge, hotel, etc.) must meet applicable parking space requirements, as provided in *Section 18.70.010 Non-Residential Parking and Loading Requirements*.

- d. The number of parking spaces provided shall be the equivalent of that required for new construction, regardless of the status of the legal nonconforming parking rights of the previous use.
4. *Landscape Setback.* A landscape setback with a minimum depth of 8 feet, consisting of landscape planting and screening, shall be provided along street rights-of-way abutting the project site.
5. *Fencing.* A 6-foot high block wall shall be provided if the site abuts residential, commercial, industrial, or public uses. Adjacent to street rights-of-way, a 6-foot high wall, made of any solid, decorative masonry material, including precast concrete block, stucco, brick or stone, wrought iron fencing, or a combination thereof, with a minimum transparency of 35%, shall be provided, subject to approval by the Community Development Director. No chainlink fencing shall be permitted.
6. *Entry Sign.* The building entrance to a gaming facility shall be clearly and legibly posted with a notice indicating that persons under the age of 21 are prohibited from entering the premises, except for dining areas, restrooms, and separate rooms for recreation or entertainment. This sign shall comply with the sign regulations of the City and *Section 18.90.070 Signs and Advertisements* of this Zoning Code.
7. *Building Design.* No tent structures shall be allowed. All building openings, entries, windows and other exterior areas shall be located, covered or screened in such a manner as to prevent a view into the interior from any public or semi-public area.
8. *Outdoor Storage.* Storage of merchandise, displays, equipment, devices or other items in open areas of the site for over 24 hours shall not be allowed, unless stored within an enclosed structure. No storage containers shall be allowed as a means for storing any type of goods or supplies.
9. *Lighting.* All areas of the gaming facility shall be illuminated at a minimum of one foot-candle, maintained and evenly distributed at ground level (excluding those areas shielded by tables and similar obstructions). Parking lot lighting shall illuminate all off-street parking areas serving such use for the purpose of increasing the personal safety of patrons and reducing the incidence of vandalism and theft. Such lighting shall comply with the standards set forth in *Section 18.70.090 Non-Residential Design Guidelines* of this Zoning Code.
10. *Hours of Operation.*
 - a. *Card Clubs.* A card club business may operate 24 hours a day, seven days a week, offering gambling as permitted by State law.
 - b. *Bingo Halls.* The hours of operation of bingo games shall be restricted to 10:00 a.m. to 12:00 a.m. on Sunday through Thursday; and 10:00 a.m. to 2:00 a.m. on Friday and Saturday.
11. *Amplified Sound.* No loudspeakers or sound equipment shall be used by a gaming facility for the amplification of sound to a level discernible by the public beyond the walls of the building or portion of the building in which such use is conducted or which violates City noise regulations.
12. *Age Requirement.* It is unlawful to permit patrons or employees under the age of 21 in a structure occupied by a gaming facility, except for dining areas, restrooms or rooms for recreation or entertainment.

13. *Alcoholic Beverage.* If the business has a license to serve alcoholic beverages, the permittee shall abide by the rules and regulations set forth by the California Department of Alcoholic Beverages Control.

D. Application Procedure.

1. *Site Plan Review.* New gaming facilities or expansion of existing gaming facilities are required to undergo a Site Plan Review in accordance with *Section 18.100.030 Site Plan Review* of this Zoning Code. An application for a Site Plan Review shall be filed with the Community Development Director on a prescribed form and shall include the necessary plans and other required information.
2. Before any Site Plan Review application for a gaming facility will be accepted by the Community Development Department, the applicant shall present either a card club license or a completed application for the intention of obtaining a card club license, pursuant to Chapter 5.92 Card Clubs of the Hawaiian Gardens Municipal Code.
3. *Conditions of Approval.* A Site Plan Approval for a gaming facility shall include, at a minimum, the following conditions:
 - a. The building, structure, equipment, and location shall comply with the requirements and standards of health, zoning, fire and safety laws of the State and the City.
 - b. The business shall not employ persons under the age of 21.
 - c. The applicant shall permit representatives of the City and other public agencies to inspect the premises at any time it is occupied or open for business.
 - d. The use shall not be expanded without City approval.
 - e. The approved use shall not be partially or wholly converted to another use without City approval.
 - f. The use or facility shall be in operation within 1 year of issuance of the Site Plan Approval.
 - g. The card club license issued by the City has not been suspended or revoked.
 - h. There is a responsible adult on the premises to act as manager at all times during which the business is open.
 - i. All operations of the gaming facility shall comply with the business license standards, contained in Chapter 5 of the Hawaiian Gardens Municipal Code.

