

ORIGINAL

ORDINANCE NO. 2044 c.s.

AN ORDINANCE AMENDING ARTICLE 3, CHAPTER 2, OF TITLE 10,
BY ADDING THERETO SECTIONS 10-2.1405.2 AND 10-2.1405.3;
AMENDING SECTION 10-2.006 (B10) AND ADDING SECTIONS
10-2.006 (B90 and B91) TO ARTICLE 1, CHAPTER 2, TITLE 10;
AMENDING SECTIONS 10-2.713(B), 10-2.813(A), 10-2.911(K),
AND 10-2.1013(S) OF ARTICLE 2, CHAPTER 2, TITLE 10; AND
AMENDING SECTION 10-2.1400(Jc) OF ARTICLE 3, CHAPTER 2,
TITLE 10, OF THE REDONDO BEACH MUNICIPAL CODE, RELATING
TO AUTOMOBILE SERVICE STATIONS

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The City Council of the City of Redondo Beach does ordain as follows:

FINDINGS AND DECLARATIONS:

The City Council finds and declares that automobile service stations generate traffic movements which interrupt and congest the efficient flow of vehicular and pedestrian movement and thus present hazards to the public health, safety and welfare;

That automobile service stations differ from other uses permitted in the N-S-C, C-S-C, G-C, P-D-C, P-I, P-D-I, and P-D Land Use Districts because of their physical design, appearance and construction materials, nature and hours of operation, and the high volatility of the products they dispense

That many automobile service stations in the city are changing in character by engaging in the outside retail sales of commodities (i.e., household wares, children's toys, garden supplies, case lots of soft drinks, etc.) which are not related to the operation of an automobile. Additionally, many automobile service stations are serving as storage depots for rental equipment and vehicles and as parking lots for commercial fleets of trucks. Finally, the auto-related work done on many automobile service station sites has expanded

to include major engine overhaul, body repair and wrecking. All the above operations are obtrusive to adjoining commercial and residential land uses and more intensive than encompassed in the definition "automobile service station";

That the methods used to operate some automobile service stations result in the unreasonable accumulation of trash, sludge, debris and disassembled automobile carcasses, and in the spillover of offensive noise, light and odors, all endangering the health, safety and welfare of the immediate neighborhood and the public-at-large;

That there is an ever-present inventory of deteriorating, abandoned and converted automobile service stations in this city which are a public nuisance, disruptive to property values, offensive to the senses and thus interfere with the enjoyment of citizens' lives and property;

That abandoned and converted automobile service stations tend to unreasonably increase the necessity for city-provided police, fire and sanitation services in order to deter vandalism, prevent unlawful parking and storage, protect against fire and avoid the accumulation of trash, debris, and noxious vegetation--all problems which endanger the health, safety and welfare of the immediate neighborhood and the public-at-large.

THEREFORE, BY REASON OF THE ABOVE-MENTIONED FINDINGS AND DECLARATIONS, THE CITY COUNCIL FINDS AND DECLARES that it is necessary to adopt certain regulations and development standards, not withstanding the requirements of any land use district, to insure the establishment of automobile service stations compatible with other uses existing and permitted in the same land use district and to protect the public health, safety and welfare.

SECTION 1. AMENDMENT OF CODE. Section 10-2.1405.2 is hereby added to Article 3, Chapter 2, Title 10, of the Redondo Beach Municipal Code, to read as follows:

Sec. 10-2.1405.2. Service station regulations and development standards.

A. Purpose of this section. The purpose of these regulations and development standards is three-part:

1. To minimize traffic congestion and pedestrian-vehicular conflict, reduce drive distraction, eliminate parking and maneuvering problems, and eliminate or reduce other similar hazards and discomforts which endanger the public health, safety and welfare;

2. To assure that due consideration is given to the economic and balanced use of land within limited commercial and industrial districts by controlling those unique environmental aspects of service station operation, such as visual/noise/air pollution and possible fire and explosion, which are potentially damaging to surrounding areas and ultimately the public-at-large; and

3. To assure that automobile service stations are designed to be functionally and aesthetically compatible with other activities in the same area and that their manner of operation maintains this compatibility over time for the benefit of the city and its residents' health, safety and economic and physical welfare.

