



Staff Report

Agenda Item No.

D-1

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: February 14, 2018

Subject: C.U.P (18-03) Proposed Carwash at “AM/PM” Gas station in Imperial, CA

Discussion/Analysis:

The Applicant is requesting a Conditional Use Permit the operation of a carwash at an existing gas station (AM/PM) located at 205 E 15th Street; Imperial, CA 92251. The project proposed is the construction of a new express tunnel car wash that will be a free-standing 65 foot long building with an adjoining equipment room. The car wash will be a state-of-the-art express tunnel where the vehicles enter and are pushed through on a conveyor belt. There will also be a free-standing vacuum canopy built where patrons will be able to vacuum and dry their vehicles after the wash.

The property is located within an C-1 Commercial Neighborhood Zone, intended for professional, administrative offices, restaurant, theatre, health clubs, and for neighborhood shopping centers which provide limited retail business service and office facilities for the convenience of residents of the neighborhood. These stopping centers are intended to be compatible with residential environment as at locations indicated on the General Plan.

Environmental Analysis

This project will be categorically exempt under CEQA. A Notice of Exemption will be filled citing “Section 15301. Existing Facilities (1), (2),(A) and (B)”.

Recommendation

Upon receiving testimonies for and against the project during the public hearing, Staff recommends that the Planning Commission **APPROVE** the **Conditional Use Permit #18-03** based on the following findings.

- 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standards of the City.**

The proposed project site is in character with the C-1 Neighborhood Commercial Zone in which it is located. With the recommended Conditions of Approval, the project will be compatible with the surrounding industrial uses.

- 2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.**

The subject site is located in a commercially zoned area. The surrounding area consists of existing commercial and residential uses.

- 3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.**

The project will be required to adhere to the Uniform Building Code for seismic zone four and all applicable Federal, State and local laws. It will not be detrimental to the public health, safety or welfare of materially injurious to properties or improvements within the vicinity.

- 4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.**

The proposed project will be in compliance with all aspects of the Zoning Ordinance for the C-1 Neighborhood Commercial Zone with respect to setbacks, lot coverage, and parking.

Attachments:

- Location Map.
- Resolution 2018-03

RESOLUTION NO. PC 2018-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL
APPROVING A CONDITIONAL USE PERMIT (16C01) FOR THE OPERATION OF A
CAR WASH
AT 205 EAST “15TH” STREET; IMPERIAL, CA 92251**

WHEREAS, Alex Estrada submitted a Conditional Use Permit application for a car wash at 205 E “15th” Street; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on February 14, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15301 of the California Environmental Quality Act; and
- E) That the car wash is consistent with those uses allowed in the C-1 Neighborhood Commercial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** Conditional Use Permit 18-03 (CUP18-03) for a car wash at 205 E 15th Street, subject to the conditions of approval outlined in Exhibit A and based on the following findings:

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.
2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.05.130 of the Imperial Zoning Ordinance.
3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 14th day of February 2018.

Planning Commission Chairman

ATTEST:

