

Council Meeting of
April 26, 2011

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Development – Adopt **RESOLUTION** reflecting April 5, 2011 City Council decision to deny Modification for property located in the C3-PP Zone at 5404 190th Street.

MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014): ROBERT SADEGHI - RESOLUTION

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director that City Council adopt a **RESOLUTION** reflecting City Council decision at the April 5, 2011 meeting to deny a Modification to allow for the addition of a drive-thru car wash at an existing service station on property located in the C3-PP Zone at 5404 190th Street.

Funding: Not applicable

BACKGROUND

On April 5, 2011, the City Council considered a Modification to allow the addition of a new drive-thru car wash at an existing service station on property located in the C3-PP Zone at 5404 190th Street. The City Council voted 6-0 to deny the project with Councilmember Barnett absent. A Resolution for Denial was not prepared as staff had recommended approval of the project. A Resolution for Denial has been provided for City Council's consideration.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

CONCUR:

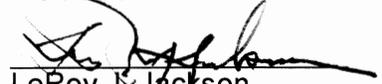


Jeffery W. Gibson
Community Development Director

By 

Gregg D. Lodan, AICP
Planning Manager

NOTED:



LeRoy J. Jackson
City Manager

Attachment: A. Resolution

RESOLUTION NO. 2011-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP68-32, PRE05-00047 AND MOD05-00014) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ADDITION OF A DRIVE-THRU CAR WASH AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED IN THE C3-PP ZONE AT 5404 190TH STREET.

MOD10-00008 (CUP68-32, PRE05-00047 AND MOD05-00014):
ROBERT SADEGHI

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 4, 1968, approved Conditional Use Permit 68-32 filed by Union Oil Company to operate a gasoline service station at the southwest corner of 190th Street and Entradero Avenue; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of February 1, 2006, approved a Precise Plan of Development 05-00047 to allow the expansion and façade remodel of an existing service station in conjunction with a Modification 05-00014 to allow the sale of beer and wine on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 6, 2010, to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 3, 2010; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 3, 2010, to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, on November 3, 2010, the Planning Commission of the City of Torrance approved the Modification; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on January 11, 2011 to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the City Council of the City of Torrance continued the matter to February 2, 2011; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 2, 2011 to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the City Council of the City of Torrance continued the matter indefinitely; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 5, 2011 to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the City Council of the City of Torrance Denied Without Prejudice an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street;

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 2 of the Torrance Municipal Code; and

WHEREAS, the construction of new commercial structures less than 2,500 square feet are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15303, Class 3(e); and

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That property for which this Modification is applied for is located at 5404 190th Street;
- b) That the property for which this Modification is applied for is described as Assessor's Parcel Number 7520-009-010;
- c) The subject site is not physically suitable for the proposed car wash because it provides inadequate on-site circulation for the number of proposed activities on-site;
- d) The proposed location, size, design, and operating characteristics of the drive thru car wash would be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area as the drive-thru car wash would generate additional noise and introduce additional commercial activity on an already busy site;

NOW, THEREFORE, BE IT RESOLVED that MOD10-00008 (CUP68-32, PRE05-00047 and MOD05-00014) filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 26th day of April, 2011.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By

Patrick Q. Sullivan, Assistant City Attorney