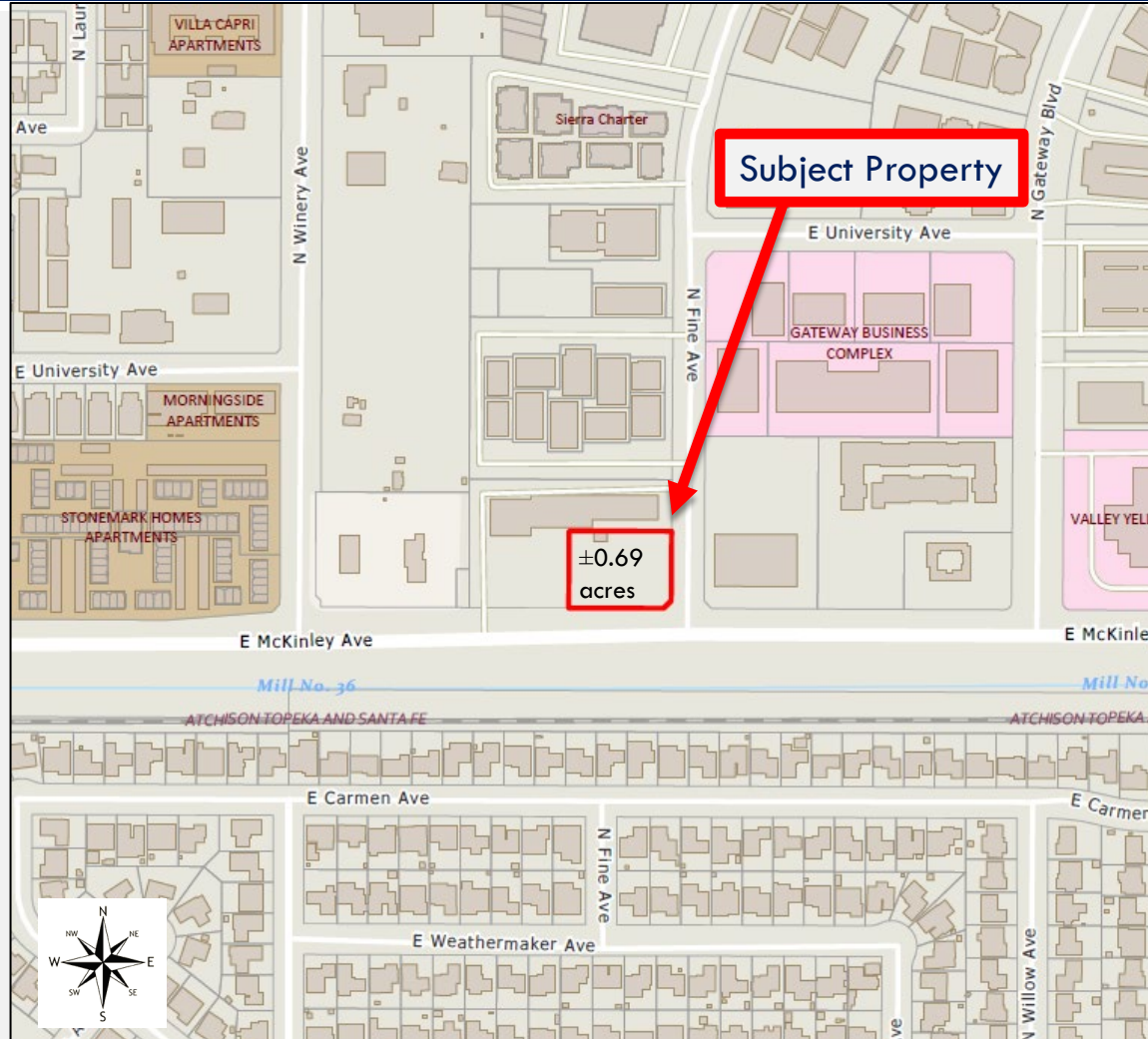


CONSIDERATION OF

Development Permit Application No. P22-01346
and Related Environmental Assessment No.
P22-01346

