



Memorandum

TO: HONORABLE MAYOR AND
COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: December 14, 2017

Approved

D. D. Syl

Date

12/15/17

COUNCIL DISTRICT: 9

SUPPLEMENTAL

**SUBJECT: ADMINISTRATIVE HEARING ON A PERMIT APPEAL OF THE
PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE
PERMIT AND SITE DEVELOPMENT PERMIT (FILE NO. CP16-035)**

REASON FOR THE SUPPLEMENTAL

The City Council conducted the continued administrative hearing on December 12, 2017, and received public testimony regarding the proposed project. The appellant and members of the public voiced concern regarding traffic and noise. Additionally, Councilmember Rocha issued a Supplemental Memo regarding the proposed project and recommended approving the convenience store, office, and extended hours, but remove the carwash due to concerns regarding noise and traffic impacts from the proposed carwash. The Director of Planning, Building and Code Enforcement commented that the proposed changes would require the project to return back to City Council with a proposed resolution making certain findings to approve the Conditional Use Permit and Site Development Permit without the carwash. After some discussion and deliberation, the Council moved to close the Public Hearing and continue the item to December 19, 2017, to allow time for staff to prepare an updated resolution.

An updated resolution has been provided for the City Council if they choose to approve the project without the carwash. This updated resolution approves the project, but would require the project applicant to submit a Major Permit Adjustment to remove the carwash and shift the proposed parking and trash enclosure to the west, which would be reviewed and approved administratively by staff.

/s/

ROSALYNN HUGHEY, INTERIM DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Steve McHarris, Planning Official, at (408) 535-7819.