B. Conditional use permit required.

1. No automobile service station shall be permitted in the N-S-C, C-S-C, G-C, P-D-C, or P-D Land Use Districts unless and until the applicant secures the approval of the Planning Commission by conditional use permit as specified in Section 10-2.1701, Article 6, Chapter 2, Title 10, of the Redondo Beach Municipal Code.

2. No equipment, service or use not permitted by Section 10-2.1405.2(C) shall be added to any existing service station within the city of Redondo Beach, nor shall any structural or architectural alterations, except incidental maintenance, be made to any existing service station within the city of Redondo Beach, unless and until an applicant secures the approval of the Planning Commission by conditional use permit as specified in Section 10-2.1701, Article 6, Chapter 2, Title 10, of the Redondo Beach Municipal Code. An applicant seeking a conditional use permit in order to make structural or architectural alterations to an existing service station shall not arbitrarily or unreasonably be denied a conditional use permit where compliance with subsection C of this section would impose a cost or other hardship disproportionate to the proposed structural or architectural alterations. The Planning Commission shall review the existing service station with reference to landscaping, signs, walls, trash areas, lighting, restroom screening and parking, as well as the method of service station operation as it relates to cleanliness and overloading of the site, and shall require that an applicant make reasonable efforts to conform to the intent and purpose delineated in subsection A of this section. An applicant for conditional use permit shall not be required to relocate or remove permanent site improvements such as driveways, pump islands, or buildings, unless the accumulated value of structural or architectural additions exceed 50 percent of the value of the permanent site improvements at the time an applicant first seeks a conditional use permit under this section.

3. Existing automobile service stations that do not comply with subsection C of this section (Service station development standards) are non-conforming uses and shall be allowed to continue operation subject to paragraph 2, subsection B of this section.

C. Service station development standards. To achieve the purpose of this section, the Planning Commission shall require that all applications for conditional use permit under this section conform to the following service station development standards:

1. Site location.

a. When in the appropriate land use district, automobile service stations will be permitted only when the site is located at the intersection of State highways, arterials, or collectors, or any combination thereof as designated on the Select System Map of the county of Los Angeles, for the city of Redondo Beach (hereinafter referred to as the Select System Map).

b. When in the appropriate land use district, but not located as specified in C-1-a of this section, it must be demonstrated to the Planning Commission that:

(1) The proposed site is at the intersection of a public street and a State highway, arterial, or collector as designated on the Select System Map and that said intersection has a traffic volume and driver exposure commensurate with the intersections specified in C-1-a of this section; and

(2) The proposed site is in accord with the public health and safety, welfare, and convenience after considering the relative location and topography of the proposed site, the distance of the proposed site from existing service stations and/or intersections of California State Highways, arterials or collectors, or any combination thereof, as designated on the Select System Map, the expected impact of traffic patterns and the possible disruption of vehicular and pedestrian movement, the nature of the surrounding area

and the extent to which the proposed service station might interfere with its present and future use, the proximity of dwellings, churches, schools and other places of assembly, and the General Plan of the city of Redondo Beach.

2. Site area size. The site area shall be no less than 20,000 square feet except when it becomes a part of a functionally integrated commercial or industrial complex.

3. Setbacks. The service station building shall be set back at least twenty-five feet (25') from the street property lines. Gasoline pump islands shall be set back at least sixteen feet (16') from any property line.

4. Landscaping. Landscaping shall be used as a visual and acoustical buffer and as an architectural element in the design of the service station as follows:

a. Landscaping shall be provided on a minimum of six and one-half percent (6-1/2%) of the surface of the service station site and shall include:

(1) A minimum of four feet (4') wide planter adjacent to all street frontage exclusive of driveway curb cuts;

(2) A minimum 150 square foot planter at the intersection of two property lines at a street corner;

(3) Raised masonry planters along the full length of building facades facing streets or public parking areas, except where there exist doorways, bay openings, or other reasonable areas of deletion; and

(4) Planters at least three feet (3') in width along the front portion of interior property lines where they would best serve as a buffer, screen, or architectural element in the design of the service station site.

b. All planting areas shall be separated from adjacent paving by a concrete curb or decorative wall at least six inches (6") in height.

c. Minimum tree size for landscaping shall be fifteen (15) gallons; minimum shrub size shall be five (5) gallons. The number and placement of trees and shrubs shall be shown on a site plan and approved by the Planning Commission.

d. A permanent, clock-operated, underground irrigation system shall be installed in all landscaped areas so that planted areas can be maintained at optimal levels.

