



Memorandum

TO: CITY COUNCIL

FROM: Mayor Sam Liccardo

SUBJECT: Bascom Andoil Carwash

DATE: 8.21.20

APPROVED:

DATE: 8/24/20

RECOMMENDATION

Accept staff recommendation to deny appeal of the Planning Commission's approval of Conditional Use Permit Amendment No. CPA16-035-01 for the Bascom Andoil Carwash Amendment Project.

DISCUSSION

Due to the volume of correspondence our office received on this item, it seemed prudent to clarify the record on the Bascom Andoil Carwash project. Concerns raised about public safety—especially child safety—are of utmost importance and should always be aired and judged for their merits.

As detailed in the staff report, the project's original CUP was modified in 2018 to exclude an automated car wash. The applicant returned with a much-improved project that provided significant modifications to address concerns about a number of factors, including noise, safety, and traffic. Overall, the current project provides a major upgrade in site design and functionality as related to the current operations.

One improvement relates to neighborhood buffer, which includes three walls to complement the existing concrete wall on the southern side of the site:

- A 16-foot-high wall that extends 33 feet adjacent to surrounding residential uses to reduce noise and visual impacts from the project site.
- A 12-foot-high wall at the Bascom entrance to the site that extends 11 feet to the south.
- A seven-foot-high wall will also replace an existing wood fence.

According to project studies, these modifications will actually result in reduced noise levels—well below the allowable maximum decibel range—and provide a significant visual buffer for the neighborhood at a significant cost to the applicant.

As described in the staff report and at the Planning Commission hearing, the traffic impacts of this project have been scrutinized in detail. Studies show that traffic is within normal ranges for this type of use and that the project will not significantly impact the adjacent intersection. Both the Department of Public Works and the Department of Transportation reviewed these impacts and found the project to be in compliance with the full range of city codes and policies. While this project will not trigger direct bike and pedestrian improvements along Bascom per the City's

Complete Streets policy, funding from Measure B will allow the Bascom Avenue Complete Streets project to move forward into design and environmental review in the very near future.

Additionally, under current city policy, the car wash is allowed within 200 feet of residential uses and also satisfies the drive-through policy 6-10. As such, this project falls squarely within an allowable use at the current location.