

AGENDA ITEM: 2.

DATE: 01-20-09

STAFF REPORT

CONDITIONAL USE PERMIT NO. 07-05

DATE: January 20, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Kaley Aboul-Hosn

LOCATION: .71± gross acres located on the northwest corner of Avenue J and 17th Street West

REQUEST: Construction of a 988 square-foot coffee shop and a 3,327 square-foot carwash with a cashier and waiting area in the CPD Zone

RECOMMENDATION: Grant the applicant an additional 30-day extension to the February 17, 2009, Planning Commission Hearing.

BACKGROUND: On May 19, 2008, the Planning Commission continued CUP 07-05 to the September 15, 2008, Planning Commission meeting to allow the applicant to work with staff to address traffic, noise and circulation concerns. The applicant requested a 60-day extension to the November 17, 2008, Planning Commission hearing in order to complete the traffic study. On October 20, 2008, the applicant contacted the Planning Department to request an additional 60-day extension to the January 20, 2009, meeting. Staff has received and approved the traffic study for the proposed project. On December 10, 2008, the Planning Department had not received a valid Noise Attenuation study and, therefore, contacted the applicant in order to find out the status of the Noise Attenuation study requested at the May 19, 2008, Planning Commission hearing. The applicant submitted the noise study for staff review, and, as of December 18, 2009, all required studies requested by the Planning Commission have been submitted. In order for staff to fully review and approve the noise study, staff is requesting that Conditional Use Permit No. 07-05 be continued to the February 17, 2009, Planning Commission meeting.

Respectfully submitted,

Randie Davis, Assistant Planner

cc: Applicant
Engineer