

## REPORT TO CITY COUNCIL

**DATE:** AUGUST 8, 2007

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER

**BY:** MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

**SUBJECT:** ADOPT A RESOLUTION DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DENIAL OF SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-015, OAK TREE PERMIT CASE NO. 05-OTP-023 AND SIGN PERMIT CASE NO. 05-SP-024 TO CONSTRUCT A CAR WASH FACILITY WITH LUBE AND AUTO DETAILING SERVICES ON A PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CHESEBRO ROAD AND PALO COMADO CANYON ROAD

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On July 11, 2007, the City Council considered an appeal of the Planning Commission's denial of Aitan Hillel's Site Plan/Architectural Review Case No. 05-SPR-015, Oak Tree Permit Case No. 05-OTP-023 and Sign Permit Case No. 05-SP-024 for the construction of a car wash and lube and detailing facility on a parcel located on the southeast corner of Chesebro Road and Palo Comado Canyon Drive.

Following a noticed public hearing, consideration of all evidence and extensive deliberation, the City Council closed the public hearing and directed staff to prepare a resolution for denial of the appeal. Attached is a draft resolution for Council's review and adoption. The resolution contains findings of denial derived from the Council's concerns about the project. These concerns included on and off-site vehicular and pedestrian circulation, noise, visibility, site plan and impacts to the surrounding neighborhood.

### RECOMMENDATION

Staff respectfully recommends the City Council adopt Resolution No. 07-1460, denying the appeal and upholding the Planning Commission's denial of Site Plan/Architectural Review Case No. 05-SPR-015, Oak Tree Permit Case No. 05-OTP-023, and Sign Permit Case No. 05-SP-024 per the findings contained in the resolution.

Attachment: Resolution No. 07-1460