



MEMORANDUM

TO: Planning Commission

FROM: Brian Pedrotti, Community Development Director

BY: Shayna Gropen, Assistant Planner

SUBJECT: Consideration of a Resolution Denying With Prejudice Conditional Use Permit 23-010 and Lot Line Adjustment 24-001; Construction of a New Car Wash; Location – 414, 418, 422 East Grand Ave; Applicant, Ryan Talley

DATE: May 7, 2024

SUMMARY OF ACTION:

Adoption of the proposed Resolution would formally deny the proposed project in accordance with the action taken by the Planning Commission at the April 2, 2024 meeting. The Planning Commission cannot reopen the public hearing or reconsider the CUP application at this April 16th Planning Commission meeting.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

RECOMMENDATION:

Adopt a Resolution denying with prejudice Conditional Use Permit 23-010 and Lot Line Adjustment 23-001.

BACKGROUND:

At the regular meeting of April 2, 2024, the Planning Commission reviewed the proposed project, considered all the facts, presentation by staff, input from the applicant representatives, public testimony from the nine (9) public speakers, and took action to deny the proposed project based upon the determination that the project failed to meet all required findings. Specifically, the Commission found that the anticipated traffic from the car wash would create a public safety hazard for both motorists leaving the car wash and turning eastbound onto E. Grand Avenue, and for residents in the adjacent single-family neighborhood due to customers using local streets as an alternative to attempting to exit onto E. Grand Avenue.

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ANALYSIS OF ISSUES:

The prepared Resolution includes findings for denial of the proposed project with prejudice, consistent with the direction of the Commission. Findings that could not be made in the affirmative are indicated in bold italics in the attached Resolution. The Commission could not make a finding in the affirmative regarding compliance with all applicable provisions of the goals and objectives of the Arroyo Grande General Plan.

Regarding the Circulation Element of the General Plan, the project fails to ensure a complimentary relationship between the circulation system and the planned land use and does not promote the environmental objective of uncongested neighborhoods. Additionally, the project does not provide for a safe and well-connected neighborhood street, balancing automotive circulation needs with neighborhood context and bicycle and pedestrian user's safety. Regarding the Conservation and Open Space Element of the General Plan, the project fails to encourage water conservation in the context of an urban land use.

ALTERNATIVES:

The following alternatives are provided for the Commission's consideration:

1. Adopt the attached Resolution to deny the proposed project;
2. Modify as necessary to confirm the Planning Commission's findings for denial from the April 2nd meeting are correctly articulated and adopt the attached Resolution to deny the proposed project; or
3. Provide direction to staff.

ADVANTAGES:

Adoption of the Resolution would deny the proposed project, consistent with the action taken by the Planning Commission on April 2, 2024.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the Community Development Department has determined that CEQA does not apply to projects which a public agency does not approve pursuant to State CEQA Guidelines Section 15270.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

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ATTACHMENTS:

1. Resolution for Denial