City Clerk

**EXHIBIT A
RESOLUTION**

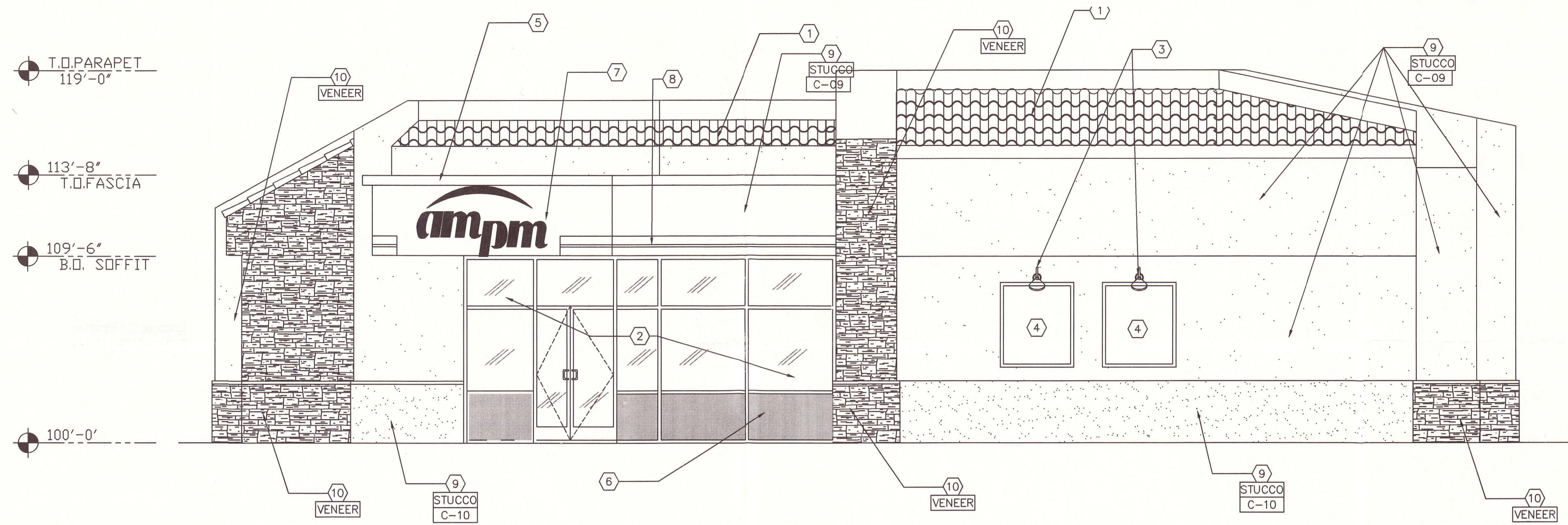
CONDITIONS OF APPROVAL

for

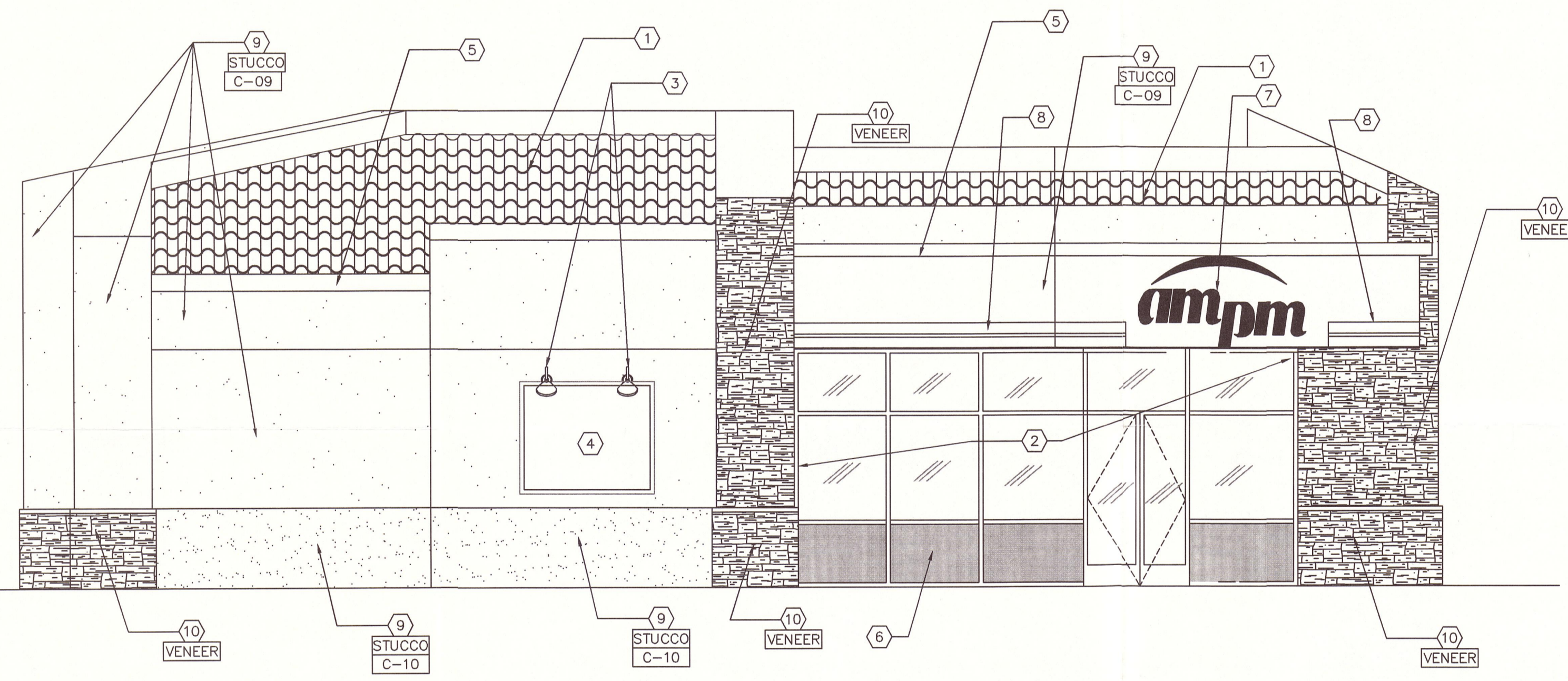
**205 E "15th" Street; Imperial, CA 92251
APN#: 063-084-052**

