



Riverside Express Carwash

P20-0476 (Conditional Use Permit) and P20-0477 (Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 5
May 13, 2021

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LOCATION MAP



NORTH

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EXISTING SITE PHOTOS

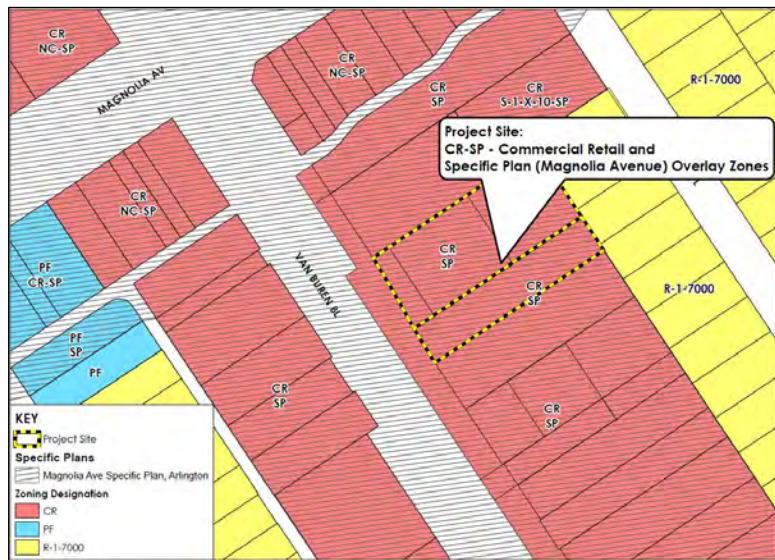


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ZONING AND SPECIFIC PLAN MAP

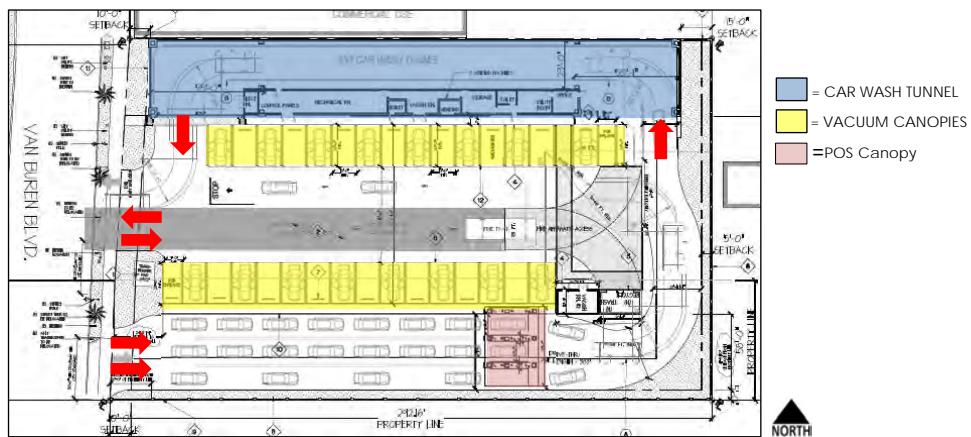


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SITE PLAN

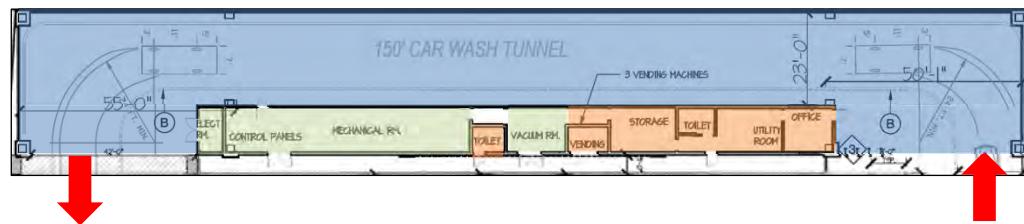


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FLOOR PLAN



Legend:

- CAR WASH TUNNEL
- RESTROOM, OFFICE, VENDING NICHE, UTILITY, AND STORAGE
- EQUIPMENT ROOMS



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BUILDING ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION(VAN BUREN BOULEVARD)



