

PLANNING COMMISSION
RESOLUTION NO. 3186-PC
SITE DEVELOPMENT AND COASTAL DEVELOPMENT PERMIT NO. 41-0161
LA JOLLA MOBIL CARWASH

WHEREAS, JOHN M. PERCIVAL, JOHN A. PERCIVAL, FRANCIS M. SMITH AND LAWRENCE W. PERCIVAL, Individuals/Owners and K.A. LA JOLLA, LLC, Permittee, filed an application with the City of San Diego for a permit to amend Coastal Development and La Jolla Shores Planned District Permit No. 96-0112 to add a 648 square-foot carwash facility to a previously approved gasoline service station, mini-mart and future restaurant (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 41-0161, on portions of a 0.7 acre site and;

WHEREAS, the project site is located on the east corner of the intersection of La Jolla Shores Drive and Torrey Pines Road and is addressed as 2204 Torrey Pines Road, in the 'V' Visitor zone of the La Jolla Shores Planned District within the boundaries of the La Jolla Community Plan and;

WHEREAS, the project site is legally described as a Portion of Pueblo Lot 1286, and;

WHEREAS, on October 18, 2001, the PLANNING COMMISSION of the City of San Diego considered Coastal Development and Site Development Permit No. 41-0161 pursuant to Sections 126.0701 and 126.0501 of the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego as follows:

That the PLANNING COMMISSION adopts the following written Findings, dated October 18, 2001.

FINDINGS:

Coastal Development Permit - Municipal Code Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 0.7 acre project site, previously approved for a gasoline service station, mini-mart and restaurant, is being amended to add a 648 square-foot carwash facility and is located

approximately one-half mile from the coastline. The project features and overall development of the site will not encroach upon any existing or proposed physical access to the coast, nor will it obstruct ocean or other scenic views from public vantage points. The project site is located at a major intersection providing vehicular and pedestrian access in and out of the community and to the nearby beach areas.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The 0.7 acre project site was previously developed with a gasoline service station and sit-down restaurant prior to being redeveloped with a new gasoline service station, mini-mart and pad for a future restaurant. The current proposal adds a 648 square-foot carwash facility to the site as an accessory use to the service station and will not affect any environmentally sensitive lands. All surrounding properties have been developed.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The addition of a 648 square-foot carwash facility to a previously approved gasoline service station, mini-mart and restaurant pad, is in compliance with the City of San Diego adopted La Jolla Shores Planned District Ordinance (which permits by right, a gasoline station on this site), the la Jolla Community Plan and the Progress guide and General Plan. In addition, the redevelopment of this site was approved on May 6, 1997, and was determined to be in conformity to the Certified Local Coastal Program and the Implementation Program; the addition of the carwash facility as an accessory use also complies within the adopted and certified coastal regulations.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 0.7 acre site, developed with a gasoline service station, mini-mart and restaurant pad and being amended to add the requested 648 square-foot carwash facility, is not located between the first public road and the sea or coastline. Public access to the sea and public recreation areas has not been impaired by the redevelopment of this site. The street intersection adjacent to the site is a major traffic signal controlled access in and out of the community and gateway to the coastal amenities. Public sidewalks have been maintained.

Site Development Permit - Municipal Code Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The 0.7 acre project site has been utilized as a gasoline service station and restaurant site prior to being redeveloped in 1997, with the addition of a new gasoline service station, mini-mart and graded pad for a new restaurant (not yet built). The current proposal adds a 648 square-foot carwash facility to the site as an accessory use to the service station. The La Jolla Shores Planned District Ordinance specifically permits a gasoline service station on this site without the requirement for a Conditional Use Permit. The project site is also located within the boundaries of the La Jolla Community Plan and Coastal zone. The carwash is an accessory use to the service station and is not a 'drive-thru' facility which is not permitted. All requirements for, and conditions of approval, assure that the development will not adversely affect the applicable land use plans.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The gasoline service station, mini-mart and restaurant pad on this 0.7 acre site, were recently permitted as a redevelopment of similar prior existing uses, and the current proposal adds a 648 square-foot carwash to the site. The proposed development of the carwash will comply with all City regulations for circulation and siting and will not result in any detriments to the public health, safety, and welfare. The hours of operation will be limited to 7:00 A.M. to 10:00 P.M., waste water will be discharged into the sewer system and not the storm drains, and the proposed equipment has been determined not to contribute to adverse noise impacts. In addition, the City's Transportation Engineers have determined that the circulation pattern for the carwash facility will present no problems for the area.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The addition of a 648 square-foot carwash facility to an existing gasoline service station, mini-mart and restaurant site, will comply to the La Jolla Shores Planned District Ordinance and Local Coastal Program for the La Jolla Community Plan area. The gasoline service station is an expressly permitted use for this specific site. The site is zoned 'V' for Visitor Commercial use and the site complies with the requirements of that zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, Coastal Development and Site Development Permit No. 41-0161, is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 41-0161, a copy of which is attached hereto and made a part hereof.

ROBERT KORCH
Development Project Manager
Development Services

LINDA LUGANO
Legislative Recorder to the
Planning Commission

Adopted on: October 18, 2001