1. The approved project shall consist of a 65 foot long car wash. Any changes to the project, including those permitted by right, shall require an amendment to this conditional use permit.
2. All mechanical equipment such as HVAC equipment shall be screened for visual and noise attenuation.
3. Applicant is responsible for designing and providing a system that will prevent "run-off" water into the streets from the car wash operation before operation of the car wash. This plan needs to be approved by the City of Imperials Community Development Department and Public Services Department. It must comply with the City of Imperials Storm Water Prevention Plan and other standards from City of Imperial Building Codes and Ordinances that are applicable.
4. The construction or operation of the towing yard shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff or alter topography in such a way that creates hazards to the proposed site, adjoining properties, or the City.
5. The car wash shall provide the City with a fluid drainage and disposal plan that complies with all federal, state, and local standards.
6. Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
7. The conditional approval of the Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
8. The Applicant shall pay all impact and capacity fees as required by the city.
9. If lighting is to be installed on the project site, the Applicant shall submit a lighting plan prior to any construction activity. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. The lighting plan shall be reviewed and approved by the City of Imperial Planning Department and Building Department.
10. The site shall control dust (PM-10) generation through daily watering in accordance with a dust control plan submitted to and approved by the Air Pollution Control District as required by Imperial APCD Rule 800.
11. The development shall utilize building construction techniques such as equipment muffles, and noise insulation to reduce the noise impacts to Normally Acceptable Levels as outlined in Figure N-1 of the City of Imperial General Plan Noise Element

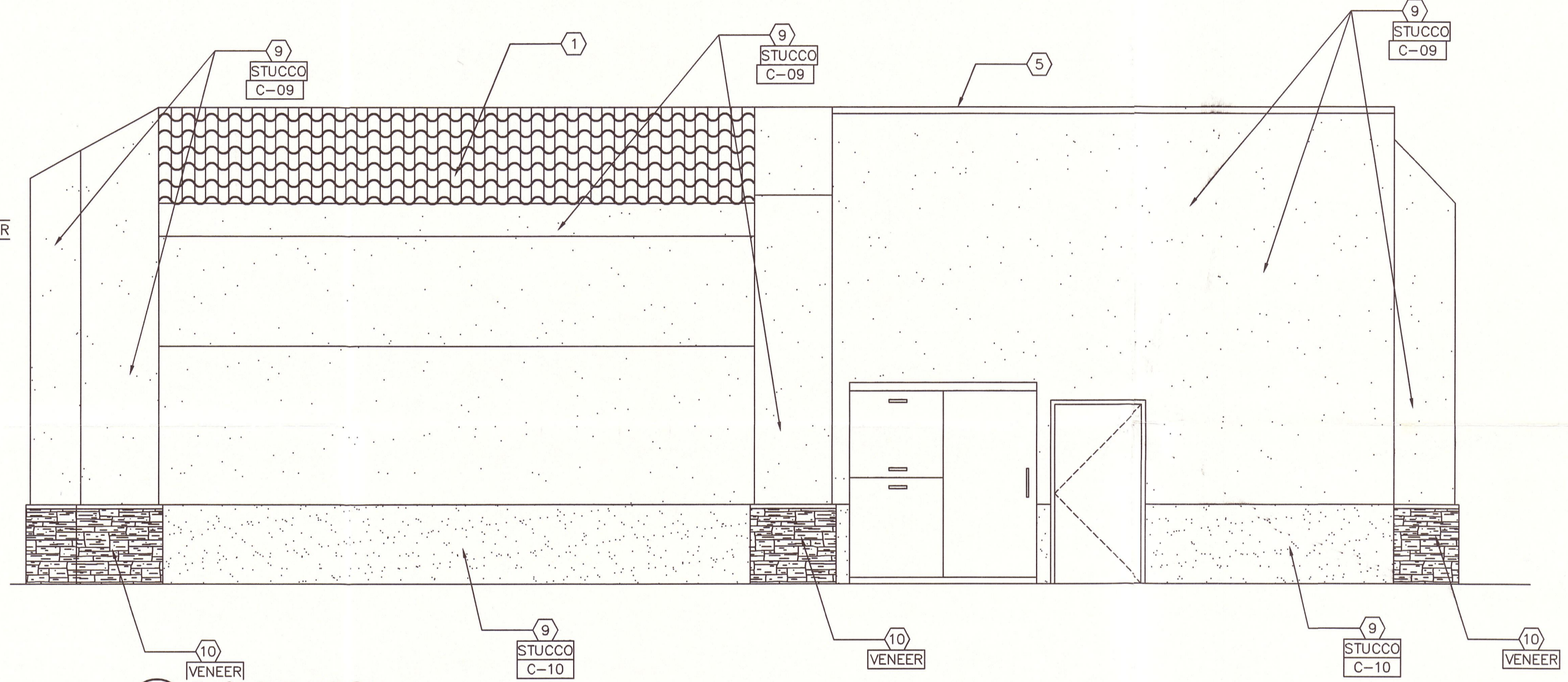
12. All applicable Conditions of Approval shall be completed prior to opening for business.
13. The provisions of the permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
14. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
15. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
16. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.



