



Legislation Text

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**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 8/20/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

CUP2018-0007: Conditional Use Permit for a 2,000 square foot drive-through car wash to be located on the south side of a convenience store as part of a commercial development proposed at the northwest corner of Dos Lagos Drive and Temescal Canyon Road in the Commercial designation of the Dos Lagos Specific Plan (SP-99-03) (Applicant: Terrano Plaza, LLC - Rexco).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 GRANTING CUP2018-0007, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: Approximately 1.5 acres

Existing Zoning: C (Commercial) designation of Dos Lagos Specific Plan

Existing General Plan: MUI (Mixed Use Commercial/Residential)

Existing Land Use: Vacant

Proposed Land Use: Drive-through car wash ancillary to convenience store and fueling station within a commercial project (PP2018-0003)

Surrounding Land Uses:

N: Proposed Terrano Plaza Retail Project

E: Apartments

S: Commercial development in unincorporated County of Riverside

W: Apartments

BACKGROUND

The proposed car wash is part of an overall commercial project in Planning Area 1 of the Dos Lagos Specific Plan located at the northwest corner of Dos Lagos Drive and Temescal Canyon Road. The specific plan was amended in 2012 to provide for Planning Area 1 to have the potential to flexibly accommodate a mix of residential development with commercial development as a cohesive mixed-

use project in either a vertical or horizontal site configuration (SPA12-004). Subsequently, the entitlement for 276 apartment units was approved in 2016 for the westerly 13.7 acres under CUP16-002 along with a subdivision map (PM37070). At that time, the concept for the future commercial component on the easterly 7.3 acres of Planning Area 1 had not yet been established. The commercial concept has since further evolved with potential users and will constitute the completion of the mixed-use vision for Planning Area 1. The overall concept including the convenience store/fueling station with car wash was presented to the Infrastructure Committee at its meeting of May 2, 2018, and the Committee expressed no objection to the project design.

PROJECT DESCRIPTION

The Dos Lagos Specific Plan (SP-99-03) establishes the land uses that are permitted in the various designations. In the Commercial designation, *Automobile car wash, detailing* is listed as permitted with a Conditional Use Permit. The proposed car wash will be an ancillary use to the convenience store/fuel station that is evaluated under PP2018-0003 for the greater commercial center at the northwest corner of Dos Lagos Drive and Temescal Canyon Road. This facility will be structurally part of the convenience store building which is located at the southernmost portion of the overall commercial site. The car wash will be situated along the southerly elevation. Exhibit A illustrates the focused site plan for the convenience store/fuel station and car wash. The building backs up to the corner of the site with the fuel pumps, parking and circulation on the interior which is a requirement under the municipal code intended to ensure aesthetic treatment of these types of establishments. Entry into the car wash drive is shown west of the building with the circulation pattern counter-clockwise from plan view, exiting at the east side of the building. The required setbacks for the building and drive lane are 15 feet from each property line along the adjacent street frontages. Although demonstrated as compliant on the associated precise plan, the conditions of approval require that all drawings and project data summaries accurately demonstrate and state the required setbacks.

The operations will be designed as a self-serve drive-through format with fully automated equipment on the interior of the wash tunnel. It is anticipated that the convenience store will have 24-hour operations; however, the applicant has expressed that the car wash will be operational from 6:00 a.m. to 10:00 p.m. Operational noise is expected to be minimal as the equipment is contained within the 2,000 square foot wash tunnel.

Exhibit C-1 illustrates the south building elevation which will have visibility along Dos Lagos Drive. The exhibit also includes a depiction of the north elevation of the convenience store which is evaluated under the companion precise plan. Exhibit C-2 illustrates the appearance of the car wash tunnel from the west elevation (view from the apartment phase of Planning Area 1) and east elevation (view from Temescal Canyon Road).

The floor plan for the tunnel is shown in Exhibit D along with the interior of the convenience store branded as a food mart. The equipment and electrical rooms are in the intervening building space between the store and the car wash tunnel.

The municipal code requires self-service car washes to have at least one stacking space before the tunnel and two parking spaces which the site plan demonstrates with even more stacking space if needed. The site plan for the overall center in PP2018-0003 includes tabulations that illustrate that the convenience store/fuel station and car wash are all accommodated with the required parking contained on what can be its own parcel in the future. Although the applicant's letter states that the

stalls for drying/vacuuming will be non-exclusive for these functions, the conditions of approval require the two spaces to be marked for this use exclusively so that the patrons utilizing the car wash will know of the spaces and not obstruct site circulation by parking in drive aisles to perform any exterior work on their cars. The conditions of approval also require that any canopy installation to benefit car wash patrons must be limited to the two dedicated spaces, must reflect the architectural design of the main building, and be subject to the review and approval of the Community Development Director.

Site landscaping and signage associated with the drive-through car wash was included in the overall commercial proposal reviewed as PP2018-0003. The CUP is simply for the establishment of a drive-through car wash, which is one component of the automobile service station and overall commercial proposal covering 7.3 acres.

