



Zoning Code Amendments Related to Drive-Through Facilities

City Council | August 13, 2024

Case No. PZC-0010-2024

Background

- September 27, 2022 – Moratorium on Drive-Throughs First Enacted (Ord. No. 5994) by Council
- Community and Council Concerns:
 - Safety
 - Aesthetics
 - Environmental Impacts
- Moratorium Extended Twice (Ord. No. 5996 and 6010)
- September 26, 2024– Moratorium Will Expire



Background

- Reviewed existing zoning standards
- Researched other cities, including Pasadena, Burbank, Huntington Beach, Santa Clarita, and Arcadia
- Created an inventory of existing drive-throughs
- Engaged a consultant to examine the trip generation rates and queuing lines.



Overview

- Phase I

- Create definitions for drive-through establishments
- Amend land use charts to permit drive-throughs as an accessory use
- Prohibit new drive-throughs in certain zones
- Establish a CUP process for new and existing drive-throughs

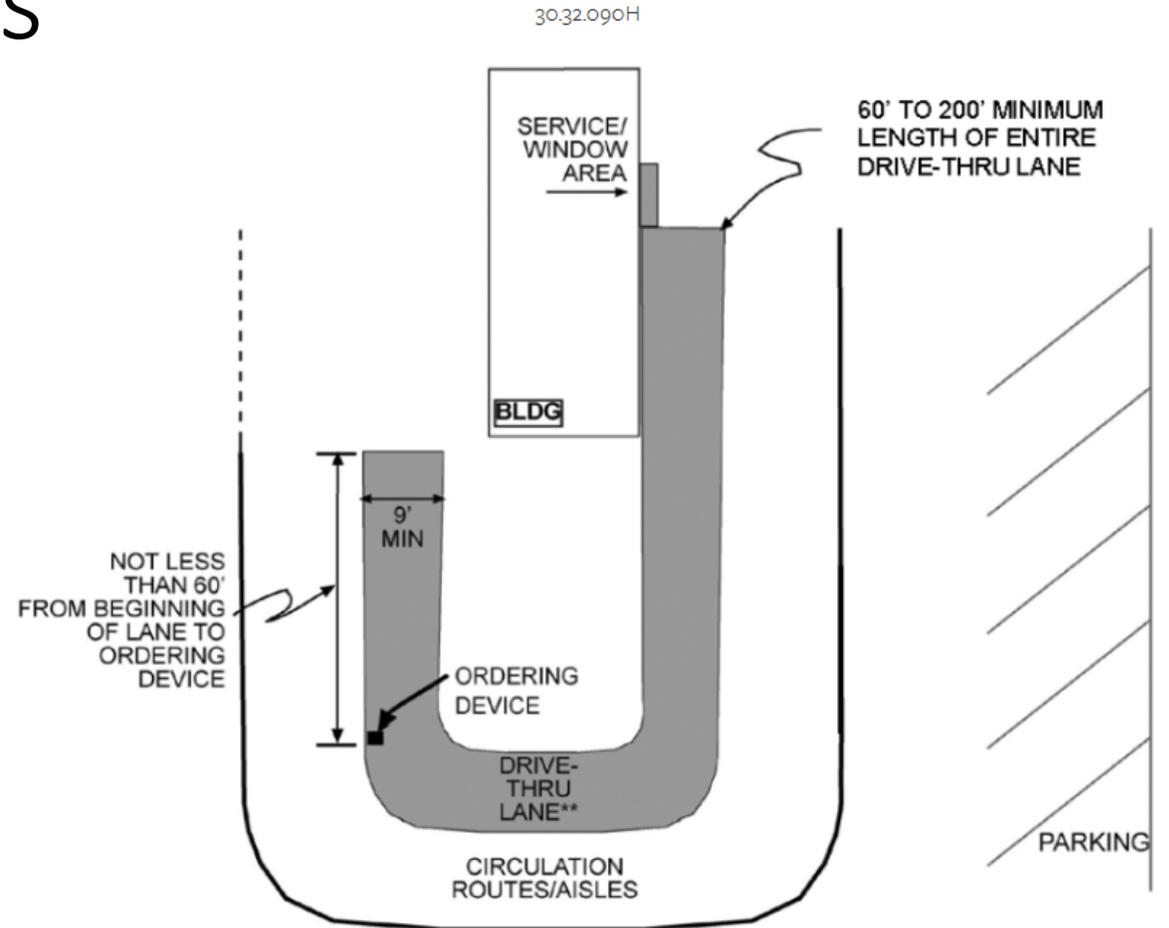
- Phase II

- Create zoning development standards for drive-throughs



Current Zoning Standards

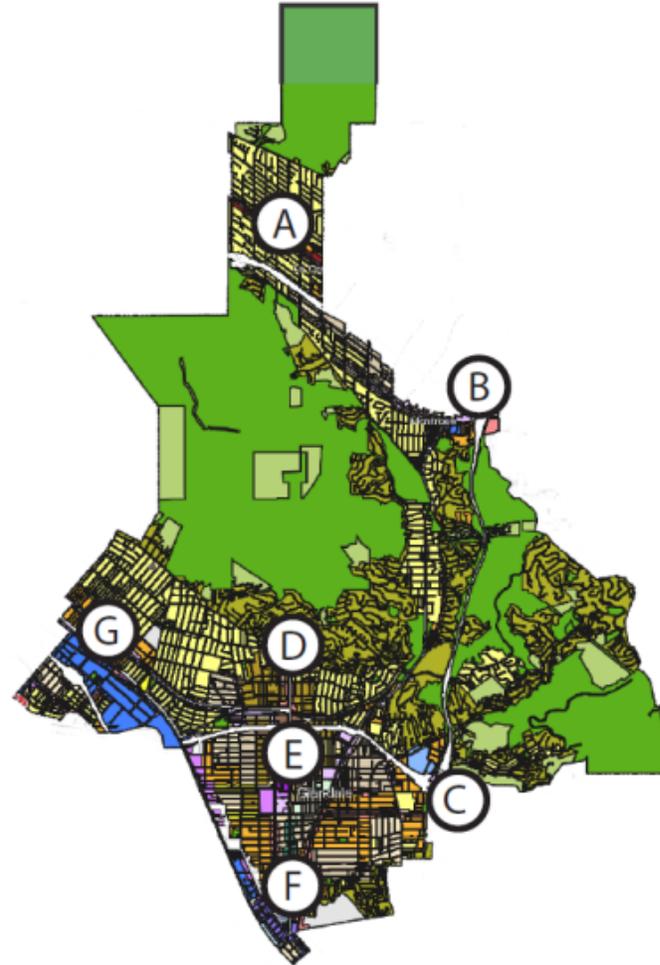
- No definition for a drive-through establishment.
- Considered ancillary to a use (bank, restaurant, pharmacy)
- Minimal Standards for Drive-Through Waiting Lanes
 - 60 foot minimum to ordering device
 - Queue Length ranges from 60-200 feet depending on the use.
- Prohibited in mixed-use and transit-oriented zones, including the DSP.



** Such drive-through lane shall be a separate lane from the circulation routes and aisles necessary for ingress to or egress from the property or access to any off-street parking spaces

Existing Drive-Through Establishments

Land Use	Number
Fast-food Restaurant	26
Counter Service Restaurant	1
Pharmacy	4
Banks and Financial Institutions	6
Other (Retail, Service Use)	2
Total	39