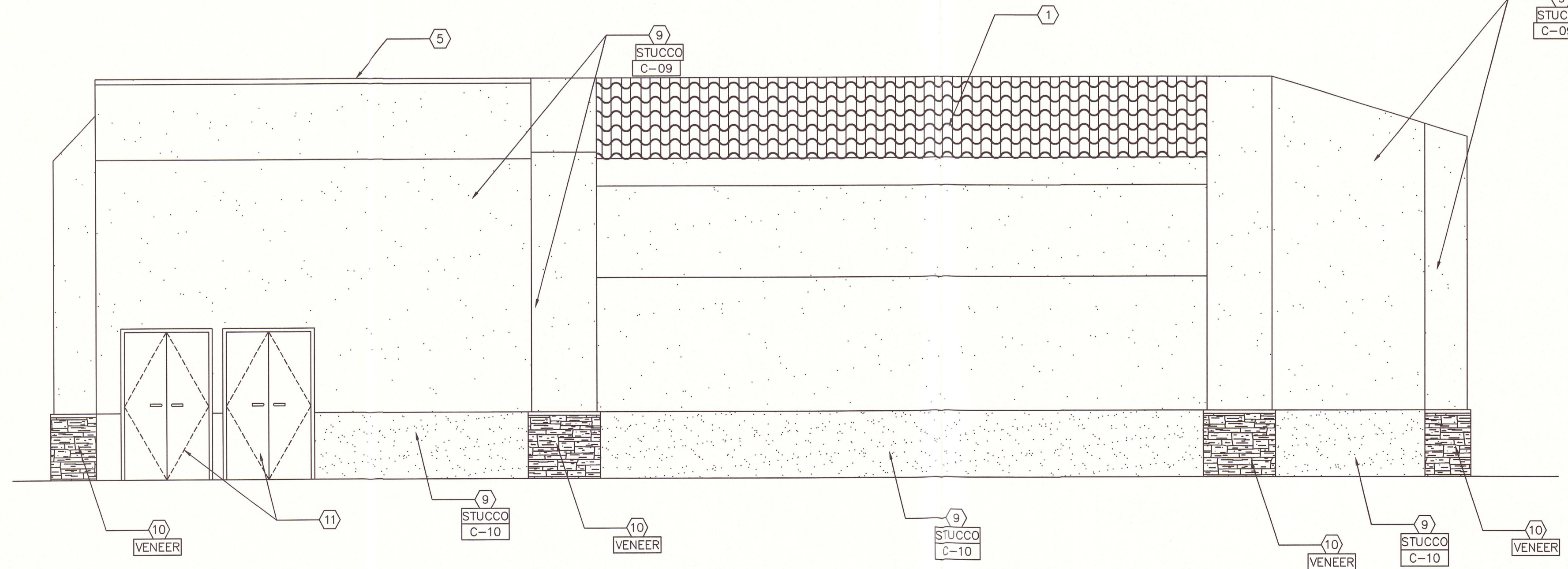
1 SOUTH ELEVATION
3/16"=1'-0"



2 WEST ELEVATION
3/16"=1'-0"



3 EAST ELEVATION
3/16"=1'-0"



4 NORTH ELEVATION
3/16"=1'-0"

EXTERIOR PAINTS

- C-09 COLOR: BP PEARL
RAL 1013, ICI #A0083, "INDIAN LEGEND"
- C-10 COLOR: ARCO DARK PEARL
ICI #A0767 "DESERT VALLEY"

KEYED NOTES:

- 1 EXISTING TILE ROOF
- 2 EXISTING ALUMINUM STOREFRONT SYSTEM
- 3 NEW EXTERIOR LIGHT, GOOSENECK FIXTURE WITH GOOSENECK BRACKET LSI #AD-200-CFL-UE-GGN-LDS96WL-PG3-X W/GB-A-3-GWT-WL-GGN BRACKET (GLOSS WHITE), PAINT C-09
- 4 NEW POP POSTER FRAME
- 5 EXISTING COPING CAP
- 6 CONTRACTOR SHALL BLACK-OUT EXTERIOR GLASS AT THE SALES COUNTER SODA AND COFFEE AREAS WITH SUNTEC SYMPHONY DS DUAL REFLECTIVE SERIES (INSTALL INSIDE FROM FLOOR TO HEIGHT OF COUNTERTOP OR BACK SPLASH GUARD). REFER TO INTERIOR ELEVATIONS.
- 7 NEW INTERNALLY ILLUMINATED INDIVIDUAL LETTERS PER ARCO. (1" HEIGHT)
- 8 NEW 12" H. GRAPHICS DECAL APPLIED ON EXISTING WALL, WITH RED LED LIGHT
- 9 EXISTING EXTERIOR STUCCO TO BE PAINTED
- 10 NEW STONE VENEER ON EXISTING WALL. SEE DET. 5
- 11 EXISTING DOORS TO BE PAINTED

