

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING WITH PREJUDICE LOT LINE ADJUSTMENT 24-001 AND CONDITIONAL USE PERMIT 23-010; 414, 418, 422 EAST GRAND AVE.; APPLIED FOR BY RYAN TALLEY

WHEREAS, the project site, which includes three (3) existing lots, is approximately 0.43 acres, zoned Highway Mixed-Use (HMU), and is located near the corner of East Grand Avenue and Oak Street; and

WHEREAS, the applicant has filed Lot Line Adjustment 24-001 to adjust existing lot lines to extinguish two of the existing lots, leaving one (1) remaining lot at the project site; and

WHEREAS, Municipal Code Table 16.20.140 requires that lot line adjustments be reviewed by the Planning Commission; and

WHEREAS, the applicant has also filed Conditional Use Permit 23-010 for the development of an automated drive-thru car wash; and

WHEREAS, the Architectural Review Committee considered the Conditional Use Permit and Lot Line Adjustment on July 3, 2023, and recommended approval of the project as submitted; and

WHEREAS, the Staff Advisory Committee considered the project on March 4, 2024, and recommended approval; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and determined that CEQA does not apply to projects which a public agency does not approve pursuant to State CEQA Guidelines Section 15270; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on April 2, 2024 and considered all written evidence and oral testimony; and

WHEREAS, the Planning Commission tentatively denied the proposed project, necessitating staff to return with appropriate findings for denial; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, the following circumstances exist:

Conditional Use Permit Findings:

1. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all the applicable provisions of this

title, the goals, and objectives of the Arroyo Grande General Plan, and the development policies and standards of the City.

The application is denied for the reasons outlined in Section 5 below for failing to meet the required findings.

2. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

The application is denied for the reasons outlined in Section 5 below for failing to meet the required findings.

3. The site is suitable for the type and intensity of use or development that is proposed.

The application is denied for the reasons outlined in Section 5 below for failing to meet the required findings.

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Although the city's water supply can adequately support the project at the current time, it would be detrimental to the community during future droughts due to its anticipated high water-usage.

5. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity.

The Planning Commission could not make the above finding in the affirmative. The proposed project will be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity of the project site due to the anticipated increase in traffic generated by the use. Vehicles attempting to turn eastbound onto E. Grand Ave would create a perilous situation due to the speed and volume of vehicles that use that street on a daily basis. Additionally, it is expected that many patrons would avoid turning onto E. Grand Ave. and use the local streets located to the north of E. Grand Ave. as an alternative route, which would increase the volume of vehicular traffic to unsafe levels for residents of those neighborhoods.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby denies with prejudice Lot Line Adjustment 24-001 and Conditional Use Permit 23-010.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:
ABSENT:

the foregoing Resolution was adopted this 16th day of April, 2024.

**JAMIE MARAVIGLIA,
CHAIR**

ATTEST:

**PATRICK HOLUB
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**BRIAN PEDROTTI
COMMUNITY DEVELOPMENT DIRECTOR**