

AGENDA ITEM: 3.

DATE: 03-16-09

STAFF REPORT

CONDITIONAL USE PERMIT NO. 07-05

DATE: March 16, 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 3,327 square-foot carwash with a cashier and waiting area in the CPD Zone

RECOMMENDATION: Continue Conditional Use Permit No. 07-05 to the April 20, 2009, Planning Commission meeting.

BACKGROUND: On June 16, 2008, the Planning Commission continued CUP No. 07-05 for 90 days to the September 15, 2008, Planning Commission meeting to allow the applicant to work with staff to address traffic, noise and circulation concerns. On September 15, 2008, the Planning Commission granted the applicant's request for 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. On November 17, 2008, the Planning Commission granted the applicant's request for a 60-day extension to the January 20, 2009, Planning Commission meeting. Staff has received and approved the traffic study for the proposed project. On January 20, 2009, the Planning Commission granted a 30-day extension to the February 17, 2009, Planning Commission meeting to allow the applicant time to submit the noise study as previously requested. The Planning Department received the noise study on February 2, 2009, and requires sufficient time for staff to review. Staff requested that the applicant pay the appropriate fees for the project to be re-noticed as a new public hearing item and be heard before the March 16, 2009, Planning Commission meeting. However, due to improper noticing, staff is recommending to continue Conditional Use Permit No. 07-05 to the April 20, 2009, Planning Commission meeting.

Respectfully submitted,

Randie Davis, Assistant Planner

cc: Applicant
Engineer