

City Council

August 25, 2020

Item 10.2

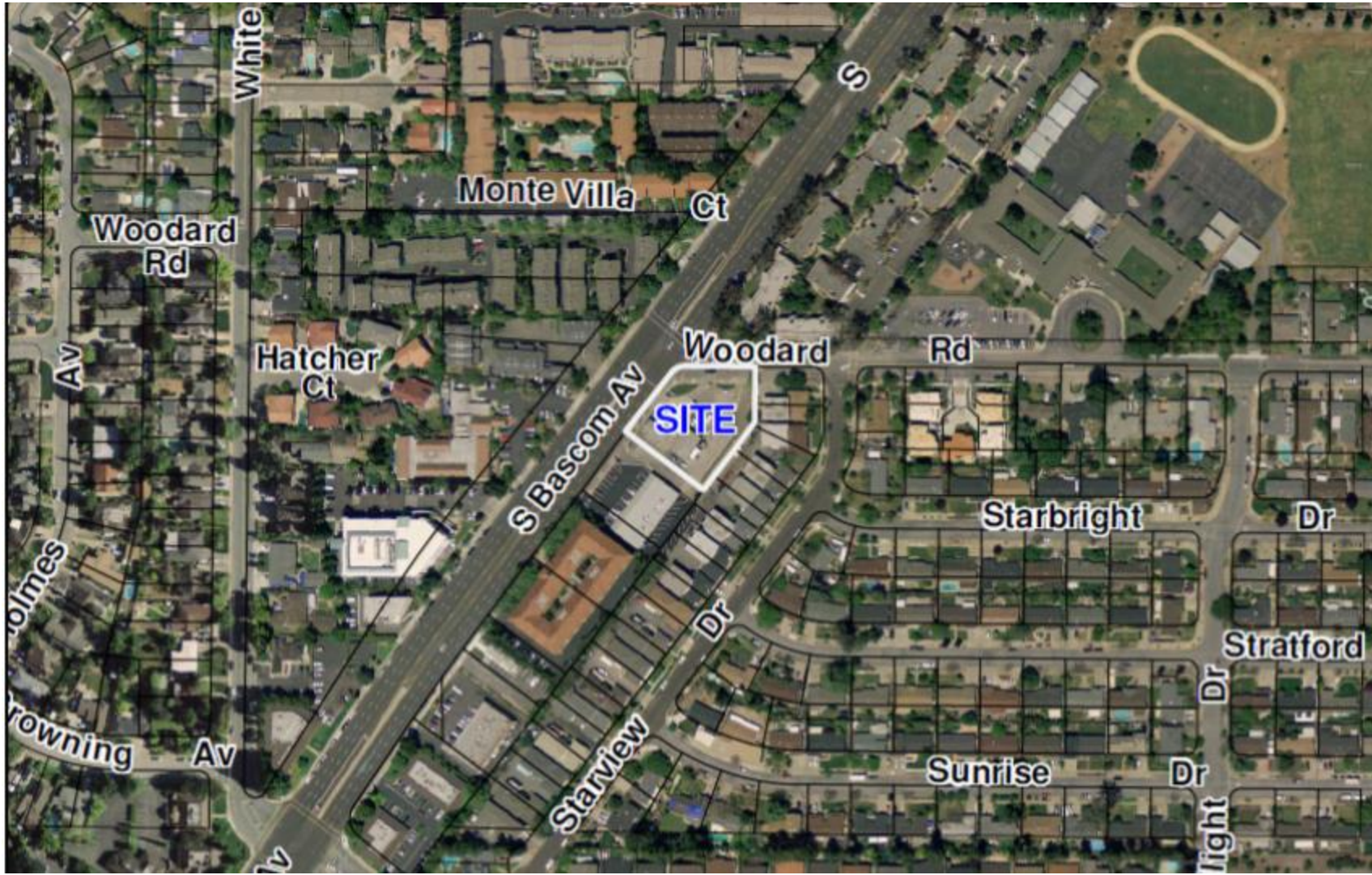
An Administrative Hearing to consider the Appeal of the Planning Commission's approval of the Conditional Use Permit Amendment (CPA16-035-01) for Property located at 3702 South Bascom Avenue

Presenter: Rosalynn Hughey, PBCE Director



*Planning, Building and
Code Enforcement*

Aerial



Project History

CP16-035

- Approved August 9, 2017 by Planning Commission
- Appealed to City Council, City Council denied the appeal and approved a REVISED project with conditions on January 23, 2018 including the removal of the carwash.

CPA16-03-01 (Subject Project)

- Application submitted December 18, 2018
- Approved June 24, 2020 by Planning Commission
- Permit Appeal filed June 29, 2020



Application Review

- Conformance with General Plan, Zoning Ordinance, Commercial Design Guidelines
- CEQA: exempt pursuant to Section 15332 of CEQA Guidelines
- City Council Policy 6-10: Criteria for the Review of Drive-Through Uses
 - Noise
 - Hours of Operation
 - Emission Control
 - Urban Design
 - Lighting
 - Location

Community Outreach

- June 13, 2019 Community Meeting
- Major concerns at the meeting and during review included:
 - Traffic on South Bascom Avenue and Woodard Road
 - Noise
 - Consistency with Council Policy 6-10
- Several community comments received throughout project review, including petitions against project

Staff Recommendation

- Consider the Exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332 for infill projects, and
- Adopt a resolution **denying the permit appeal and approving, subject to conditions, Conditional Use Permit Amendment No. CPA16-035-01**, for the Bascom Andoil Carwash Amendment Project, which permits the addition of an automatic car wash, the reduction in overall project square footage, and site improvements at the existing gas station on an approximately 0.8-gross acre site, on the southeast corner of South Bascom Avenue and Woodard Road (3702 South Bascom Avenue).

Discussion/Q&A