



AGENDA ITEM: 4  
DATE: 5/19/25

**STAFF REPORT**  
**CONDITIONAL USE PERMIT NO. 24-010**

**DATE:** May 19, 2025

**TO:** Lancaster Planning Commission

**FROM:** Mitzi Alvarado, Planner  
Community Development Department

**APPLICANT:** Karabachian Architects, Inc.

**LOCATION:** Near the southwest corner of Avenue J and 20<sup>th</sup> Street West (Assessor's Parcel Number (APN): 3123-005-042)

**REQUEST:** Site redesign amending Conditional Use Permit (CUP) No. 22-017 originally approving the construction and operation of a new car wash facility, retail tenant building, and site improvements located near the southwest corner of 20<sup>th</sup> Street West and Avenue J (APN: 3123-005-042) in the Commercial Planned Development (CPD) zone.

**RECOMMENDATION:** Adopt Resolution No. 25-08 approving Conditional Use Permit No. 24-010 amending Conditional Use Permit (CUP) No. 22-017 revising the design of a new car wash facility, retail tenant building and associated improvements located near the southwest corner of 20<sup>th</sup> Street West and Avenue J (APN: 3123-005-042) in the Commercial Planned Development (CPD) zone and finding that the project is categorically exempt under the California Environmental Quality Act; authorizing staff to execute and file a Notice of Exemption.

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**BACKGROUND**

On October 16, 2023, the Planning Commission approved CUP22-017 to construct a 6,888 square-foot car wash facility with a dry station parking lot, 1,950 square-foot retail tenant building, and site improvements.

On December 6, 2024, the applicant applied for an amendment to CUP 22-017 to facilitate a site redesign. The site design has been modified by positioning the car wash building on the south side instead of the north side to allow for a larger vehicle queuing area and elevating building designs. The architecture and

design of the proposed site has also been improved within the new scope of work.

### **GENERAL INFORMATION**

Table 1 summarizes the general information concerning this project.

**Table 1: General Information**

ITEM	DESCRIPTION
APN	3123-005-042
LOCATION	Near the southwest corner of 20 <sup>th</sup> Street West and Avenue J
ZONING AND LAND USE	Commercial Planned Development (CPD)
SURROUNDING LAND USES AND ZONING	North: Commercial Shopping Center, CPD South: Medical Office, CPD East: 14 Freeway and Flood Control Channel, Open Space West: Commercial Shopping Center, Lancaster Health District
CURRENT DEVELOPMENT	The project site is currently vacant and has not been previously developed.
ENVIRONMENTAL REVIEW	The overall commercial development was reviewed for compliance with the California Environmental Quality Act ("CEQA") and staff determined that the project was exempt from further environmental review under CEQA Section 15332, Class 32, "Infill Development Projects."

### **PROJECT DESCRIPTION**

The applicant, Karabachian Architects, Inc. has proposed an amendment to CUP22-017 to facilitate a site redesign which originally approved the construction and operation of a new 3,823 square-foot car wash facility, 1,950 retail tenant building, and site improvements in the CPD zone. The proposed redesign of the site plan is that will provide additional queuing expanded vehicle queuing and better facilitate traffic flow for a new 3,823 square-foot car wash facility and 1,950 retail tenant building. The proposed redesign of the site plan is throughout the site. The building design within this proposal has eliminated all brick from building elevations and has introduced a neutral color palette for a more modern look of the site that is more compatible with the surrounding buildings. A CUP is required for a car wash in the commercial zones per Lancaster Municipal Code (LMC) Section 17.12.080. An amendment to a CUP requires a Planning Commission approval.

#### **Car Wash**

The car wash facility consists of a 3,823 square-foot building that contains a car wash tunnel, office, employee area, and restrooms. The new project scope has reduced the building footprint by 3,065 square-feet and moved it from the north side of the site to the south side. The operation of the car wash would include 30 dry station spaces and 16 parking spaces. The mechanical equipment associated with the vacuums would be screened from view by block wall enclosures. Hours of operation for the car wash would be 7 a.m. to 7 p.m., seven days a week. The car wash building will consist of precision concrete masonry block. The base of the building would be a concrete masonry border. The roofline will be mono pitch and the facades will be accented by wall pop-outs and smooth stucco. Canopies would be placed over the windows and entryways on the second level elevations. Awnings/shade structures would also be placed over the vacuum spaces.