ENVIRONMENTAL ANALYSIS

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a mitigated negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment. Therefore, a mitigation negative declaration is recommended for adoption (Exhibit F).

FISCAL IMPACT

The applicant has paid all the required application processing fees.

PUBLIC NOTICE AND COMMENTS

A 20-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in *The Sentinel Weekly News* and posted at the project site. As of the preparation of this report one letter of support for the overall commercial project was received and appended to the report for PP2018-0003.

STAFF ANALYSIS

The proposed car wash has been designed to fit cohesively within the commercial center proposed under the companion application of PP2018-0003. The use is permitted by the Dos Lagos Specific Plan with a conditional use permit and meets the development standards that apply to this type of use. The actual car wash tunnel, being ancillary to the structure of the convenience store/fuel station, has been designed in a manner that blends nicely with the contemporary architecture of the main building. More than sufficient stacking space has been designed with the drive-through lane that encircles the building. Parking has been demonstrated to be sufficient within the overall commercial center evaluated under the precise plan, and as conditioned, will appropriately serve the car wash use with the requisite two spaces designed in conjunction with other on-site parking spaces. Site development standards prescribed through the specific plan are being met by the car wash and the overall commercial project. Sufficient demonstration of the prescribed setbacks is required for all subsequent submittals by the conditions of approval.

The use is compatible with the both the residential and commercial components of the development proposed for Planning Area 1. The car wash operations will be fully contained within the tunnel which

is part of the building structure. Furthermore, the hours of operation are intended to be 6:00 a.m. to 10:00 p.m. further reducing any potential for disruption during sensitive night time hours. The proposal is consistent with General Plan goals and policies that encourage commercial development that will serve the mixed-use Planning Area as well as the nearby and passing public along the adjacent arterial roadways. The proposal is also consistent with General Plan policies that promote the upgrade of a vacant piece of land with viable commercial uses including the proposed car wash. Therefore, CUP2018-0007 is recommended for approval as conditioned.

FINDINGS OF APPROVAL FOR CUP2018-0007

1. An initial study (environmental assessment) has been prepared by the City of Corona so as to evaluate the potential for adverse environmental impacts. The environmental assessment identifies potential significant effects on the environment, but:
 - a. *Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the city's Local CEQA Guidelines, the Mitigated Negative Declaration prepared for the project identified that the project's potentially significant effects to the environment are capable of being mitigated to less than a significant level, and therefore, based on the project mitigation measures identified in the Mitigated Negative Declaration, there is not substantial evidence in light of the whole record before the city that the project may have significant effect on the environment.*
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUP2018-0007 for the following reasons:
 - a. *The proposal will not be detrimental to the public health, safety, convenience or general welfare, and will be in harmony with the various elements and objectives of the City's General Plan because the project meets or exceeds the development standards for properties in the Commercial designation of SP-99-03 and provides adequate vehicular access.*
 - b. *The project is consistent with the Mixed Use I General Plan designation for the site and will implement several goals and policies related to commercial development including Goal 1.13 and Policies 1.13.1 and 1.4.1 outlined below.*
 - c. *The proposed use is not detrimental to other existing and permitted uses in the general area of the project site because the use is within a commercial center that is designed in accordance with the development standards prescribed by the Dos Lagos Specific Plan for commercial areas within its boundaries.*
 - d. *The project relates properly to the streets and highways as it is located in a commercial center with access from a major arterial 4-lane (Temescal Canyon Road) and secondary 4-lane (Dos Lagos Drive) both of which have been fully improved with the development of the residential phase of Planning Area 1.*
 - e. *The proposed use as conditioned complies with the development standards of the Commercial land use designation of SP-99-03 which provides for the automobile car wash use with a conditional use permit.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. *The proposed use within the overall commercial project is consistent with the Mixed Use I designation of the General Plan that applies to this site.*
 - b. *The proposed use within the overall project is consistent with General Plan Goal 1.13 encouraging vital and active districts that provide for both housing and commercial in proximity to one another and with other supportive entertainment and service land uses.*
 - c. *The proposed use within the overall project is consistent with General Plan Policy 1.13.1 promoting the development of properties for mixed use projects that integrate residential and commercial uses into a*

cohesive, mutually beneficial design.

d. The proposed use within the overall project is consistent with General Plan Policy 1.4.1 to accommodate growth and development on vacant land on the city's periphery.

4. The proposal is consistent with the Dos Lagos Specific Plan (SP-99-03) for the following reasons:

a. Per Section 4.3.7 of the specific plan, automobile car wash is a use that is listed by conditional use permit.

b. The specific plan prescribes development standards that the proposed use within the overall commercial project adheres to, as conditioned.

PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2515
2. Locational and zoning map
3. Exhibit A - Site Plan
4. Exhibit B - Conditions of Approval
5. Exhibit C-1 - C-2 Elevations
6. Exhibit D - Floor plan
7. Exhibit E - Applicant's letter dated May 8, 2018
8. Exhibit F - Environmental Documentation with aerial exhibit

Case Planner: Terri Manuel (951) 736-2434