5. Signs.

a. Signs shall conform to Sections 10-2.1408, 10-2.1410, and 10-2.1411 of the Redondo Beach Municipal Code. Plans showing all proposed signs shall be approved by the Planning Commission and any other signs, banners, or pennants shall be prohibited.

b. There shall be no more than two (2) signs indicating the price of gasoline on the premises. Such signs shall be permanent signs and architecturally treated to reflect the style of the main building.

6. Driveways.

a. The maximum width of driveways shall be thirty feet (30') at the sidewalk.

b. Access drives shall be no closer than twenty-five feet (25') from the point of intersection of the ultimate right-of-way lines of the adjoining streets, but in no case closer than five feet (5') to the point of curb return.

c. There shall be no more than two (2) driveways for any one street frontage. Such driveways shall be at least twenty-five feet (25') apart and may not be closer than five feet (5') to any side property line except in functionally integrated commercial or industrial complexes.

7. Walls.

a. A six foot (6') high decorative masonry wall shall be constructed along all interior property lines, except where the Planning Commission has determined that a lower

wall is more compatible with the present and future characteristics of the location and existing and future use of contiguous property.

b. The Planning Commission may require additional architectural walls which it deems necessary.

8. Trash areas.

a. There shall be 50 square feet of trash area for each service bay.

b. A decorative masonry wall, six feet (6') to eight feet (8') in height, shall enclose all trash areas. Such enclosure shall be located to the satisfaction of the Fire Department and shall be architecturally compatible with the main structure. All trash, including discarded oil cans, batteries, tires, automobile parts, etc., shall be deposited in the trash area. Trash areas shall not be used for storage. Doors and gates leading into trash areas shall be maintained in working condition at all times and shall remain closed except when in use.

9. Lighting.

a. All lights shall be directed away from adjacent areas and shall be arranged to prevent glare, reflection, nuisance or hazardous interference of any kind on adjoining streets, highways or property.

b. Lights on or within the main structure shall be obscured inside panels or coves. All lighting not on or within the main structure shall be of an indirect nature under canopies or at ground level in landscaped planters.

10. Restroom screening. All restroom doors shall be obscured from view by architectural screens, fences or a combination planter and screen or fence.

11. Utilities. All on-site utilities shall be placed underground.

12. Parking requirements. There shall be at least three (3) parking spaces for each service bay, and no additional employee parking shall be required.

13. Accessory structures. No accessory structures, including movable or portable buildings, shall be permitted on the site, except that tire storage cabinets may be permitted by the Planning Commission subject to architectural review.

14. Operation.

a. Operations outside permanent structures shall be limited to the dispensing of gasoline, oil, additives, water, air, and minor part replacement.

b. No painting, body and fender repair or tire recapping shall be allowed on the site.