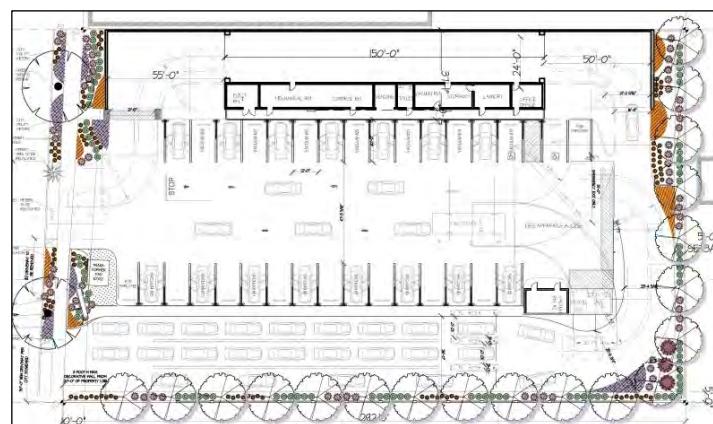
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CONCEPTUAL LANDSCAPE PLAN

PLANT PALETTE	WUCOLS	SIZE	CONT.
EXISTING STREET TREE: Protect in place			
POCOCERRALIS latifolia	Mod.	28'-36' TALL & WIDE Evergreen	24" diam
CRINUM LAMPRO TULIFLORUM			
ULICOPHYLLUM heterophyllum	Compact Neck Slope	3'-4' TALL & WIDE	3 Gallon
HYPENNEA parviflora	V. Low	3'-4' TALL & WIDE	1 Gallon
RED TUCCA			
LEPTOSCELE	V. Low	2'-3' TALL, 1'-2' WIDE	1 Gallon
CORAL ALOE			
PHORMIUM NEMOR ALBOSPURSUM	Low	7'-8' TALL & WIDE	5 Gallon
DANIANA NEW ZEALAND FLAM	Low	0.5'-1' TALL & WIDE	1 Gallon
LANTANA montevidensis			
TREASURE FLOWER	Low	1'-2' TALL, 1'-5' WIDE	1 Gallon
LANTANA montevidensis			



NORTH

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RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** P20-0476 (Conditional Use Permit) and P20-0477 (Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



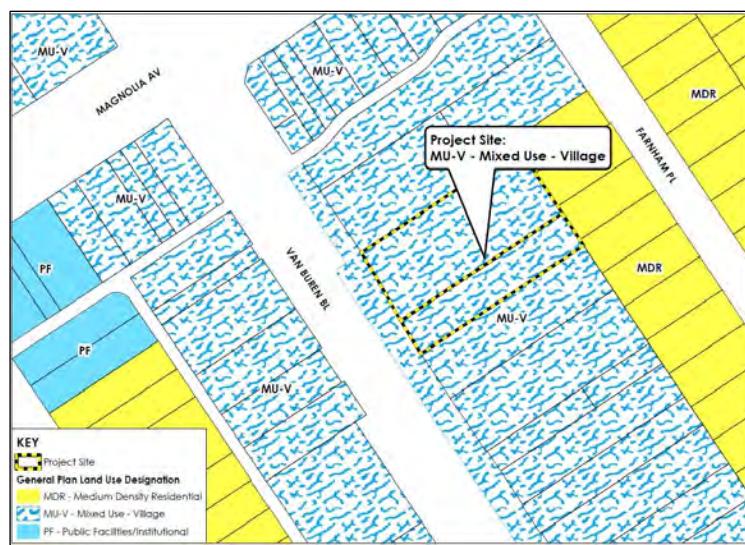
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GENERAL PLAN MAP

REFERENCE ONLY



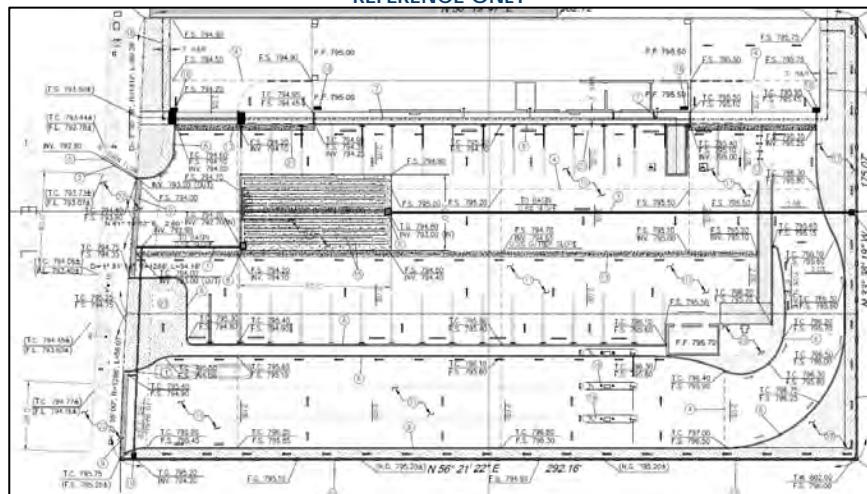
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GRADING PLAN

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RENDERINGS

REFERENCE ONLY



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