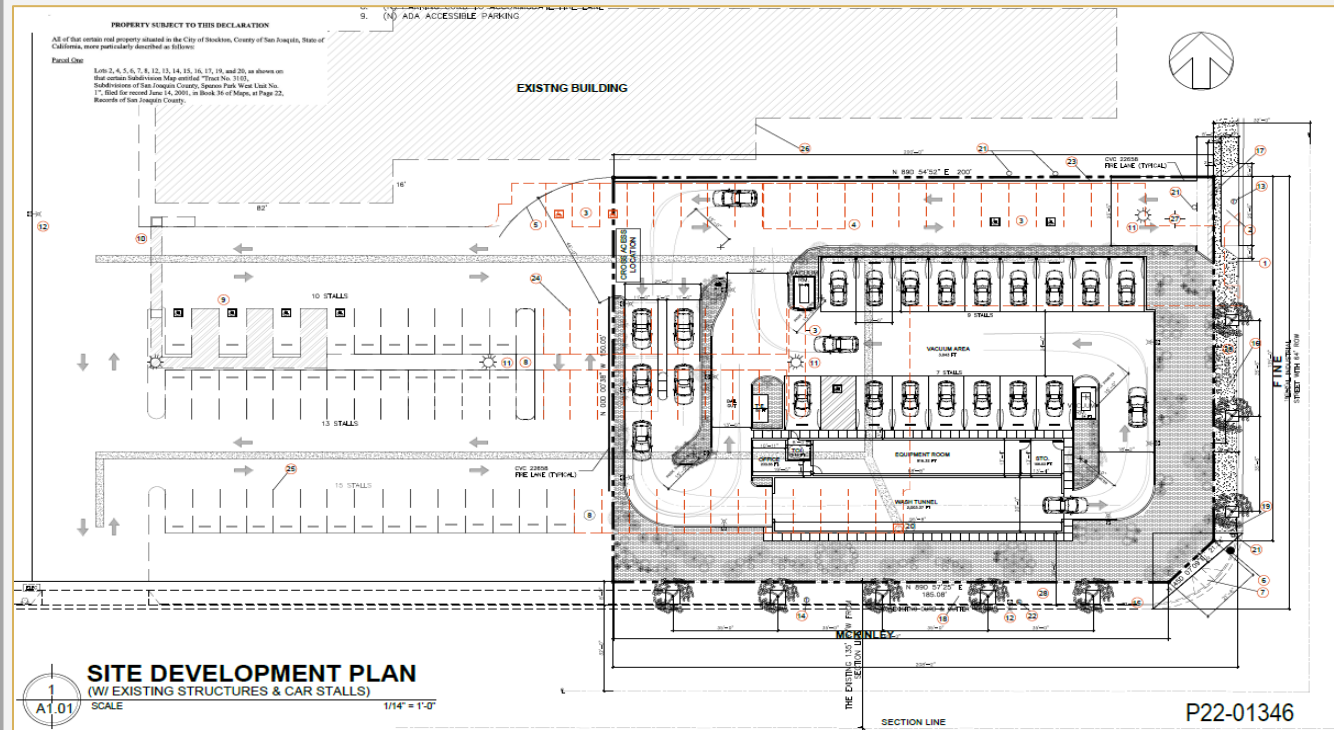
VICINITY MAP



CITY COUNCIL
AUGUST 24, 2023
ID 23-1233

PROJECT DESIGN AND DETAILS

- ±4,400 square-foot building;
- Dual queuing lane (eight vehicles);
- 16 vehicle vacuum stalls;
- Enclosed vacuum generators
- Enclosed mechanical equipment
- 20-foot landscape buffers;
- Trash enclosure;
- Curb, gutter, drive approach and sidewalks improvements



BACKGROUND

- **December 8, 2022:** Development Permit was approved by the Planning Director.
- **December 22, 2022:** Development Permit Appealed to the Planning Commission.
- **March 15, 2023:** The Planning Commission considered the appeal, took public testimony, and continued the application to May 3, 2023 to allow for community engagement.
- **May 3, 2023:** The Planning Commission took additional testimony and considered the summary of community engagement. The Commission voted to DENY the appeal and approve the project.
- **May 11, 2023:** The CEQA determination made by the Planning Commission appealed to City Council.
- **May 12, 2023:** The Development Permit approved by the Planning Commission appealed to City Council.

STAFF RECOMMENDATION

Based upon the evaluation contained in this report, staff recommends that the City Council take the following actions:

- 1. APPROVE – Environmental Assessment No. P22-01346**, A Categorical Exemption Class 32 (In-Fill Development Project) dated December 8, 2022, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
- 2. APPROVE – Development Permit Application No. P22-01346**, requesting authorization to construct a ±4,400 square-foot mechanical car wash building with vacuum stalls including on- and off-site improvements subject to compliance with the Conditions of Approval dated December 8, 2022.