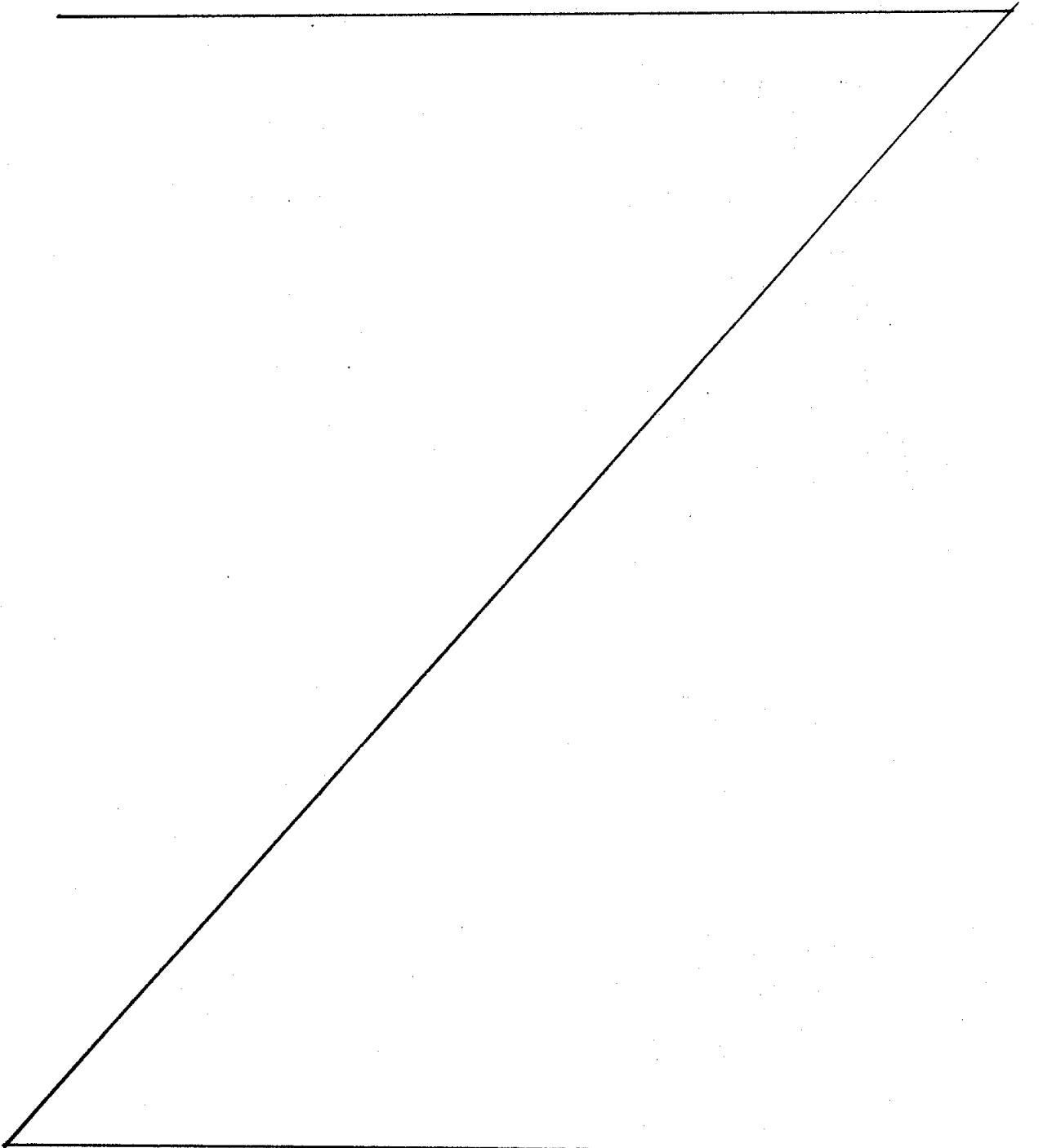
15. Inoperable vehicles. No damaged or permanently disabled vehicles shall be kept on the site for more than 48 hours.

16. Prohibited outside sales. No automobile service station shall engage in the display, storage, rental or sale of automobiles, trucks, motorcycles, boats, campers, dolly carts, garden or household supplies or other retail items not associated with automobile operation outside of the main structure. Such items may be displayed, stored, rented or sold only inside the walls of the main structure. This prohibition shall not be construed to prohibit the display of auto-related items (i.e., oil, additives, fluids, etc.) from display racks located at pump islands to render efficient service to the motoring public.

17. Incidental sales and rentals. The Planning Commission may allow incidental convenience items (i.e., soft drinks, candy, cigarettes, etc.) for the immediate consumption

(2044 c.s. 4/13/71)

of the motoring public to be displayed and sold within an architecturally screened area that is an extension of the main structure and specifically designed for that purpose. The Planning Commission may also allow the rental of utility trailers within an architecturally screened area designed specifically for that purpose. Such utility trailer rentals shall not interfere with the normal operation of the service station on the efficient circulation of automobiles on the site.



18. Vending machines. All vending machines shall be located inside the building or in an architecturally screened area designated for such machines.

19. Noise. Noise shall be muffled or contained so as not to be objectionable in its amplitude, intermittence, or shrillness. The decible level at property lines shall not exceed street background noise normally occurring in the surrounding neighborhood.

20. Uniform Fire Code. The design and construction of automobile service stations shall conform to Division V, Article 15, of the Uniform Fire Code as currently adopted by the City of Redondo Beach, except where more restrictive standards are herein stipulated.

