



## City of Sebastopol Planning Department



**SEBASTOPOL**  
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July 16, 2013

Dave Mordick  
Robinson Oil  
955 Martin Avenue  
Santa Clara, CA 95050

Re: Administrative Review: 7200 Healdsburg Avenue - Rotten  
Robbie's Carwash Addition

Planning Director

Kenyon Webster

Associate Planner

Jocelyn Drake

Administrative Assistant

Rebecca Mansour

Dear Mr. Mordick:

This is in regard to your application for Administrative Review to construct an addition onto the existing carwash located at 7200 Healdsburg Avenue (Planning File 2013-54). The project consists of construction of a 245 square foot addition to the rear, north facing, portion of the carwash for the purposes of noise mitigation of the carwash equipment.

The carwash addition is proposed to be 12'6" in height and is designed to match the existing carwash structure. The addition will consist of horizontal metal siding on all elevations, painted to match the existing building, and an 8' X 4' tempered window on the east elevation. Bi-fold metal doors will be installed at the new entrance to the carwash, on the north elevation. The existing P.O.S. system will be moved closer to the entrance of the carwash driveway to accommodate the addition.

Per the application, the carwash addition is being constructed in response to an ongoing code enforcement issue at the carwash related to noise. The primary issue has been noise pollution generated by new equipment installed inside the carwash. In response to the City's request to rectify the issue, Robinson Oil commissioned an acoustics study to gain an understanding of the noise issues. Per the study, prepared by Illingworth and Rodkin Inc. (dated March 28, 2013), a noise technician performed a monitoring survey in February 2013 and ascertained that the maximum instantaneous noise levels generated by the carwash are typically 75 to 77 dbA during operations hours. Carwash noise levels were calculated to be 4 dBA lower at the nearest residence to the northwest and approximately 8 dBA lower in the private outdoor areas of the nearest residence, which are level with the the carwash (the additional 4 dBA reduction appears to be due to acoustical shielding provided by the property line noise barrier).

The noise technician determined that operation of the carwash creates a level of noise at the property line that exceeds typical background traffic noise levels (approximately 60 dBA) by 15 to 17 decibels. Per City ordinance section

Corporation Yard, 714 Johnson Street, Sebastopol, CA 95472

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8.25.060, in those individual cases where the background noise levels caused by sources not subject to these regulations exceed the standards contained herein, a source shall be considered to cause excessive noise if the noise emitted by such source exceeds the background noise levels by five (5) dBA, provided that no source subject to the provisions of this chapter shall emit noise in excess of eighty (80) dBA at any time and provided that this section does not decrease the permissible levels of other sections of this chapter. Per the noise technician's monitoring survey, the background noise level exceeds 55 dBA, at 60 dBA, therefore this code section shall be adhered to at the carwash. The noise technician determined that the noise levels at the property line resulting from operation of the carwash exceeded the the background noise level by 15 to 17 dBA, therefore a noise reduction of 10 to 12 dBA needs to be achieved to reduce operational noise levels to code compliant levels.

The Senior Consultant at Illingworth and Rodkin, Inc. Michael Thill, evaluated the proposed addition to the carwash and determined that the installation of bi-fold doors at the carwash entrance is calculated to reduce maximum instantaneous noise levels produced by the carwash to between 56 and 62 dBA at the decks and the windows of the nearest residence, with the exception of a brief period of time when the carwash cycle would only be attenuated by the carwash extension where noise levels would reach 62 to 64 dBA. Average carwash noise levels are calculated to range from 52 to 58 dBA at the decks and windows of the nearest residence. According to Mr. Thill, the Average noise levels will also be reduced by 11 to 12 dBA in the private rear yards of the neighboring residences when the carwash is in operation. Per these calculations, construction of the carwash addition and installation of bi-fold doors will bring the carwash into compliance with the City's Noise Ordinance.

Under Municipal Code Chapter 17.250 and 17.310, the Planning Director is authorized to review and approve minor projects that conform to development standards. The proposed project qualifies for administrative approval in that it is a small addition to an existing structure not facing a public street, which conforms to development standards.

The application is approved. Following are findings and conditions.

### Findings for Approval of Administrative Review

The project qualifies for a CEQA exemption per Section 15303, New Construction of Small Structures.

The proposed project, as conditioned, is consistent with the Sebastopol General Plan and Zoning Ordinance in that it does not conflict with standards or policies.



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The proposed design is compatible with the neighborhood and visual character of Sebastopol, and will not impair the desirability of investment or occupation in the neighborhood in that the project represents an improvement to the site which is compatible with the neighborhood and will enhance the visual character of Sebastopol through the architectural design, landscaping, and site improvements and which will mitigate a noise issue related to the existing facility.

Conditions:

Planning Department:

P1. Approval is granted for the Administrative Design Review application 2013-054 described in the application, and in plans dated 7/03/13. This approval is valid for a period of two years, except that the applicant may request one 1-year extension of this approval from the Planning Director, pursuant to Zoning Ordinance §17.250.050.

P2. All construction shall conform to the plans referenced above, unless the design is modified herein.

P3. The applicant must obtain a Building Permit prior to the commencement of construction activities. The site plan submitted with the Building Permit application shall indicate the Project Number (2013-054) and the date of approval of this Administrative Design Review application. Plans submitted for Building Permit shall comply with relevant Codes and regulations.

P4. All fees associated fees with processing this project, in addition to applicable impact fees, such as school, park, traffic, and wastewater retrofit fees, shall be paid prior to issuance of a building permit.

P5. The carwash hours of operation shall comply with the Use Permit approval:

- 7:00 AM - 9:00 PM, Monday through Saturday and 8:30 AM - 8:00 PM Sundays SUMMER MONTHS and
- 7:00 AM - 8:00 PM Monday through Saturday and 8:30 AM - 8:00 Pm Sundays WINTER MONTHS

P6. During the hours in which the carwash is not in operation the coin operated car vacuum shall be turned off.

Let me know if you have any questions.



City of Sebastopol  
Planning Department

Sincerely,

A handwritten signature in black ink, appearing to read "Kenyon Webster", with a long horizontal flourish extending to the right.

Kenyon Webster, Planning Director

cc: City Manager  
Building Department