

RESOLUTION NO. 25-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 24-010 AMENDING CONDITIONAL USE PERMIT NO. 22-017 REVISING THE DESIGN OF A NEW CAR WASH FACILITY, RETAIL TENANT BUILDING, AND ASSOCIATED IMPROVEMENTS LOCATED NEAR THE SOUTHWEST CORNER OF 20TH STREET WEST AND AVENUE J, IDENTIFIED AS (APN: 3123-005-042) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO STATE CEQA GUIDELINES SECTION 15332.

WHEREAS, Karabachian Architects, Inc. ("Applicant") has requested an amendment ("CUP24-010") to Conditional Use Permit No. 22-017 to modify the approved design for a new car wash facility, retail tenant building, and site improvements situated near the southwest corner of 20th Street West and Avenue J (Assessor Parcel Number 3123-005-042) in the Commercial Planned Development (CPD) zone (the "Project"); and

WHEREAS, an application for the above-described Conditional Use Permit has been filed pursuant to Chapter 17.12 and Chapter 17.32 of the Lancaster Municipal Code ("LMC"); and

WHEREAS, a notice of intention to consider the granting of a Conditional Use Permit has been published and provided as required by Chapter 17.32 of the LMC and Section 65905 of the Government Code; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and, Section 15367 of the California Environmental Quality Act ("CEQA") Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Lancaster is the lead agency for the proposed Project; and

WHEREAS, the Project was reviewed for compliance with the California Environmental Quality Act ("CEQA") and staff determined that the Project is categorically exempt from further environmental review under CEQA Section 15332, Infill Development; and

WHEREAS, public notice was published and given as required by law, and a public hearing was held on May 19, 2025; and

WHEREAS, the Lancaster Planning Commission ("Planning Commission"), after considering all evidence presented, desires to approve Applicant's requested Conditional Use Permit; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LANCASTER, DOES RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

Section 2. This Planning Commission hereby finds the project exempt from the provisions of CEQA under Section 15332 of the State CEQA Guidelines.

The Project is exempt from CEQA under the Class 32 exemption set forth in State CEQA Guidelines section 15332. Class 32 encompasses the "projects characterized as in-fill development meeting the conditions" Section 15332 provides examples of such projects, which include, but are not limited to, "consistent with the general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations" and "occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses." The proposed project involves the construction and operation of a car wash facility and retail tenant building on an approximately two-acre parcel. Therefore, the Project qualifies for the Class 32 exemption.

Staff is hereby authorized and directed to prepare, execute and file a Notice of Exemption pursuant to CEQA and State CEQA Guidelines with the County Clerk and State Clearinghouse within five working days of Project approval.

Section 3. That the Planning Commission hereby adopts the following findings pursuant to Section 17.32.090 of the LMC in support of the application for CUP24-010:

- a. That the proposed use will not be in substantial conflict with the adopted general plan for the area.

The proposed use would not be in substantial conflict with the adopted general plan for the area because the proposed Project would be in conformance. It is compatible with adjacent land uses, surrounding development and zones. The proposed use helps achieve the following goals, objectives and policies of the City Lancaster General Plan 2030:

Goal 18: To manage development by planning the location and intensity of urban and rural uses to create a comprehensive structure.

Policy 18.1.3: Ensure that land use map designations are compatible with adjacent proposed land uses, surrounding developments, existing infrastructure, the roadway system, and Redevelopment Project Areas.

Policy 18.2.2: Encourage appropriate development to locate so that municipal services can be efficiently provided.

Goal 16: To promote economic self-sufficiency, and a fiscally solvent and financially stable community.

Policy 16.3.4 Promote business development in those industrial sectors which are underrepresented in the Antelope Valley area economy.

b. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The CUP for the proposed carwash and retail building would be in conformance with the General Plan Land Use Designation of Commercial. In addition, the proposed project would be consistent with the goals, objectives, policies, and specific actions identified within the General Plan.

The proposed car wash would be located near the southwest corner of 20th Street West and Avenue J as part a commercial site that includes a new retail tenant building. The area surrounding the site is predominantly developed with other commercial developments and adjacent to a bus roadway. While the car wash and vacuum areas would generate some noise; the noise levels would be consistent with other commercial uses in the area. The residential uses to the north are far enough away with intervening structures that the noise from the car wash would not be audible. Additionally, the car wash would only operate 7 a.m. to 7 p.m. Therefore, the proposed project would not affect the health, peace, comfort, or welfare of persons residing or working in the area.

The proposed carwash would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the public or surrounding community.

- c. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed carwash would be part of a commercial site. Overall, both the proposed car wash and retail building tenant building meet all required development standards of the zone and would integrate with the surrounding commercial developments.

- d. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and;
2. By other public or private service facilities as are required.

The proposed car wash would be located near the southwest corner of 20th Street West and Avenue J. Access in and out of the center would be provided from two driveways, one on 20th Street West, one for ingress and one for egress. 20th Street West has sufficient width and is improved to carry the daily vehicle trips generated by proposed use. The proposed site location has adequate sewer, water, fire, and police services to serve the site.

Section 4. The Planning Commission hereby approves CUP24-010 subject to the conditions attached hereto and incorporated herein.

Section 5. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at Lancaster City Hall, 44933 Fern Avenue, Lancaster, CA 93534. This information is provided in compliance with Public Resources Code Section 21081.6.

Section 6. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

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PASSED, APPROVED and ADOPTED this 19th day of May 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

HAI NGUYEN, Planning Manager
City of Lancaster

Attachment:
Conditions List