21. Exceptions. The Planning Commission may allow a particular service station to vary from the aforementioned standards if the proposed development is consistent with the purpose of this section and if the strict application of such standards prevents the property owner from otherwise safe and unobtrusive development.

SECTION 2. AMENDMENT OF CODE. Section 10-2.1405.3 is hereby added to Article 3, Chapter 2, Title 10, of the Redondo Beach Municipal Code, to read as follows:

Sec. 10-2.1405.3. Procedures and standards for the reuse of abandoned and converted automobile service stations.

A. Purpose of this section. The purpose of these procedures and standards is three-part.

1. To reduce the inordinate amount of fire, police, sanitation, and other city-provided services which are required by the high-risk and criminally-inviting nature of abandoned service stations developed prior to effective date of Section 10-2.1405.2, of Article 3, Chapter 2, Title 10, of the Redondo Beach Municipal Code and to provide for the prevention and abatement of marginal uses which often come to occupy converted service stations and which require the same inordinate amount of city services;

2. To stem the downward spiral of commercial and residential deterioration which is initiated and maintained by abandoned, uneconomic, and obsolete service stations and to protect the surrounding area from the negative impact of marginal uses which often come to occupy converted service stations; and

3. To protect the public health, safety, welfare and convenience by controlling the potentially dangerous, driver distracting and environmentally polluting aspects of abandoned service stations developed prior to the effective date of Section 10-2.1405.2 of Article 3, Chapter 2, Title 10, of the Redondo Beach Municipal Code and the marginal uses which often come to occupy converted service stations.

B. Conditional use permit required for the reuse of abandoned or converted service stations. Any reuse of an abandoned or converted service station, either as a service station or other commercial or industrial use permitted in the land use district in which the site is located, shall be allowed only as specified below:

1. To resume the operation of an abandoned automobile service station:

a. Any automobile service station established by conditional use permit and subsequently abandoned shall not resume operation as an automobile service station unless and until an applicant has secured the approval of the Planning Commission by a new conditional use permit as specified in Section 10-2.1405.2 of this chapter.

b. Any automobile service station established without a conditional use permit prior to the effective date of Section 10-2.1405.2 of this chapter shall be considered a legal non-conforming development. If such non-conforming development is abandoned it shall not resume operation as an automobile service station unless and until an applicant has

secured the approval of the Planning Commission by conditional use permit as specified in Section 10-2.1405.2 of this chapter.

2. To reconvert a converted automobile service station back to automobile service station use. Any automobile service station which has been converted to another commercial or industrial use shall not subsequently resume operation as an automobile service station unless and until an applicant has secured the approval of the Planning Commission by conditional use permit as specified in Section 10-2.1405.2 of this chapter.

3. To convert an automobile service station to another commercial or industrial use.

a. No automobile service station, whether established by conditional use permit or not, shall be used for any other use unless and until an applicant has secured the approval of the Planning Commission by conditional use permit.

b. The Planning Commission may at its discretion incorporate into its action on a particular conditional use permit which allows the conversion of an automobile service station to another commercial or industrial use, a waiver of further conditional use permits for other commercial or industrial uses permitted in the land use district in which the site is located, or alternately may require that such other commercial or industrial uses be approved by the Planning Department by site plan review.

4. To convert a converted automobile service station to yet another commercial or industrial use. Unless specifically modified by previous Planning Commission action, no site originally developed as an automobile service station and subsequently converted into another commercial or industrial use, whether by conditional use permit or not, shall be converted to yet another commercial or industrial use unless and until the applicant has secured the approval of the Planning Commission by a new conditional use permit.

C. Standards for the conversion of an automobile service station to another commercial or industrial use.

1. The proposed conversion of the automobile service station site shall meet the criteria for conditional use permit set forth in Subsection B of Section 10-2.1603, Article 5, Chapter 2, Title 10, of the Redondo Beach Municipal Code.

2. All pumps, pump islands, canopies, signs, insignias, and corporate trade marks, their supporting structures, mountings, and foundations and all other above-ground improvements which are uniquely associated with service station operation shall be taken down, dismantled and removed from the site.

