

AUTO REPAIR BUSINESS OPERATIONS ORDINANCE NO. 2023-03

MONROVIA CITY COUNCIL STUDY SESSION
OCTOBER 17, 2023

Department of
Community
Development



MONROVIA
CALIFORNIA



BACKGROUND

- Initial feedback from City Council Study Session on November 1, 2022 regarding auto repair business concerns:
 - Outdoor operations: working on vehicles and storage
 - Long-term vehicle storage
 - Storing and parking vehicles on the public street
- City has tools to address property maintenance issues but does not have operational standards.
- All new automotive repair businesses require a conditional use permit (CUP). The majority of licensed auto repair businesses currently in Monrovia are legal nonconforming.



PROPOSED REGULATIONS

- Establish minimum operating standards for all nonconforming automobile repair businesses.
- Allows modification from specified standards with the approval of an operations permit by DRC.



TIMELINE

- **November 1, 2022** – Council direction to study options for review of nonconforming automotive repair businesses
- **March 15, 2023** – Overview to Planning Commission
- **March 23/27, 2023** – Three town hall meetings*
 - 17 businesses represented
- **April 12, 2023** – Planning Commission public meeting*
- **June 20, 2023** – City Council Study Session



TIMELINE

- **August 1, 2023** – City Council first reading of ordinance*
- **September 5, 2023** – City Council second reading* (continued to allow for additional input)
- **September 6-14, 2023** – Outreach to automotive repair businesses; information portal on website
- **September 14, 2023** – Town hall meeting
 - 26 businesses represented
- **September 15 – present** – Continued outreach and onsite meetings with businesses



FEEDBACK RECEIVED

	Proposed Regulation	Requested/Potential Modifications
“Public View”	Not defined	Add definition from public right of way or other public property.
Onsite vehicle storage	Limited to 14 days	Limited to 60 days
Street parking	Prohibited	Prohibited overnight or in front of a residential use. Vehicles dropped off overnight must be brought into conformance within 1 hour of business opening.



FEEDBACK RECEIVED

	Proposed Regulation	Requested/Potential Modifications
Parts and equipment storage	Must be stored in the building or with a permit, in a storage container	May be stored in an enclosed/screened area not in public view or, with a permit in a storage container
Temporary shade structures	Prohibited in public view	Allowed in public view with an operations permit while the business is open
Oversized vehicles – outside (allowed with permit)	No overnight storage	Stored onsite up to 7 days; not stored on a public street.



FEEDBACK RECEIVED

	Proposed Regulation	Requested/Potential Modifications
Outdoor work area (allowed with a permit)	Up to 400 SF maximum	Anywhere within 20' of all actively used bays, no SF maximum
Outdoor use of power tools	Prohibited	Allowed with permit subject to Noise Ordinance
Outdoor work area noise regulations	Not audible at the property line of the nearest residential property.	Subject to the Noise Ordinance



NEXT STEPS

- Provide staff direction:
 - On modifications to the ordinance
 - Process to move forward



QUESTIONS?

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