

NARRATIVE

09/19/19

**ENTITLEMENT PLANNING AMENDMENT
CONDITIONAL USE PERMIT NO. 08-20 &
NEGATIVE DECLARATION NO 08-07**

Arco Gas Station/AM/PM Mini Market/ Car Wash

RECEIVED

OCT 03 2019

Dept. of Community Development

LOCATION:

21452 Brookhurst Street (Northeast corner of Brookhurst St. and Hamilton Ave.)

REQUEST:

To modify the operating hours of the existing car wash by extending the closing time from 7:00 pm to 10:00 pm.

**PROJECT
DESCRIPTION:**

To extend the hours of the car wash operation until 10:00 pm daily.

SITE HISTORY:

The Arco gas station and Am/Pm market with car wash was approved in 2009 (Conditional Use Permit No. 08-20 & Negative Declaration No 08-07). In order to assure compatibility with the neighboring residential units a condition of approval (11.d), limited the car wash hours of operation from 7:00 am to 7:00 pm. In March of this year the car wash installed new quieter operating equipment to assure neighborhood compatibility, even though no noise complaints were received. The extended car wash hours of operation are being requested because the new equipment can be muted to a nearly silent operation. In addition the nearest residential unit is over 100 feet away, and the immediately adjacent properties are designated commercial. The Arco gas station offers a discount of \$.10/gallon on gasoline with the purchase of a car wash, unfortunately customers are unable to take advantage of the over between 7:00 pm and 10:00 pm, and have requested that the car wash hours be extended. Other similar car wash facilities are open till 10:00 pm and coin operated car washes are typically open 24 hours daily.

**ZONING
GENERAL PLAN:**

The property is currently zoned CG (Commercial General).
The General Plan designation is CG (Commercial General)
(Max FAR 1.5)

**SURROUNDING
USES:**

North - General Commercial (Vacant)
East - General Commercial (City Pump Station) & Multi-Family Residential
South - General Commercial (Retail)
West - General Commercial (Retail)

**ENVIRONMENTAL
STATUS:**

There are no significant environmental impacts associated with this project. The project site is not within any known hazardous waste and substance site. Negative Declaration No. 08-07 determined that no significant impacts were anticipated with the project.

**LAND USE
COMPATIBILITY:**

The proposed project is compatible with existing business and multi-family housing in the area. The proposed activity will not generate any unusual traffic or noise. Any noise generated will comply with the standards set forth in the noise ordinance of the City's municipal code, according to the Acoustical Analysis conducted for the original project.