3. All gasoline storage tanks, fuel lines, pumps and other below-ground apparatus related to the delivery or disposal of petroleum products shall be excavated and removed from the site or filled in accordance with Section 15.212, Division II, Article 15 of the Uniform Fire Code as currently adopted by the city of Redondo Beach.

4. Upon the removal of the tanks, structures, and apparatus specified in paragraphs 2 and 3 of Subsection C of this section, the proposed converted service station site shall be resurfaced and landscaped in a manner appropriate to the proposed commercial or industrial use.

SECTION 3. AMENDMENT OF CODE. Section 10-2.006(B10) of Article 1, Chapter 2, Title 10, of the Redondo Beach Municipal Code is hereby amended to read as follows:

Sec. 10-2.006. Definitions and terminology.

B. Definitions.

10. "Automobile service station" shall mean the site and physical improvements used primarily for the sale of motor fuel and oil and also for the servicing of motor vehicles. Such servicing may include the sale of tires, batteries, and other parts and products related to the operation of a motor vehicle;

(2044 c.s. 3/15/71)

minor tune-up, lubrication and parts replacement; non-mechanical car-washing, polishing and waxing; and other light work related to preventive maintenance and upkeep.

SECTION 4. AMENDMENT OF CODE. Section 19-2.006(B) of Article 1, Chapter 2, Title 10, of the Redondo Beach Municipal Code is hereby amended by adding thereto Subparagraphs 90 and 91 to read as follows:

Sec. 10-2.006. Definitions and terminology.

B. Definitions.

90. "Abandoned automobile service station" shall mean any automobile service station which, for 180 consecutive days, has been vacant and/or not operated in good faith for the servicing of motor vehicles as is customary and common practice among service stations within the city of Redondo Beach.

91. "Converted automobile service station" shall mean any automobile service station which is being utilized for a use other than the servicing of motor vehicles as defined in Paragraph 10 of Subsection B of this section.

SECTION 5. AMENDMENT OF CODE. Section 10-2.713(B) of Article 2, Chapter 2, Title 10, of the Redondo Beach Municipal Code is hereby amended to read as follows:

B. Automobile service stations, subject to the provisions of Section 10-2.1405.2 of this chapter.

SECTION 6. AMENDMENT OF CODE. Section 10-2.813(A) of Article 2, Chapter 2, Title 10, of the Redondo Beach Municipal Code is hereby amended to read as follows:

A. Automobile service stations, subject to the provisions of Section 10-2.1405.2 of this chapter.

SECTION 7. AMENDMENT OF CODE. Section 10-2.911(K) of Article 2, Chapter 2, Title 10, of the Redondo Beach Municipal Code is hereby amended to read as follows:

K. Automobile service stations shall be permitted by conditional use permit, subject to the provisions of Section 10-2.1405.2 of this chapter.

SECTION 8. AMENDMENT OF CODE. Section 10-2.1013(S) of Article 2, Chapter 2, Title 10, of the Redondo Beach Municipal Code is hereby amended to read as follows:

S. Automobile service stations, subject to the provisions of Section 10-2.1405.2 of this chapter.

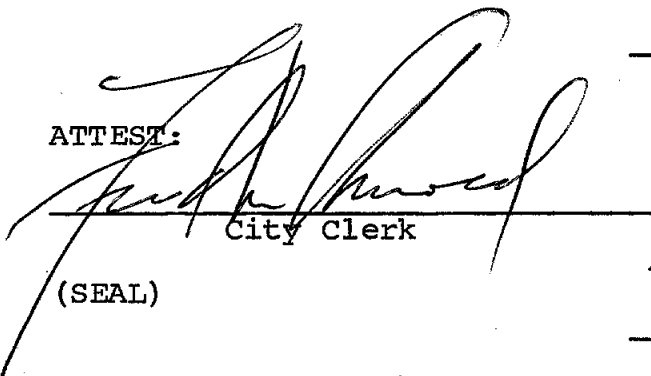
SECTION 9. AMENDMENT OF CODE. Section 10-2.1400(Jc) of Article 3, Chapter 2, Title 10, of the Redondo Beach Municipal Code is hereby amended to read as follows:

