

Introduced by Councilmember \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, REGARDING AUTO WASHING AND DETAILING BUSINESSES.**

The People of the City of Pasadena ordain as follows:

**SECTION 1.** This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted by Section 508 of the City Charter. The approved summary of this ordinance is as follows:

**"SUMMARY**

Ordinance No. \_\_\_\_\_ amends various provisions of Title 17, the Revised Zoning Code, to revise provisions relating to the establishment and operation of auto washing and detailing and correcting provisions adopted under prior ordinances.

Ordinance No. \_\_\_\_\_ shall take effect upon the expiration of 30 days from its publication by title and summary."

**SECTION 2.** Section 17.16.050 of Title 17 of the Pasadena Municipal Code entitled, "**Commercial use classifications**" is amended as follows:

a) By adding the following new use classification in the proper alphabetical sequence:

"Auto Washing and Detailing Businesses. Washing, detailing, waxing or cleaning of automobiles or similar light vehicles.

Small-scale. Auto washing and detailing businesses that do not occupy more than 1,000 square feet.”

b) By repealing paragraph 2 of subsection EE. entitled, “Automobile Washing” and renumbering the subsection in proper numerical sequence.

c) By amending subsection DD to read as follows:

“Restaurants, Take-Out. Establishments that offer the sale of prepared food either indoors or outdoors in disposable containers such as paper or plastic. This use classification includes retail bakeries that provide on-site seating. Restaurants having a bar area exceeding 500 square feet or 30 percent of the dining area shall be classified as bars or taverns.” [The remainder of this subsection remains unchanged.]

**SECTION 3.** Section 17.16.080 of Title 17 of the Pasadena Municipal Code entitled, “**Temporary use classifications**” is amended by adding the following new use classification in the proper alphabetical sequence:

“Auto Washing. Washing or cleaning of automobiles or similar light vehicles as a fundraising event for the benefit of not for profit organizations. Temporary auto washing may occur on a site not more than 4 times per calendar year and may not operate for a continuous period of more than 72 hours.”

**SECTION 4.** Paragraphs 5 of subsection E of Section 17.20.030 of said code is amended as follows:

"5. A freestanding trellis, up to 12 feet in height that is at least 50 percent open on top and on all sides, may be located in a front or corner yard provided it does not occupy more than 5 percent of the yard in which it is located (see Appendix A, **TRELLIS AND PORCH ENCROACHMENTS IN FRONT YARDS IN RS AND RM-12 DISTRICTS AND IN SP-1b OVERLAY DISTRICT**). In addition, the requirements of Chapter 12.12 of the Pasadena Municipal Code relating to the obstruction of views at street intersections shall apply."

**SECTION 5.** Paragraph 3 of subsection O of Section 17.20.030 of said code is amended as follows:

"3. The maximum height shall be one story and shall have a maximum top plate height of 12 feet (see Appendix A, **TRELLIS AND PORCH ENCROACHMENTS IN FRONT YARDS IN RS AND RM-12 DISTRICTS AND IN SP-1b OVERLAY DISTRICT**)."

**SECTION 6.** Paragraph 3 of subsection Q of Section 17.20.030 of said code is amended as follows:

"3. Accessory structures shall be limited to a height of one story with a maximum height of 17 feet and a maximum top plate height of 12 feet. An accessory structure shall not exceed 9.5 feet in height at the property line and shall not intercept an inclined daylight plane sloping inward from a

point 9.5 feet above the property line and rising 1.5 feet for each foot of distance from the property line (see Appendix A, **ENCROACHMENT PLANE AND HEIGHT FOR ACCESSORY STRUCTURES IN RS AND RM-12 DISTRICTS AND IN THE SP-1b OVERLAY DISTRICT**) ."

**SECTION 7.** Paragraphs 5 of subsection D of Section 17.22.030 of said code is amended as follows:

"5. A freestanding trellis, up to 12 feet in height that is at least 50 percent open on top and on all sides, may be located in a front or corner yard provided it does not occupy more than 5 percent of the yard in which it is located (see Appendix A, **TRELLIS AND PORCH ENCROACHMENTS IN FRONT YARDS IN RS AND RM-12 DISTRICTS AND IN SP-1b OVERLAY DISTRICT**) . In addition, the requirements of Chapter 12.12 of the Pasadena Municipal Code relating to the obstruction of views at street intersections shall apply."

