



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Community Development

MEETING DATE: May 9, 2000

PREPARED BY: Craig Jimenez, Assistant Planner

AGENDA LOCATION: D-2

TITLE: Amendment to Title 17 (Zoning) of the Monrovia Municipal Code; Introduction and First Reading Ordinance 2000-08.

SUBJECT: Establish regulations pertaining to car washes as conditionally approved incidental uses on service station sites.

OBJECTIVE: Introduction and First Reading of Ordinance 2000-08.

BACKGROUND: The typical function of a service station has evolved from primarily providing automotive repair and refueling to include mini-markets, car washes and even fast food outlets. The Municipal Code has specific regulations and requirements for service stations. These include minimum lot size, setbacks, access and specific regulations for mini-markets as part of the overall operation.

Staff has reviewed car washes as incidental uses in conjunction with service stations as a result of a request from the operator of the Shell Station at the southeast corner of Huntington Drive and Shamrock Avenue. The operator is discussing the possibility of modernizing and expanding the current facility. This would include demolishing the existing station (pump islands, cashier booth, and car wash) and building a new facility, including a new drive-thru car wash. The operator wishes to construct the car wash in a new location and substantially upgrade the architecture of the car wash to blend with the other proposed improvements to the site. Staff agrees that a new car wash will enhance the service station site. However, the property is zoned Office/Research and Development /Light Manufacturing and though service stations are conditionally permitted in the O/RD/LM zone, the existing car wash is nonconforming and is not allowed to be expanded or rebuilt if removed.

ANALYSIS: Currently, the Zoning Ordinance conditionally permits service stations in the Neighborhood Commercial (NC), Commercial-Regional/Subregional (C-R/S), Manufacturing (M), Office/Research and Development/Light Manufacturing(O/RD/LM), Business Enterprise (BE) and specified Planned Development (PD) zones. Both full service and self-serve car washes are conditionally permitted in the C-R/S, M, and specified PD zones. Staff proposes to keep this regulation unchanged.

Staff has reviewed existing service station operations with car washes such as the Shell station at the corner of Monterey and Huntington and the Shell Station at the corner of Shamrock and Huntington. After reviewing these locations and other service stations that

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have the potential to provide car washes, Staff believes that the car wash as an accessory use to a service station can be adequately regulated. A car wash is a benefit to the customer and can be regulated sufficiently with a conditional use permit. With the requirement of a conditional use permit conditions can be applied to mitigate any potential negative impacts.

The proposed amendment to Title 17 is to allow self serve and semi-self serve car wash facilities with a conditional use permit approval as accessory uses on service station sites. Staff proposes to keep full service car wash regulations unchanged which allows them with a CUP in the C-R/S, M and specified PD zones.

The proposed amendment to the service station definition (§17.08.030(P)) would be to list self serve and semi-self serve car wash facilities as a permitted accessory use with approval of a conditional use permit. Also, the proposed amendment would include provisions in the service station regulations (§17.44.180) pertaining to car washes as incidental to service station facilities. Specifically, an existing conforming service station would be allowed to add a car wash with an amendment to the conditional use permit (CUP). Further, an existing station that conforms to the current regulations but without a CUP would require a new CUP to add a car wash.

With the requirement of a conditional use permit, the Planning Commission could apply conditions to ensure compatibility with surrounding land uses.

Typically, car washes as part of a service station operation are incidental to the overall use and do not normally generate additional traffic as other accessory uses such as mini-markets and service bays. Staff believes that the proposed amendments will not be detrimental to surrounding uses and will allow service station operators to upgrade their facilities in response to market demands.

FISCAL IMPACT: There is no fiscal impact related to the proposed code amendment.

RECOMMENDATION: At their meeting of April 12, 2000, the Planning Commission unanimously recommended approval of Ordinance 2000-08.

COUNCIL ACTION REQUIRED: If the City Council concurs with the recommendation of the Planning Commission the appropriate action would be a motion to:

Introduce and read by title only Ordinance 2000-08 relating to service station regulations pertaining to car washes as an incidental use with the granting of a conditional use permit.

Respectfully submitted,

Alice G. Griselle
Planning Division Manager

ORDINANCE 2000-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA,
CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE MONROVIA
MUNICIPAL CODE PERTAINING TO REGULATIONS FOR AUTOMOTIVE
SERVICE STATIONS.

THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA hereby ordains as follows:

SECTION 1. Title 17, Chapter 17.08, Section 17.08.030(P) of the Monrovia Municipal Code is hereby amended to read as follows:

- P. "Automobile Service Station" shall mean an area which provides for the servicing of motor vehicles, including tube and tire repairs, minor tuneups, battery charging, storage of merchandise and supplies related to the services of motor vehicles, sale of gasoline and lubricants, and grease racks. **Self-serve or semi-self serve car wash facilities that are incidental to the use shall be permitted with a conditional use permit approval.** Uses that are excluded are body and fender work, engine overhauling or other similar activities.

SECTION 2. Title 17, Chapter 17.44, Section 17.44.180 of the Monrovia Municipal Code is hereby amended by adding subsection N which shall read as follows:

- N. **Car Wash. Self-serve or semi-self serve car wash facilities that are incidental to the service station operation. NOTE: (The addition of a car wash facility to an existing facility shall require an amendment to the Conditional Use Permit or require a new Conditional Use Permit if one does not exist.)**

SECTION 3. The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published once in the Monrovia Weekly within fifteen (15) days after its passage, and said Ordinance shall be come effective 30 days after its passage.

INTRODUCED this 9th day of May 2000.

SIGNED, APPROVED, AND ADOPTED this _____ day of _____ 2000 by the following vote:

AYES:
NOES:
ABSTAIN:
EXCUSED:

BY:

Robert T. Bartlett, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Linda B. Proctor, CMC/AAE, City Clerk
City of Monrovia

Michael G. Colantuono, City Attorney
City of Monrovia