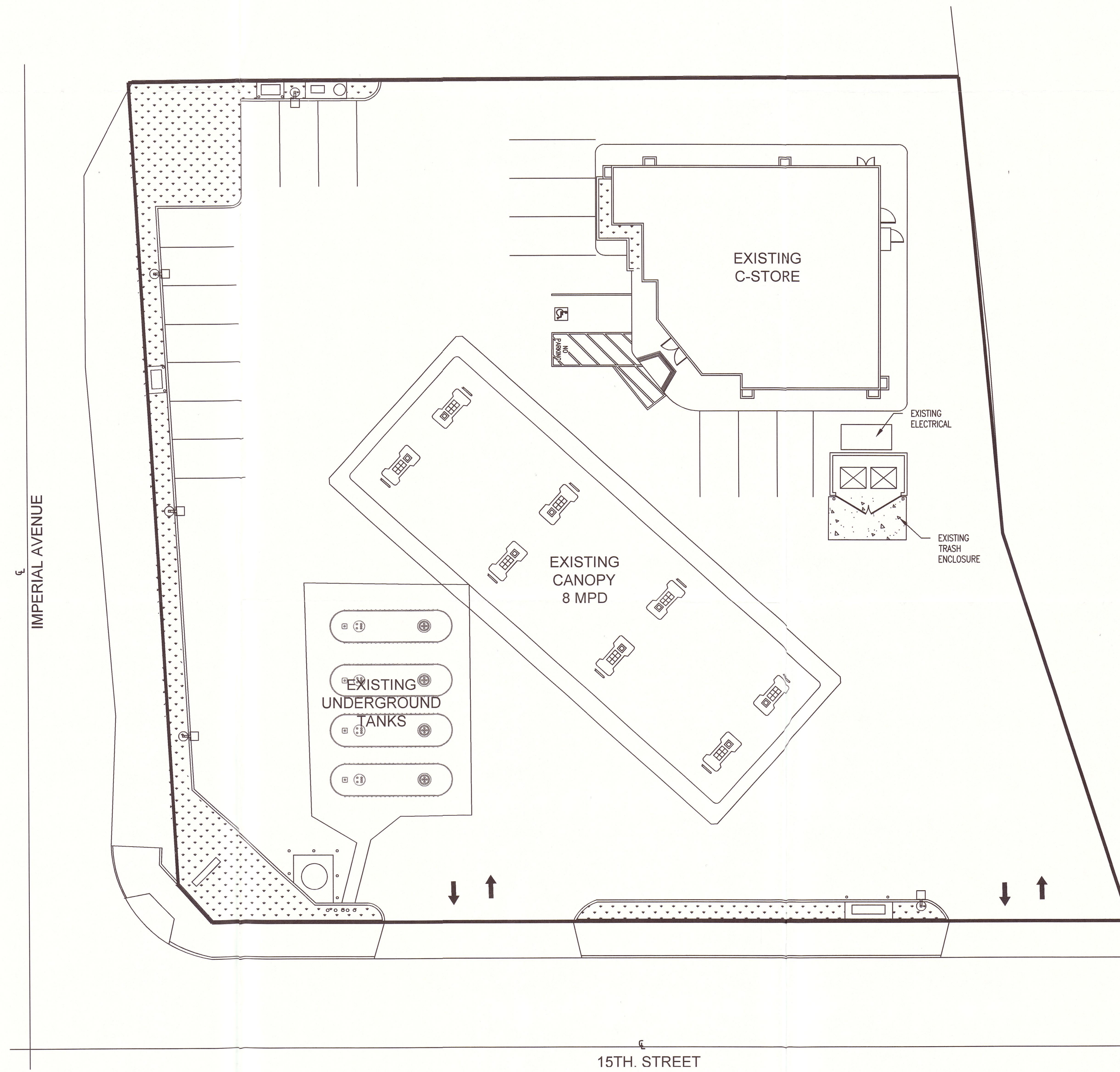
EXTERIOR FINISHES

- STUCCO EXISTING STUCCO & CONTROL JOINT TO REMAIN
- VENEER BRICK VENEER, LEDGESTONE BY CULTURE STONE OR SIMILAR

NO.	DATE	REVISIONS

NEW CAR WASH
 205 E. 15 TH. STREET, CITY OF IMPERIAL CA., 92251
EXISTING BUILDING ELEVATIONS

consultant job# AGC0000	
master release date	
project exe date	master drawn by
Filename AGC000-PL-1	
Facility/Project	
sheet name	
PL-1	



