



Planning Commission approved Conditional Use Permit No. CUP-150-05, to convert a previous service station to an automotive maintenance shop and automotive detailing business. The Planning Commission gave Mr. Gharibian an extended time period to make site improvements (such as perimeter wall and/or landscaping) since he believed he would be submitting a different proposal for an automatic car wash in the future.

Large scale, fully automatic car wash facilities are allowed in the C-2 (Community Commercial) zone while self-service car wash facilities are allowed in the C-1 (Neighborhood Commercial) zone. Small, semi-automatic, drive-through, car wash facilities attached to service stations or self-service car wash bays have been approved by the Planning Commission in the C-1 zone. However, these car washes were 40 feet or less in length and were the type in which the customers drove themselves through the operation.

Mr. Gharibian proposed a 50-foot fully automatic car wash and submitted plans to rezone the two corner properties to a commercial Planned Unit Development, approval of a Site Plan (SP-427-07) for the construction of the car wash facility, and a Variance (V-161-07) to allow a commercial PUD on less than five acres. On August 16, 2007, the Planning Commission held a public hearing and reviewed the proposal. Two letters expressing concern about the project were received, one from the property owner of 6941 Chapman Avenue and one from the business owner of Perry's Pizza. The Planning Commission approved the Site Plan and Variance, and recommended approval of the PUD to the City Council. The Planning Commission vote was 5 to 2 for approval.

## DISCUSSION

### Planned Unit Development:

The property owner has proposed a 50-foot, fully automatic car wash at the back of an existing building used for automotive service businesses. One option to process this request would have been to rezone the property to C-2 (Community Commercial) zone. However, the C-2 zone allows a broader scope of commercial activities that include nightclubs, bars, major automotive repair, etc. These uses are traditionally not allowed on properties that are adjacent or near to residential properties or neighborhoods.

An alternative way to process the proposed car wash was to request a zone change to Planned Unit Development (PUD) and develop standards and uses specific to this site and project. The Planned Unit Development would maintain uses that are allowed in the C-1 zone with the addition of the automatic car wash. The corner site provides ample separation between the proposed car wash and the residences that are north and west of the commercial center. Automotive uses are characteristic of this intersection and are found on three (3) of the four (4) corners. The southeast corner is in an Industrial PUD that allows more intense automotive uses that include several automotive repair businesses and a smog check business.

The PUD provides some continuity between the two commercial properties with conditions that require similar colors for all buildings, similar setback requirements and landscaping. The PUD standards will not affect the existing commercial center until the time that site or building improvements are proposed. The PUD sets the specific zoning standards for an individual development.

#### FINANCIAL IMPACTS

None.

#### COMMUNITY VISION IMPLEMENTATION

The approval of the Planned Unit Development will allow the improvement of the site through the construction of an automatic car wash and therefore further the Vision and Strategic Plan by implementing the Economic Development goal "Improve the aesthetics of the community and eliminate blighting influences" and "Maintain and improve the transportation system in the City to ensure the safe, efficient flow of traffic". The project will improve the corner property by removing the existing canopy from a past service station use, adding new landscaped setbacks and planters, reducing the number of driveways and improving circulation for the site. A new viable business on the site will help to keep the property maintained and improve the character of the neighborhood.

#### RECOMMENDATION

The Planning Commission recommends that the City Council:

- Introduce the attached ordinance regarding Planned Unit Development No. PUD-119-07.

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Community Development Director

By: Erin Webb  
Senior Planner

Attachment 1: Planning Commission Staff Report dated August 16, 2007  
Attachment 2: Planning Commission Resolution Nos. 5607 and 5608 with Exhibit "A" Conditions of Approval  
Attachment 3: Planning Commission Minute Excerpts of August 16, 2007  
Attachment 4: Draft City Council Ordinance for Planned Unit Development