AREA	ZONE
(A)	CH - COMMERCIAL HILLSIDE
(B)	C3 - COMMERCIAL SERVICE IND - INDUSTRIAL
(C)	C2 - COMMUNITY COMMERCIAL C3 - COMMERCIAL SERVICE
(D)	C2 - COMMUNITY COMMERCIAL C3 - COMMERCIAL SERVICE
(E)	DSP - DOWNTOWN SPECIFIC PLAN
(F)	C3 - COMMERCIAL SERVICE TOD - TRANSIT ORIENTED DEVELOPMENT CA - COMMERCIAL AUTO
(G)	C1 - NEIGHBORHOOD COMMERCIAL C2 - COMMUNITY COMMERCIAL SFMU - COMMERCIAL RESIDENTIAL MIXED USE

Definitions – GMC Section 30.70.050

- Drive-through establishment, non-restaurant

An establishment that serves to occupants in vehicles in conjunction with the operation of a bank or financial institution, pharmacy, personal service use, retail store, or supermarket.

- Drive-through establishment, restaurant

An establishment that operates in conjunction with a restaurant, counter service with limited seating; restaurant, fast food; or restaurant, full service or similar establishment which is engaged in the business of preparing and purveying food where provisions are made for serving of food to patrons in vehicles for consumption at a separate location either on or off the premises.



Where New Drive-Throughs Are Allowed

Zone	Quantity	Uses
C1	2	Bank, Fast-Food Restaurant
C2	11	Fast-Food Restaurant, Counter Service Restaurant, Pharmacy, Retail, Drycleaner
C3	10	Fast-Food Restaurant, Pharmacy, Bank,
CA	1	Fast-Food Restaurant
CH	2	Fast-Food Restaurant
CR	1	Bank
DSP	6	Bank, Pharmacy, Fast-Food Restaurant
IND	1	Fast-Food Restaurant
TOD	4	Fast-Food Restaurant , Bank, Pharmacy
SEMU	1	Fast-Food Restaurant
Will be Allowed		Currently Not Allowed



Conditional Use Permit (CUP)

- CUP required for new and existing drive-throughs
- Requires a public hearing and is subject to specific findings
- Discretionary review subject to approval by the Planning Hearing Officer
- Analyze Different Characteristics
 - Business Operation
 - Site conditions
 - Traffic problems incidental to use
 - Impacts on surrounding land uses
 - Potential to be detrimental to peace, health, safety, and general welfare.



Conditional Use Permit (CUP)

Additional Findings for a Drive-Through Establishment, Restaurant:

1. That the proposed drive-through establishment has adequate vehicle queuing distance, including due consideration for menu board location(s), clear of any adjacent public right-of-way, and shall not create any vehicular or pedestrian travel hazards as demonstrated in a traffic study prepared to the satisfaction of the Director of Public Works.
2. That the proposed location of the drive-through establishment will not result in adverse impacts on the surrounding neighborhood after considering a litter clean-up plan and the hours of operation, site plan, and includes buffering sufficient to control any spillover impacts, including but not limited to noise, light, and debris.
3. That the location and design of the facility is compatible with the existing surrounding uses, includes a prominent main entrance at street or lot frontage, attractive landscaping, and includes sufficient pedestrian amenities in the street lot frontage, and interior floor area.



Legal Non-conforming Drive-Throughs

- Staff is recommending that existing drive-through establishments be required to obtain a CUP.
 - Must be done within 5 years
- CUP allows staff to analyze the existing site conditions and queuing analysis and impose conditions of approval as needed to mitigate negative impacts.



Miscellaneous Code Clean Ups

General Clean Ups

- Typographical and grammatical errors discovered during case processing
- Correcting outdated citations to Title 5



Next Steps – Phase II

- Create zoning development standards for drive-throughs
 - Minimum lot size
 - Queuing lengths
 - Menu board and ordering device locations
 - Landscape Buffers
- Review how the proposed standards could affect existing establishments.
- The Planning Commission may choose to provide some recommendations to staff at this time for Phase II.



Planning Commission

- One change to the CUP Deadline for existing drive-throughs:
 - From 3 years to 5 years
- Planning Commission voted (3-0) to recommend approval of the proposed ordinance with the recommended change.



Recommendation

Staff is recommending that the City Council adopt the proposed amendments as presented.





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