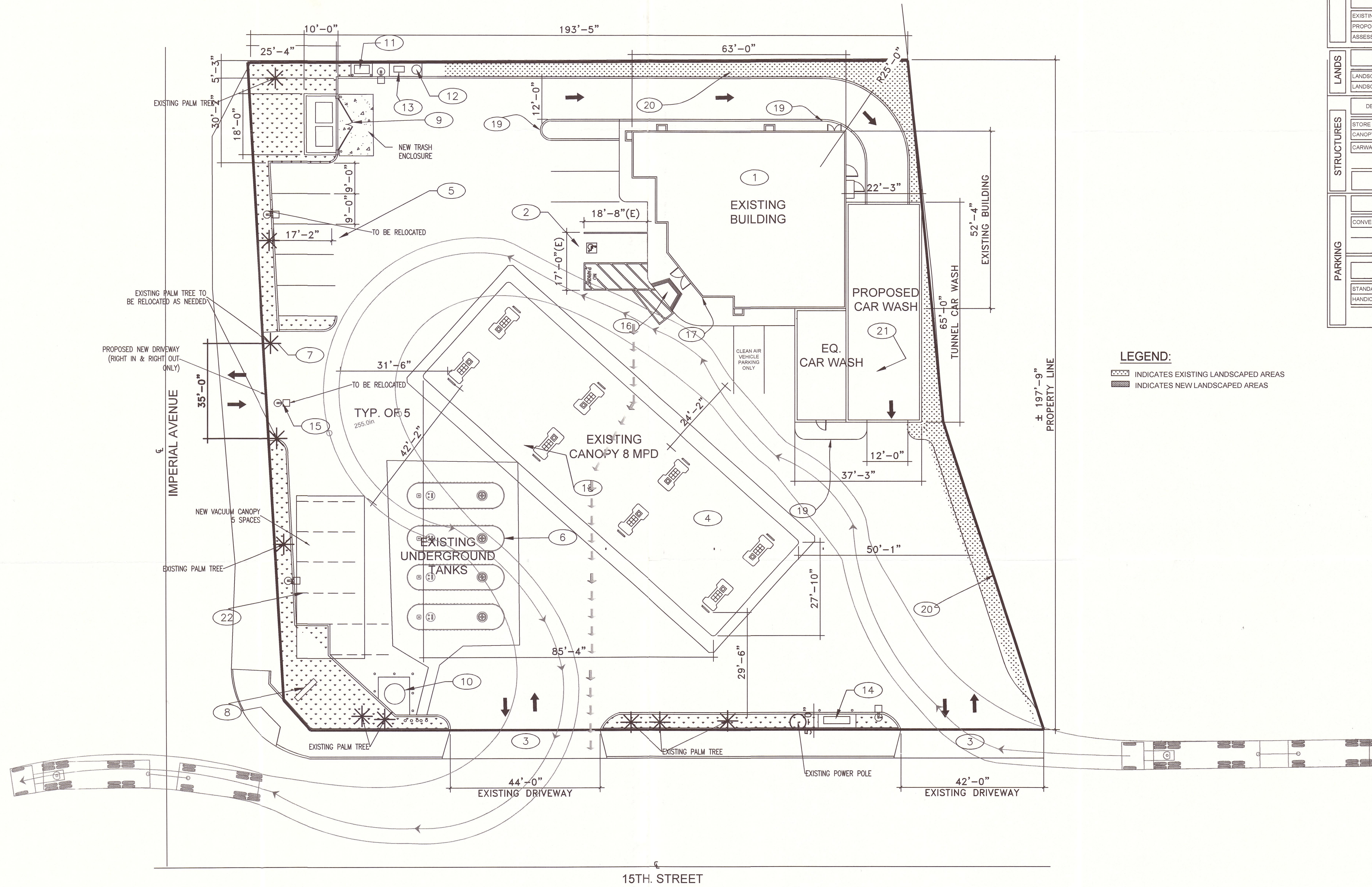
1 EXISTING SITE PLAN
SCALE: 1/16"=20'-0"



NO.	DATE	REVISIONS	BY

NEW CAR WASH
205 E. 15 TH. STREET, CITY OF IMPERIAL CA., 92251
EXISTING SITE PLAN

consultant job# AGC0000	master release date
project exe date 11/7/17	master drawn by
Filename AGC000-AS.0	
Facility/Project	
sheet name AS.0	