**SECTION 8.** Paragraph 3 of subsection S of Section 17.22.030 of said code is amended as follows:

"3. The maximum height shall be one story and shall have a maximum top plate height of 12 feet (see Appendix A, **TRELLIS AND PORCH ENCROACHMENTS IN FRONT YARDS IN RS AND RM-12 DISTRICTS AND IN SP-1b OVERLAY DISTRICT**) ."

**SECTION 9.** Paragraph 3 of subsection U of Section 17.22.030 of said code is amended as follows:

"3. Accessory structures shall be limited to a height of one story with a maximum height of 17 feet and a maximum top plate height of 12 feet. An accessory structure shall not exceed 9.5 feet in height at the property line and shall not intercept an inclined daylight plane sloping inward from a point 9.5 feet above the property line and rising 1.5 feet for each foot of distance from the property line (see Appendix A, **ENCROACHMENT PLANE AND HEIGHT FOR ACCESSORY STRUCTURES IN RS AND RM-12 DISTRICTS AND IN THE SP-1b OVERLAY DISTRICT**)."

**SECTION 10.** Section 17.28.020 of said code entitled, "**CO, CL, CG AND COR DISTRICTS: LAND USE REGULATIONS**" is amended as follows:

a) By amending the schedule entitled, "**CO, CL CG, AND COR DISTRICTS: LAND USE REGULATIONS**" as shown in Exhibit 1, attached hereto and incorporated by this reference.

b) By amending subsection S and adding subsections P and T to read as follows:

"(S) See Chapter 17.64, Service stations and auto washing and detailing businesses."

"(P) Auto washing and detailing businesses shall provide evidence of compliance with the regulations of the Sanitation District of Los Angeles County the Los Angeles County Regional Water Quality Control Board."

"(T) Small-scale auto washing and detailing businesses shall be located within a parking structure that provides parking for a minimum of 500 vehicles."

**SECTION 11.** Section 17.32.020 of said code entitled, "**IG DISTRICT: LAND USE REGULATIONS**" is amended as follows:

a) By amending the schedule entitled, "**IG DISTRICT: LAND USE REGULATIONS**" as shown in Exhibit 2, attached hereto and incorporated by this reference.

b) By amending subsection K and adding subsections V and Z to read as follows:

"(K) See Chapter 17.64, Service stations and auto washing and detailing businesses."

"(V) Auto washing and detailing businesses shall provide evidence of compliance with the regulations of the Sanitation District of Los Angeles County related to drainage. Discharge into the storm drain system is not permitted without approval from the Los Angeles County Regional Water Quality Control Board."

"(Z) Small-scale auto washing and detailing businesses shall be located within a parking structure that provides parking for a minimum of 500 vehicles."

**SECTION 12.** The tables contained in Section 17.33.040 of said code entitled, "**CD DISTRICT: LAND USE REGULATIONS PART I AND**

**PART II**" are amended as shown in Exhibit 3, attached hereto and incorporated by this reference.

**SECTION 13.** Section 17.33.050 of said code entitled, "**CD DISTRICT: ADDITIONAL LAND USE REGULATIONS**" is amended as follows:

a) By amending subsection I to read as follows:

"(I) See Chapter 17.64, Service stations and auto washing and detailing businesses."

b) By adding new subsections O and CC to read as follows:

"(O) Auto washing and detailing businesses shall provide evidence of compliance with the regulations of the Sanitation District of Los Angeles County related to drainage. Discharge into the storm drain system is not permitted without approval from the Los Angeles County Regional Water Quality Control Board."

"(CC) Small-scale auto washing and detailing businesses shall be located within a parking structure that provides parking for a minimum of 500 vehicles."

**SECTION 14.** Subparagraph c of paragraph 7 of subsection P of Section 17.33.080 of said code entitled "Miscellaneous Signs" is amended as follows:

"c. An expressive use permit for a theater or cinema may authorize signs deviating from the standards of this chapter, subject to design approval by the director of planning. The director of planning may approve marquee signs,

brighter lights, and other features not otherwise authorized by this chapter if such modifications are consistent with the Central District design review guidelines.”