J. (c) Automobile service stations, subject to the provisions of Subsection C of Section 10-2.1405.2 of this chapter.

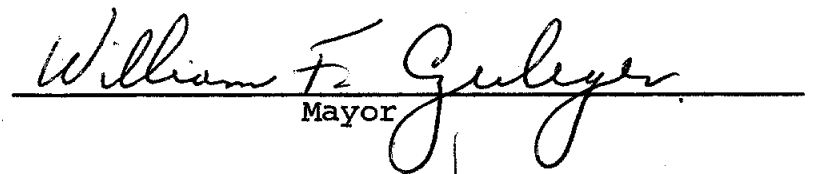
SECTION 10. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the South Bay Daily Breeze, the official newspaper of said city, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

Passed, approved, and adopted this 19th day of April, 1971.

ATTEST:

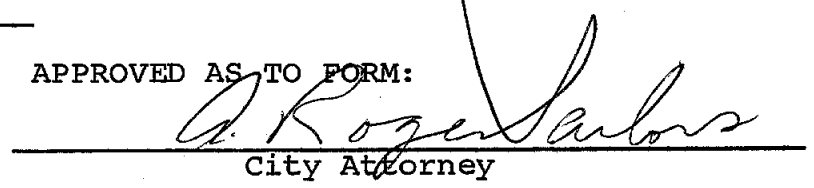


City Clerk
(SEAL)



Mayor

APPROVED AS TO FORM:

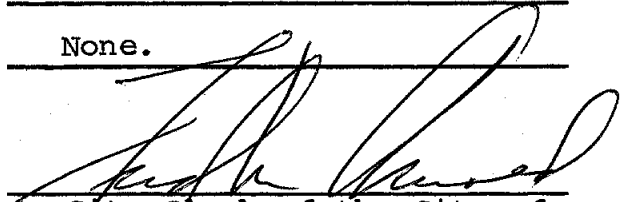


City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Fred M. Arnold, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing ordinance, being Ordinance No. 2044 c.s., was introduced at a regular meeting of the City Council of said City, held on the 12th day of April, 1971, and that the same was thereafter on the 8th day of April, 1971 adopted by said City Council by the following vote:

AYES:	Councilmen <u>Greene, Salvail, Westerfield,</u> <u>Hayward, and Nielsen;</u>
NOES:	Councilmen <u>None;</u>
ABSENT:	Councilmen <u>None.</u>



City Clerk of the City of
Redondo Beach, California

(S E A L)

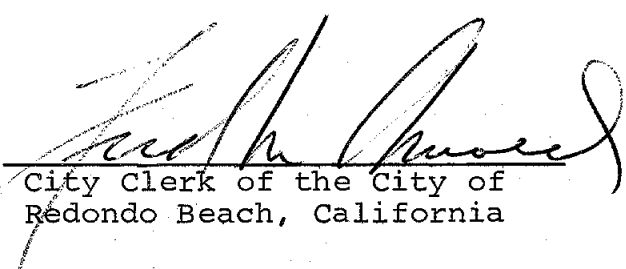
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

The undersigned, the duly elected, qualified and acting City Clerk of the City of Redondo Beach, California, does hereby certify that a full, true and correct copy of

Ordinance No. 2044 c.s., entitled AN ORDINANCE AMENDING ARTICLE 3, CHAPTER 2, OF TITLE 10, BY ADDING THERETO SECTIONS 10-2.1405.2 AND 10-2.1405.3; AMENDING SECTION 10-2.006(B10) AND ADDING SECTIONS 10-2.006 (B90 AND B91) TO ARTICLE 1, CHAPTER 2, TITLE 10; AMENDING SECTIONS 10-2.713(b), 10-2.813(A), 10-2.911(K), AND 10-2.1013(S) OF ARTICLE 2, CHAPTER 2, TITLE 10; AND AMENDING SECTION 10-2.1400(Jc) OF ARTICLE 3, CHAPTER 2, TITLE 10, OF THE REDONDO BEACH MUNICIPAL CODE, RELATING TO AUTOMOBILE SERVICE STATIONS

has been posted at the City Hall in said City, after the introduction of said ordinance and for a period of not less than five (5) days prior to the date hereof.

WITNESS my hand and the official seal of said City of Redondo Beach, California, this 19th day of April, 71.


City Clerk of the City of Redondo Beach, California

(SEAL)