1 PROPOSED SITE PLAN
SCALE: 1/16"=20'-0"
NORTH

SITE	
AREA OF PROPERTY	AREA
GROSS AREA (EXISTING)	39,997 SQ. FT.
DEDICATIONS, EASEMENTS	0 SQ. FT.
NET BUILDABLE AREA	39,997 SQ. FT.
GROSS AREA (IN ACRES)	92 ACRES
ZONING	ZONE
EXISTING	C-1
PROPOSED	C-1
ASSESSORS PARCEL NUMBER (PARCEL 1-4)	-

LANDS		
DESCRIPTION	PERCENT	AREA
LANDSCAPE REQUIRED	-	-
LANDSCAPING PROVIDED (ON-SITE)	-	1,073 SQ. FT.

STRUCTURES					
DESCRIPTION	SIZE	OCCUPANCY	CONS. TYPE	BLDG. SPECS	AREA
STORE	63'-0" x 52'-4"	M	V-N	NON-SPRINKLED	3,275 SQ. FT.
CANOPY	83'-8" x 38'-0"	S-3	I-I-N	-	3,195 SQ. FT.
CARWASH	65'-0" x 37'-3"	M	V-N	NON-SPRINKLED	1,817 SQ. FT.
TOTAL BUILDING AREA:					8,287 SQ. FT.
% OF LOT COVERAGE (EXCLUDING CANOPY)		BUILDING AREA		8,287 SQ. FT.	= (21.0%)
		NET BUILDING AREA		39,997 SQ. FT.	

PARKING		
DESCRIPTION (REQUIRED PARKING)	RATIO	REQD. #
CONVENIENCE STORE	1 PER 300 SQ. FT.	9 SPACE(S)
TOTAL PARKING SPACES REQUIRED: 9 SPACE(S)		
DESCRIPTION (PROVIDED PARKING)		
DESCRIPTION	SIZE	PROVIDED
STANDARD (VEHICLE)	9'-0" X 20'-0"	16
HANDICAP SPACE(S)	18'-11" X 20'-0"	1
TOTAL PARKING SPACES PROVIDED: 17 - SPACE(S)		

LEGEND:

- INDICATES EXISTING LANDSCAPED AREAS
- INDICATES NEW LANDSCAPED AREAS

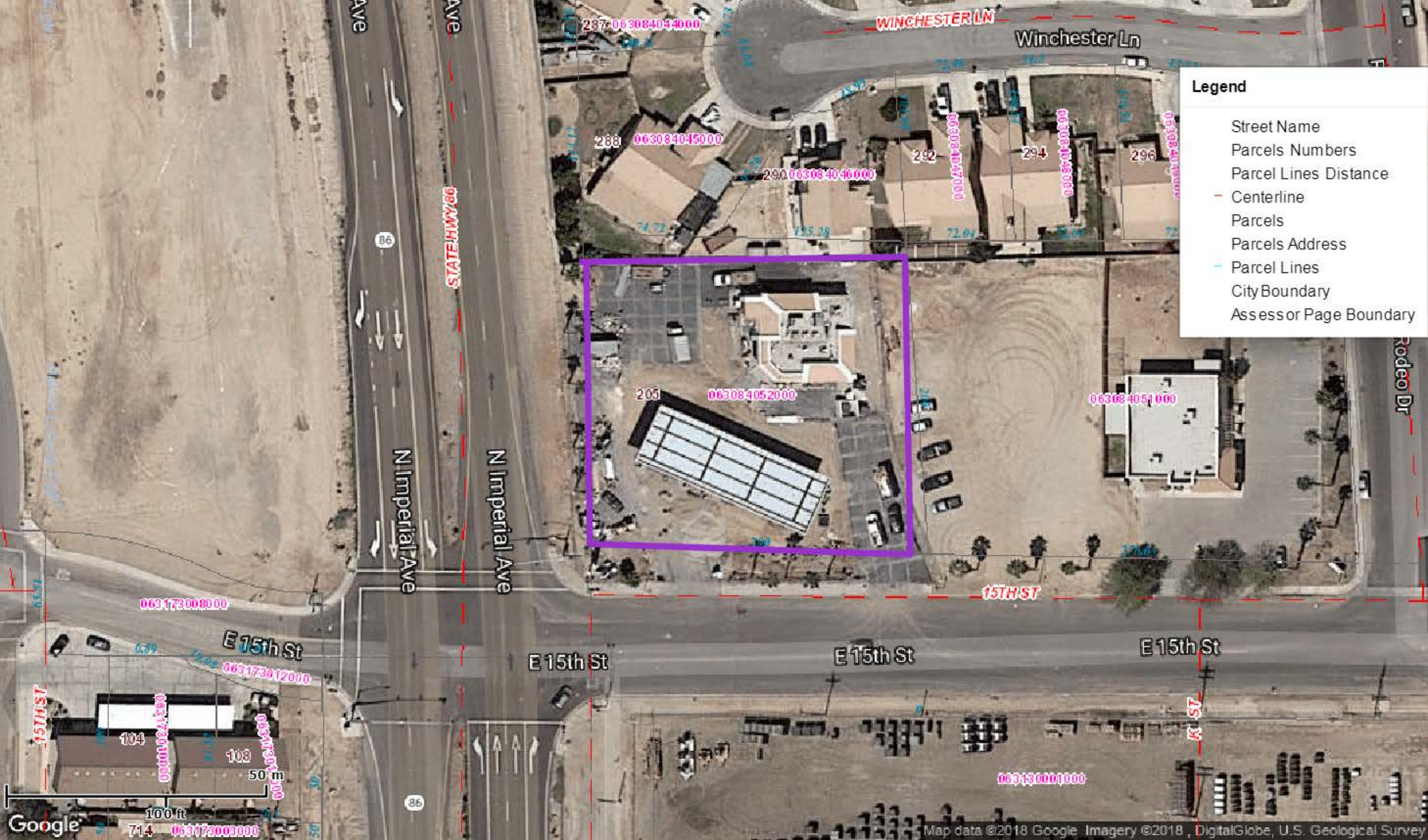
KEY PLAN:

- 1 EXISTING C-STORE SEE ARCHITECTURAL DRAWINGS FOR INTERIOR REMODEL
- 2 VERIFY THAT THE EXISTING ACCESSIBLE PARKING SPACE COMPLIES WITH CURRENT 2010 CBC CHAPTER 11B & RE-STRIPE (REFER TO SHEET AS2.1)
- 3 EXISTING DRIVEWAY
- 4 EXISTING 6MPD CANOPY (SIGNS UNDER SEPARATE PERMIT)
- 5 EXISTING PARKING SPACES (TYP.)
- 6 EXISTING UNDERGROUND TANKS
- 7 EXISTING LANDSCAPE
- 8 EXISTING SIGN
- 9 NEW TRASH ENCLOSURE. SEE SHEET AS.3
- 10 EXISTING HEALY TANK
- 11 EXISTING AIR & WATER DISPENSER
- 12 EXISTING VACUUM
- 13 EXISTING PAY-PHONE
- 14 EXISTING TRANSFORMER TO REMAIN
- 15 REPLACE EXISTING LIGHTS (LIGHT BULBS ONLY) WITH NEW LED LIGHTS (LED AREA LIGHTS-CHALLENGER MEDIUM (XCHM3) (TYP. OF 5)
- 16 EXISTING RAMP MAX SLOPE 8.33% WITH 5X5' LANDING AREAS AT BOTH ENDS W/ MAX CROSS SLOPE OF 2%. INSTALL NEW TRUNCATED DOMES PER DETAIL ON SHEET AS.2.1 (CBC 1133B.5.3) (CONTRACTOR TO VERIFY THE EXISTING RAMP MEETS ALL 2010 CBC CHAPTER 11B REQUIREMENTS.)
- 17 ACCESSIBLE SIGNAGE (SEE SHEET AS.2 DETAIL 02).
- 18 EXISTING PATH OF TRAVEL (RE-STRIPE AS NEEDED PER DETAILS 05 AT SHEET AS2.1)
- 19 NEW CURB
- 20 NEW PLANTER
- 21 NEW CARWASH
- 22 NEW VACUUM CANOPY

AGC DESIGN CONCEPT, INC.
350 N. GLENDALES BLVD.
SUITE 307
BURBANK, CA 91502
Phone: 818.566.4000
Fax: 818.566.4090

EXISTING AM/PM GAS
STATION & NEW CARWASH
205 E. 15 TH. STREET, CITY OF IMPERIAL CA, 92251

consultant job#	AGC0357
master release date	
project exe date	master drawn by
Filename	
Facility/Project	



Legend

- Street Name
- Parcels Numbers
- Parcel Lines Distance
- Centerline
- Parcels
- Parcels Address
- Parcel Lines
- City Boundary
- Assessor Page Boundary



205 063084052000

287 063084044000

288 063084045000

290 063084046000

292

063084047000

294

063084048000

296

063084049000

063084051000

063173008000

E 15th St

063173012000

104

063173010000

103

063173011000

50 m

100 ft

714 063173003000

15TH ST

E 15th St

E 15th St

E 15th St

063130001000