

STAFF REPORT
City of Lancaster, California

CPH 1
09/08/09
MVB

Date: September 8, 2009

To: Mayor Parris and Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Appeal of Planning Commission Denial - Conditional Use Permit No. 07-05**

Recommendation:

1. Adopt **Resolution No. 09-82** upholding the Planning Commission decision by denying the appeal for Conditional Use Permit 07-05, a request to construct a carwash and detail shop on the northwest corner of 17th Street West and Avenue J; or
2. Adopt **Resolution No. 09-84** overturning the Planning Commission decision by approving the appeal for Conditional Use Permit 07-05, and approving the development plans originally considered by the Commission on June 16, 2008, consisting of a carwash and coffeehouse, for construction on the northwest corner of 17th Street West and Avenue J (thereby approving the project with added conditions); or
3. Adopt **Resolution No. 09-83** overturning the Planning Commission decision by approving the appeal for Conditional Use Permit 07-05, a request to construct a carwash and detail shop on the northwest corner of 17th Street West and Avenue J (thereby approving the project with added conditions).

Background:

This appeal was continued from the August 25, 2009, meeting of the City Council. At that meeting, the City Council reviewed the staff report and noted that the original proposed development, consisting of a carwash and coffeehouse, was revised in response to concerns raised by the Planning Commission on June 16, 2008. This revision resulted in the removal of the proposed coffeehouse, addition of a detail area, and modifications to the overall site plan. The Council requested that the applicant clarify which development plan he wants the Council to consider. On August 27, 2009, the applicant confirmed with staff that the preferred plan is the one containing the coffeehouse and carwash, and provided staff with site plans. A copy of the plan is attached to this staff report.

The Planning Commission's concerns regarding this original plan included whether sufficient parking and drying area was provided, the ability of drivers to access the vacuum area without causing back-up onto 17th Street West, and the potential effects of traffic and noise on the surrounding area. As noted in the attached staff reports (City Council report of August 25, 2009, and Planning Commission report of April 20, 2009), the noise and traffic studies submitted for the project indicated that no significant noise impact would occur, and that interim traffic control

measures at the intersection of 17th Street West and Avenue J would provide for adequate traffic safety until such time as the intersection can be signalized.

The site shows a total of 20 parking spaces exclusive of drying area. As noted in the June 2008 staff report, the required amount of parking under the strict interpretation of the Zoning Ordinance is 24 spaces, based on square-footage plus the expected eight business employees. Staff's analysis indicated that the provided parking would be sufficient to serve the proposed uses, since it is reasonable to assume that the majority of customers in the carwash sales/waiting area, as well as some of the coffee shop customers, would likely be carwash customers whose cars are being serviced. Approximately five dedicated spaces are shown for drying area, along with additional space area in the drive aisle that could be used at peak times without disrupting coffee shop traffic flow. If providing additional drying area is a concern, the southerly driveway could be shifted southward some additional distance to increase the drying area, although this would result in some loss of on-site parking.

At the April 20, 2009, Planning Commission meeting, the applicant submitted contemporary elevations showing a striped split-faced brown and tan colored block building facing Avenue J. With direction from City Council for substantial changes in architectural design, staff is recommending that, should the project be approved, three conditions are added: (1) to ensure that the parking lot is properly screened from the street with enhanced landscaping and berms; (2) that applicant revise the elevations to be architecturally compatible with the surrounding uses; (3) and that the developer modify the streetscape to add a parkway planter. In the event of a dispute, the Architectural and Design Commission would render the final decision.

SRD/RD:BSL/jr

Attachments:

Resolution No. 09-82

Resolution No. 09-83

Resolution No. 09-84

Recommended Revised Conditions of Approval

PC Staff Report dated April 20, 2009

PC Staff Report dated June 16, 2008

Site Plan