**SECTION 15.** Section 17.40.030 of said code entitled, “**PS DISTRICT: LAND USE REGULATIONS**” is amended as follows:

a) By amending the schedule entitled, “**PS DISTRICT: LAND USE REGULATIONS**” as shown in Exhibit 4, attached hereto and incorporated by this reference.

b) By adding a new subsections N to read as follows:

“(N) Small-scale auto washing and detailing businesses shall be located within a parking structure that provides parking for a minimum of 500 vehicles. Auto washing and detailing businesses shall provide evidence of compliance with the regulations of the Sanitation District of Los Angeles County related to drainage. Discharge into the storm drain system is not permitted without approval from the Los Angeles County Regional Water Quality Control Board.”

**SECTION 16.** Subsection D of Section 17.57.030 of said code entitled, “**Land use regulations**” is amended to read as follows:

“D. Prohibited Uses. The following uses are permitted or conditionally permitted under the base district but are prohibited under this overlay district:

1. Auto washing and detailing businesses including small-scale auto washing and detailing businesses;



2. Drive-thru businesses;
3. Convalescent facilities;
4. Commercial off-street parking that is not accessory to a permitted or conditionally permitted use on a site in a CO district;
5. Horticulture, limited;
6. Mini-malls;
7. Vehicle/equipment sales, leasing and services: service stations and vehicle storage;
8. Warehousing and storage: small scale;
9. Wholesaling, distribution and storage: small-scale
10. Swap meets, nonrecurring."

**SECTION 17.** Subsection D of Section 17.58.030 of said code entitled, "**Land use regulations**" is amended as follows:

"D. Prohibited Uses. The following uses are permitted or conditionally permitted under the base district but are prohibited under this overlay district:

1. Auto washing and detailing businesses except small-scale auto washing and detailing businesses;
2. Drive-thru businesses;
3. Swap meets;
4. Swap Meets, Nonrecurring."

**SECTION 18.** Section 17.64.130 of said code entitled, "**Service stations and automobile washing**" shall be amended to read as follows:

**"17.64.130 Service stations and auto washing and detailing businesses.**

The following supplementary development standards apply to new construction, remodeling or expansion of service stations and auto washing and detailing businesses:

A. Site Layout.

1. Conditions of approval for conditional use permit may include, but are not limited to, buffering, screening, planting areas and limitations on hours of operation necessary to avoid adverse impacts on properties in the surrounding area.
2. All paved areas shall be maintained grease-free.
3. A lighting plan shall be submitted with the use permit application. Lighting requirements shall comply with any lighting requirements of this code.
4. Mobile recycling trucks, and temporary, nonpermanent structures may not be located on a service station or auto washing and detailing businesses site without conditional use permit approval.

5. Ancillary services such as air, water, telephone and vending machines shall be located in an area that does not impede vehicular traffic.

6. Kiosks for cashier windows shall be constructed to provide safe access for patrons. A minimum of 3 pedestrian queue spaces per service station site shall be provided.

7. Site plan/site layout shall be designed to ensure maximum security for employees and customers."

[Subsections B and C of this section remain unchanged.]

"D. Lot Area. Every automobile service station, auto washing and detailing businesses facility or combination thereof shall be located on a lot having an area of not less than 15,000 square feet, with no less than 125 feet of frontage on a public street. This requirement shall not apply to the remodeling or expansion of a preexisting service station or auto washing and detailing businesses facility."

[Subsections E, F and G of this section remain unchanged.]

**SECTION 19.** Schedule A of Section 17.68.030 of said code is amended as shown in Exhibit 5, attached hereto and incorporated by this reference.

**SECTION 20.** This ordinance shall take effect upon the expiration of thirty days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Chris Holden  
Mayor of the City of Pasadena

**I HEREBY CERTIFY** that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its \_\_\_\_\_ meeting held \_\_\_\_\_, 1998, by the following vote:

Ayes:

Noes:

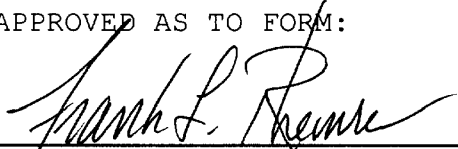
Absent:

Abstain:

Published:

\_\_\_\_\_  
Jane Rodriguez  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank Rhemrev  
Senior Deputy City Attorney