



## Planning Cases

P15-0958 (CUP), P15-0959 (DR),  
P15-1105 (PM)

Community & Economic  
Development Department

City Planning Commission

Item#3

December 15, 2016

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## AERIAL PHOTO



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# GENERAL PLAN



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# ZONING



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## PROJECT PROPOSAL

- Conditional Use Permit
  - To permit an automated express carwash facility
- Design Review
  - Two commercial buildings totaling 16,607 square feet and a carwash facility
- Parcel Map
  - Subdivide a 3.96 acre parcel into two parcels



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## SITE PHOTOS



Panoramic view from southwest corner



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## SITE PHOTOS



Panoramic view from northeast corner



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## SITE PHOTOS



View of existing drive aisle from Dolittle Avenue



View looking south



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## SITE PHOTOS



Adjacent Walgreens



Multi-family north of site



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## SITE PLAN



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# PHASE 1

The site plan for Phase 1 shows a building complex with several key features: a central parking lot with 102 stalls, a (N) Express Carwash Tunnel (6,029 SF), (N) Vacuum Station 1, (N) Vacuum Station 2, and (N) Central Station 1. Signage includes 1 Wall Sign (Max 50 SF), 1 Wall Sign (30 SF), 2 Wall Signs (87 SF), and 1 Wall Sign (60 SF). The plan also shows a 5'-0" Landscape Setback, a 32'-0" Setback, and a 386'-10" boundary. The site is bounded by RAINAGE ESMT, SMT D6310, and S.D. ESMT D6310 RIGHT OF ENTRY.

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# CARWASH STRUCTURE

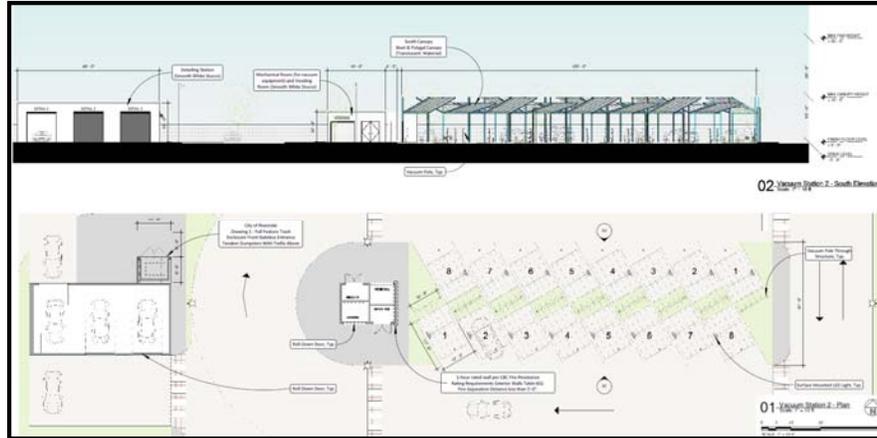
The architectural elevations show the carwash structure with a blue and white facade. The structure features a large, curved roofline and a prominent entrance. The elevations include labels for 'EXPRESS CAR WASH' and 'EXPRESS CAR WASH'. The drawings are labeled '02' and '03'.

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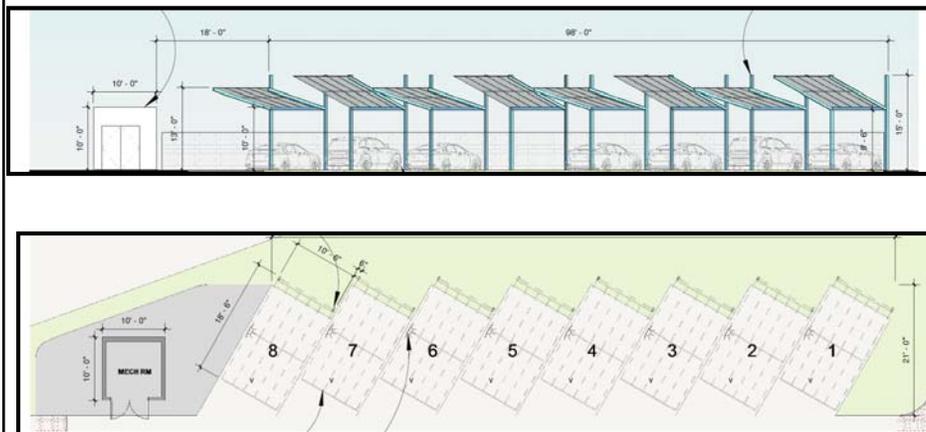
## DETAIL STATION AND VACUUM STATION 2



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## VACUUM STATION 3



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## PHASE 2



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## RETAIL BUILDING A



View from Van Buren Boulevard

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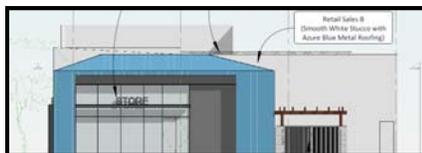


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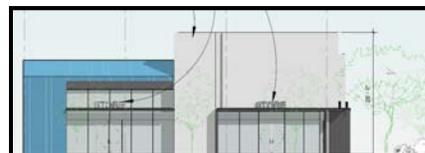
# RETAIL BUILDING B



North Elevation



Western Elevation (Rear)



