

AGENDA ITEM: 3.

DATE: 11-15-10

STAFF REPORT

CONDITIONAL USE PERMIT NO. 91-10 AM2

DATE: November 15, 2010
TO: Lancaster Planning Commission
FROM: Planning Department
APPLICANT: Ukani Enterprise Inc.
LOCATION: 42420 60th Street West (Northeast corner of 60th Street West and Avenue L-8)
REQUEST: Construction of a 125 square-foot building for office and storage, and a 968 square-foot self-service car wash in the CPD Zone

RECOMMENDATION: Adopt Resolution No. 10-48 approving Conditional Use Permit No. 91-10 AM2.

BACKGROUND: The City Council approved Conditional Use Permit No. 91-10 on October 21, 1991, to allow development of a mini-mart/gasoline station. Conditional Use Permit No. 91-10 AM1 was approved on July 14, 1993, to allow for extended hours of gasoline deliveries.

GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE: The subject property is designated C (Commercial), is zoned CPD (Commercial Planned Development), and currently developed as an Arco gas station and mini-mart on the premises. The General Plan designation, zoning, and land use of the surrounding properties are as follows:

	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>LAND USE</u>
NORTH	C	CPD	Vacant
EAST	C	CPD	Vacant
SOUTH	UR	R-7,000	Single-Family Residential
WEST	Los Angeles County	R-1-10,000	Single-Family Residential

PUBLIC IMPROVEMENTS: The site is bounded by 60th Street West to the west and Avenue L-8 to the south; 60th Street West is improved with one travel lane in the northern direction, and two lanes of travel in the southern direction. Avenue L-8 is improved with two lanes of travel in the western direction, and one lane of travel in the eastern direction. All utilities are available to serve the site.

ENVIRONMENTAL REVIEW: The project is classified as a categorical exemption from the California Environmental Quality Act (CEQA) under Class 1, Section 15301(e)(1) (Existing Facilities) of the State CEQA Guidelines. This section states that additions to existing structures that will not result in an increase of more than (1) 50 percent of the floor area of the structures before the addition are exempt from the provisions of CEQA.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The applicant is requesting approval for a conditional use permit to construct a 125 square-foot office expansion and storage area and a 968 square-foot self-service car wash. The Zoning Ordinance requires a conditional use permit for a car wash due to the potential issues associated with on-site circulation and noise.

As shown on the site plan, the proposal includes a 125 square-foot office and storage expansion and a 968 square-foot self-service car wash tunnel. The zoning ordinance requires that eleven parking spaces be provided for the existing use. The site plan shows twelve on-site parking spaces which exceeds the required parking for the use by one space. The proposed car wash has been conditioned to recycle the water using the latest recycling technology.

Access to the project site would be provided from 60th Street West for vehicles traveling northbound, and from Avenue L-8.

Adequate on-site circulation would be provided as part of the propose design. The entrance to the self-service car wash area would be provided from a 12-foot-wide drive aisle along the eastern portion of the site with sufficient stacking area, to prevent circulation conflicts with individuals patronizing the gas station and mini-mart.

Adequate landscaping exists throughout the project site. The applicant would install additional landscaping along portions of the northern and eastern property lines as shown on the site plan.

An acoustical analysis for the proposed self-service car wash was conducted by Colia Acoustical Consultants on September 20, 2010. The report evaluated the potential noise generation from the car wash. The study revealed that the loudest source of noise would be generated from the blowers located on the western portion of the site. The applicant has been conditioned to install a Noise Reduction Package (NRP) on the car wash dryers to reduce noise level to the approved decibel level

of 65db at the property line as indicated in the City of Lancaster 2030 General Plan for adjacent residential areas.

The proposed self-service car wash tunnel and the building addition would be architecturally compatible with the existing building. The exterior of the new buildings are contemporary with stucco in a warm tan color on the majority of the building, and a deeper tan along the bottom portion of the buildings. The applicant would install trellises with climbing vines along the northern elevation. A brown tile roof would be installed to match the existing roof on the mini-mart.