#### Retail Building

The retail tenant building would consist of a 1,950 square-foot tenant building along the 20<sup>th</sup> Street West portion of the site, just as previously proposed. The building exterior consists of a smooth stucco finish with wood form concrete finish at the base of the building. Canopies will be placed over the windows and entryways to match the car wash building on site.

#### Access

Access to the proposed project would be from the north driveway located on 20<sup>th</sup> Street West that would be right-in only. With the proposed redesign, vehicles would have more space for queuing into the car wash tunnel fully on site. The south driveway would provide access out of the site and would be right-out only.

#### Landscaping

All other landscape and site improvements are designed to accommodate car wash vehicle circulation, dry station parking, retail patron parking as well as a portion for general parking. All areas on site not utilized for buildings, parking, or circulation would be landscaped with native landscape with enhanced landscape design at the street side.

### **ANALYSIS:**

#### General Plan Consistency

The CUP was analyzed for consistency with the City of Lancaster General Plan 2030. The proposed car wash would be consistent with the General Plan land use designation of Commercial (C) and the types of uses envisioned therein. The C land use designation “includes a broad spectrum of uses, including regional, community, neighborhood, and highway-oriented uses” (General Plan Objective 17.1). The proposed use is consistent with the following Goals and Actions of the General Plan:

**Specific Action 16.1.3(d):** To revitalize and enhance local commerce, encourage the establishment and expansion of local businesses and development of commercial and industrial properties, which produce retail sales taxes, transient occupancy taxes, and assessed valuation by providing assistance with financing, processing and negotiating.

**Goal 17:** To establish a variety of land uses, which serve to develop Lancaster into

a balanced and complete community in which people live, work, shop and play.

**Specific Action 17.1.1(a):** Through the development review process, ensure that all proposed development is consistent with the General Plan text, land use map, and the intensity standards outlined in Table VIII-1.

The proposed CUP would continue to promote the local economy by allowing a car wash in an appropriate location that would not negatively affect the surrounding properties. The proposed location is within the Commercial Planned Development (CPD) zone. This is an area in which the City encourages a mix of restaurant, entertainment, and general commercial uses.

### **Compliance with the Lancaster Municipal Code (LMC)**

The proposed carwash is consistent with the CPD zone. Car washes are allowed in the CPD zone with the approval of the CUP. Both the retail tenant building and the proposed car wash meet all applicable development standards and guidelines.

### **CONDITIONAL USE PERMIT FINDINGS**

In order to grant a CUP, Section 17.32.090 of the LMC states that the Planning Commission must make all of the following findings:

1. 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 with the general plan. 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.

2. That the requested use at the location proposed will not:
  - a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - c. 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 20<sup>th</sup> 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.

3. 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 car wash would be part of a commercial site. Both the overall the proposed car wash and retail building tenant building meet all the required development standards of the zone and would integrate with the surrounding commercial developments.

4. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and;

- b. By other public or private service facilities as are required.

The proposed car wash would be located near the southwest corner of 20<sup>th</sup> Street West and Avenue J. Access in and out of the center would be provided from two driveways, both on 20<sup>th</sup> Street West, one for ingress and one for egress. The frontage along 20<sup>th</sup> 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.

#### **LEGAL NOTICE**

A notice of public hearing was mailed to all property owners and occupants within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in Antelope Valley Press on May 9, 2025.

#### **RECOMMENDATION**

Adopt Resolution No. 25-08 approving Conditional Use Permit No. 24-010 for the site redesign amending CUP22-017 originally approving the construction and operation of a new car wash facility, retail tenant building and site improvements located near the southwest corner of 20<sup>th</sup> Street West and Avenue J (APN: 3123-005-042) in the CPD zone, and authorizing staff to execute and file a Notice of Exemption.

#### **Attachments:**

Resolution No. 25-08  
Plans