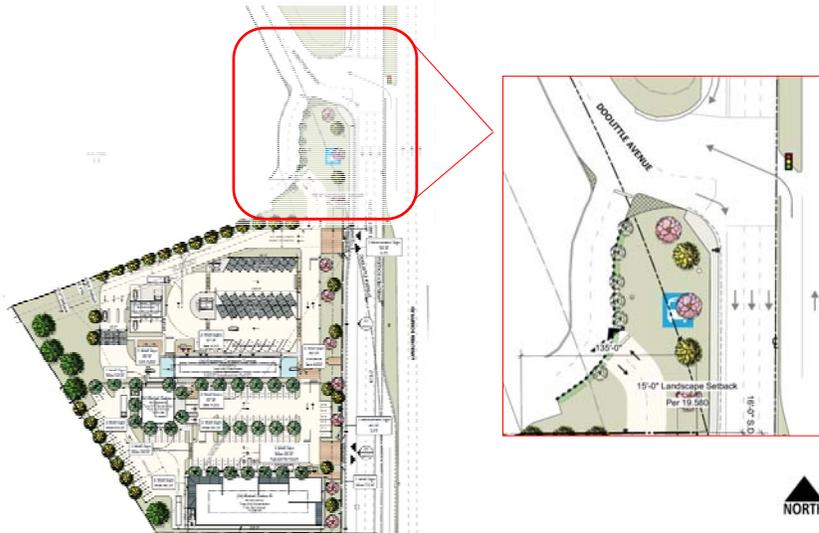
View from Van Buren Boulevard

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# ONSITE CIRCULATION



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# RENDERING



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# RENDERING



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## RENDERING



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## RECOMMENDATION

That the City Planning Commission:

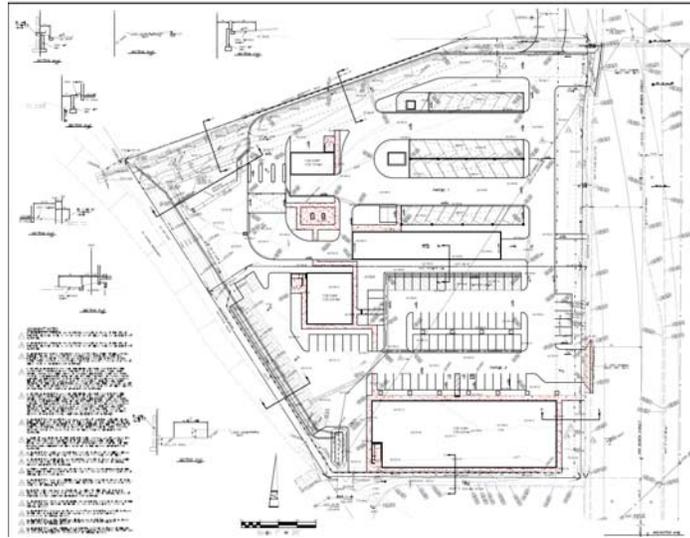
1. **DETERMINE** that the project will not have a significant effect on the environment based on the findings set forth in the case record and recommend the City Council exempt this project subject to 15332 (Infill Development) of the California Environmental Quality Act (CEQA); and
2. **APPROVE** Planning Cases P15-0958 (Conditional Use Permit), P15-0959 (Design Review), and P15-1105 (Parcel Map), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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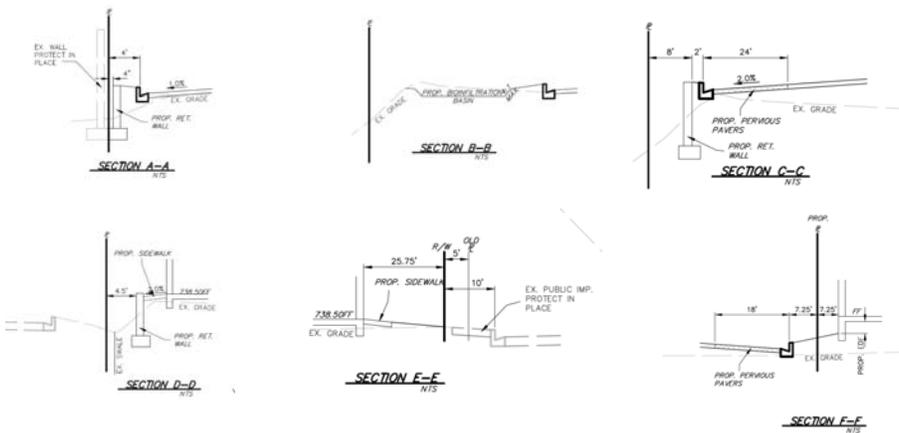
# CONCEPTUAL GRADING



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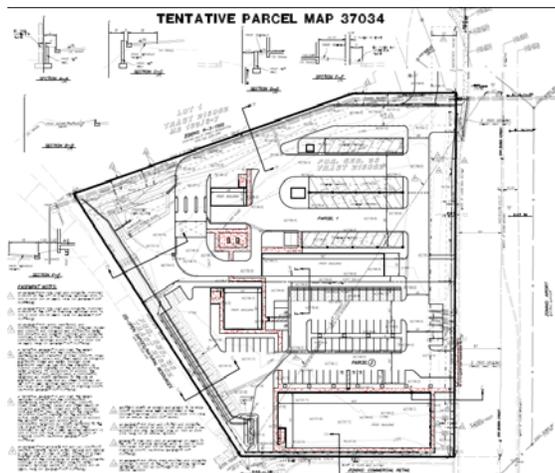
# GRADING CROSS SECTIONS



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# PARCEL MAP



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# CONCEPTUAL LANDSCAPING



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## ADDITIONAL SITE PHOTOS



Rear water course