Staff is recommending approval of the project; the site plan is in conformance with the Zoning Ordinance and General Plan. The project site is of adequate size and shape to accommodate the proposed development; adequate circulation access and services being available for the use; and potential effects on the surrounding properties would be minimized through the site design and conditions of approval.

Respectfully submitted,

Randie Davis, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 10-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 91-10 AM 2

WHEREAS, an amendment to a conditional use permit has been requested by Ukani Enterprise Inc., to construct a 125 square-foot building and a 968 square-foot self-service car wash in the CPD Zone, located 42420 60th Street West on the northeast corner of 60th Street West and Avenue L-8 and, as shown on the attached site map; and

WHEREAS, an amendment to a conditional use permit has been filed pursuant to the regulations contained in Article I of Chapter 17.32 of the Lancaster Municipal Code; and

WHEREAS, notice of intention to consider the granting of an amendment to a Conditional Use Permit has been given as required in Article V of Chapter 17.32 of the Lancaster Municipal Code and in Section 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this application, subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on November 15, 2010; and

WHEREAS, the proposed project is categorically exempt under Section 15301 Class 1 (e) (Existing Facilities) of the State CEQA Guidelines for the implementation of the California Environmental Quality Act, and a Notice of Exemption will be filed with the County Clerk of Los Angeles County; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this application:

1. The proposed 125 square-foot building and a 968 square-foot self-service car wash will be in conformance with the General Plan land use designation of CPD (Commercial Planned Development) for the subject property, and Policy No. 19.3.1 of the General Plan, which states: “Promote high quality development by facilitating innovation in architecture/building design site planning, streetscapes, and signage”.
2. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, comfort, or welfare of persons working in the surrounding area because sufficient on-site parking would be provided, and the applicant would install an acoustical shield on the car wash dryers to reduce noise impacts from the car wash.

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because City development standards will be met, and adequate on-site parking and landscaping will be provided. The proposed buildings are of a height compatible with the height limits of the commercial zones, and are designed with adequate setbacks from the adjacent street.
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because adequate sewer, water, drainage, and traffic facilities and improvements are in place or will be part of the project.
3. The proposed 1.3± gross acres is adequate in size and shape to accommodate the proposed addition, stacking area for the car wash, landscaping, and other development features prescribed in the Zoning Ordinance or as is otherwise required in order to integrate said use with the uses in the surrounding areas.
4. The proposed site is adequately served:
 - a. By 60th Street West and Avenue L-8, which are of sufficient width to carry the anticipated daily vehicle trips such use would generate; and
 - b. By other public or private service facilities, including sewer, water, fire, and police services are required.
5. There is a need for the project in this area, because it will provide a car wash facility in an area that does not currently have one.

WHEREAS, this Commission, after considering all evidence presented, further finds that approval of the proposed conditional use permit will promote the orderly development of the City.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby approves Conditional Use Permit No. 91-10 AM 2, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 15th day of November 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster

ATTACHMENT TO PC RESOLUTION NO. 10-48
CONDITIONAL USE PERMIT NO. 91-10 AM 2
CONDITIONS LIST
November 15, 2010

GENERAL ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 10-23 for Conditional Use Permits shall apply except for Condition No. 11, 13, 14, 16-23, 25, 27-30, 35-37, and 42-49.

OTHER CONDITIONS

2. Per the direction of the Planning Director, the applicant shall indicate on the building plans the installation of the Noise Reduction Package (NRP) on the car wash dryer that will reduce the noise level to 65 db at the property line.
3. Per the direction of the Director of Public Works, the applicant shall install an on-site filtration/recycling system to recycle the car wash water.
4. Per the direction of the Director of Public Works, the trash enclosure wash out drain shall be connected to the drainage clarifier.
5. Per the direction of the Director of Public Works, all trash enclosures shall be located in a covered area or the covered with a roof or metal lattice treatment to prevent wind-blown trash from leaving the enclosure.
6. Per the direction of the Planning Director, all rooftop and ground mounted equipment shall be screened from public view.
7. Per the direction of the Planning Director, no outdoor storage of any kind would be allowed on the site.