18.80.020 PD - Planned Development Overlay Zone.

- A. Purpose.** The Planned Development (PD) overlay zone is intended to encourage and allow a creative approach to development through the comprehensive planning and development of large tracts of land. This zone provides flexibility in the pattern of development and in specific development standards by allowing a mix of densities, housing types, open space, common facilities, and other uses to encourage creative design.
- B. Permitted Uses.** The PD overlay zone applies to an underlying Residential zone where permitted uses are set forth in *Section 18.40.070 Uses Permitted in Residential Zones*, and other uses specified in the Master Development Plan.
- C. Development Standards.** Planned Developments within the PD overlay zone are subject to the approved Master Development Plan and the development standards outlined below.
- 1. Minimum Lot Size.** Planned developments shall have a minimum lot area of 1 acre within a single parcel or on contiguous parcels.
 - 2. Open Space.** At least 15 percent of the site shall be dedicated as common open space and shall include parks, recreation facilities, greenbelts that are at least 20 feet wide, natural areas with at least 2,000 square feet, bikeways and/or pedestrian paths.
 - 3. Landscaping.** Landscaping covering at least 10 percent of the site shall be provided within setback areas, common areas, parkways, parking areas, and other open areas.
 - 4. Buffers.** A minimum 15-foot wide buffer shall be provided adjacent to residential properties, which shall incorporate decorative walls, and landscaping.
 - 5. Conflict.** Where a conflict with the development standards of the underlying Residential zone and the approved Master Development Plan occurs, the Master Development Plan shall control.
 - 6. Ownership.** The Planned Development shall remain under one ownership or under a unified ownership.
 - 7. Transfer of Ownership.** Transfer of ownership shall not change the allowed use of the property, as provided in the approved Master Development Plan.
- D. Application Procedure.**
- 1. Conditional Use Permit.** Planned Developments or amendments to approved Planned Developments are required to obtain a Conditional Use Permit, in accordance with *Section 18.100.090 Conditional Use Permit* of this Zoning Code. An application for a Conditional Use Permit shall be filed with the Community Development Director on a prescribed form and shall include the necessary plans and other required information.
 - 2. Subsequent Development.** Within an approved Planned Development, proposed development, which conforms to the standards of the approved Master Development Plan for the site, will only require Site Plan Review and Approval by the Community Development Director.

18.80.030 SP - Specific Plan Zone.

- A. Purpose.** The Specific Plan (SP) zone allows for the development of a specific land use or a mix of land uses subject to the development standards and design guidelines outlined in the approved Specific Plan for the area. This zone provides flexibility in the development of sites which possess unique characteristics, such as size and dimensions of certain properties.
- B. Specific Plan Consistency.** Specific Plans shall be consistent with the City of Hawaiian Gardens General Plan and California Government Code Section 65450 et seq. Specific Plans shall be adopted by ordinance by the City Council, following a recommendation by the Planning Commission.
- C. Adopted Specific Plans.** The following Specific Plans have been approved by the City and are designated on the Zoning Map:
1. **SP 00-41 - Las Brisas- Hawaiian Avenue Specific Plan**, located at 21818, 21826, 21902 Hawaiian Avenue, just south of Carson Street.
 2. **SP 00-42 – Las Brisas – 214th Street Specific Plan**, located at 12225, 12233, 12239 and 12247 214th Street, just east of Norwalk Boulevard.
- D. Proposed Specific Plan.** While the area located south of 223rd Street, between Pioneer Boulevard and Devlin Avenue has been designated as a Specific Plan area, development in this area will continue to be regulated by the underlying R-2 zone until such time that a specific plan is developed and adopted for this area.
- E. Approval Process.** Section 18.100.110 *Specific Plans* of this Zoning Code provides the permit and approval process for Specific Plans.