



Planning Cases  
Splash N' Dash Car Wash  
P16-0510, P16-0511, and P16-0512

Community & Economic  
Development Department

City Planning Commission

Item 2

December 15, 2016

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## AERIAL PHOTO/LOCATION



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## GENERAL PLAN



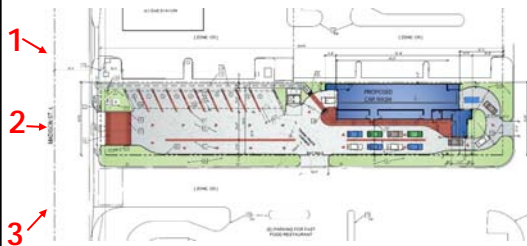
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## ZONING MAP



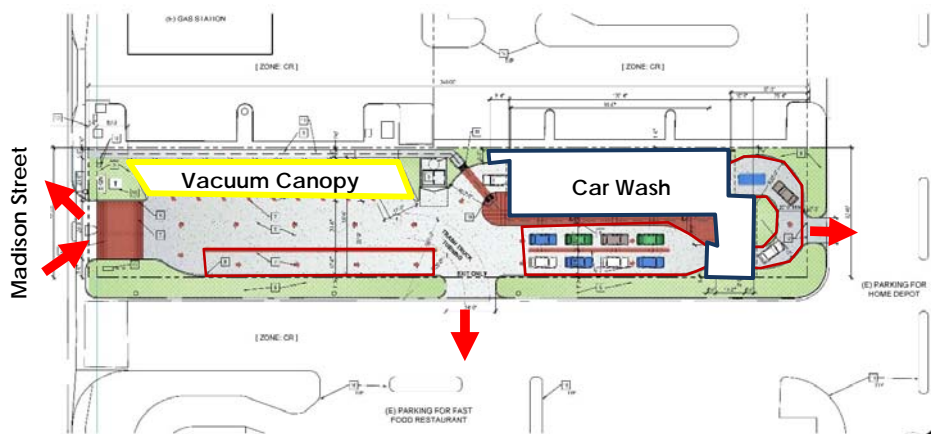
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## SITE PHOTOS



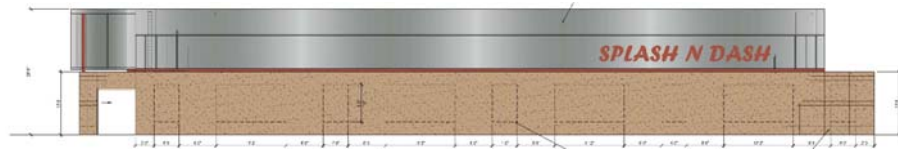
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## SITE PLAN



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## BUILDING ELEVATIONS



North Elevation

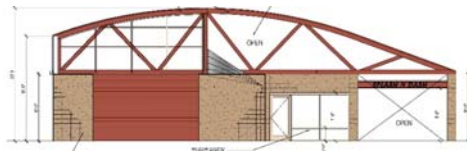


South Elevation



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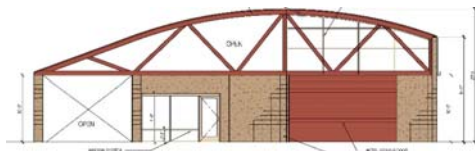
## BUILDING ELEVATIONS



West Elevation (Madison Street)



Canopy



East Elevation



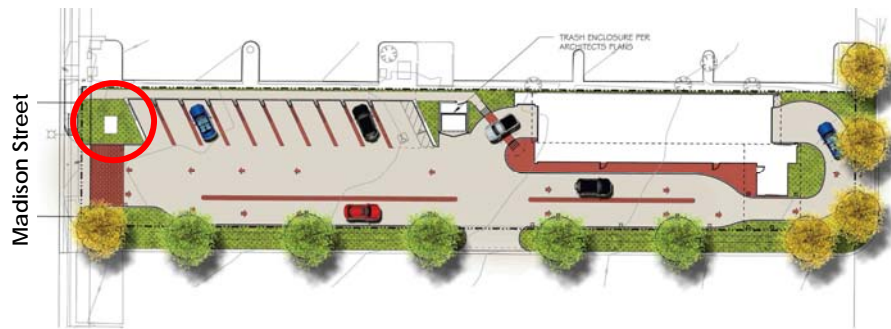
Trash Enclosure



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## CONCEPTUAL LANDSCAPE PLAN



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## RECOMMENDATION

That the City Planning Commission:

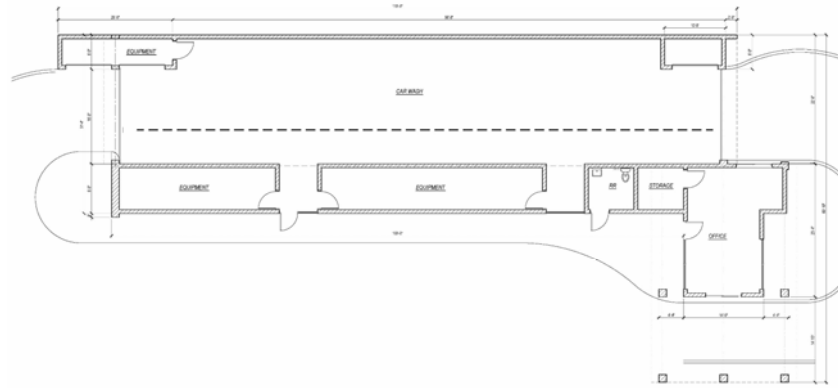
- **DETERMINE** that the project will not have a significant effect on the environment based on the findings set forth in the case record and recommend the City Council exempt this project subject to 15332 (Infill Development) of the California Environmental Quality Act (CEQA); and
- **APPROVE** Planning Cases P16-0510 (Conditional Use Permit), P16-0511 (Design Review), and P16-0512 (Variance), 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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# FLOOR PLAN

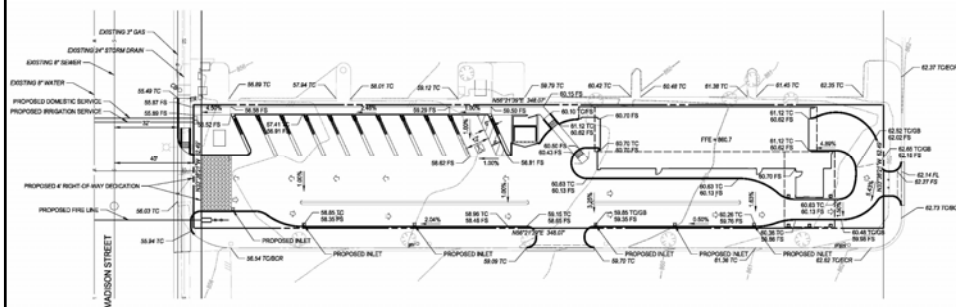
Reference



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# CONCEPTUAL GRADING PLAN

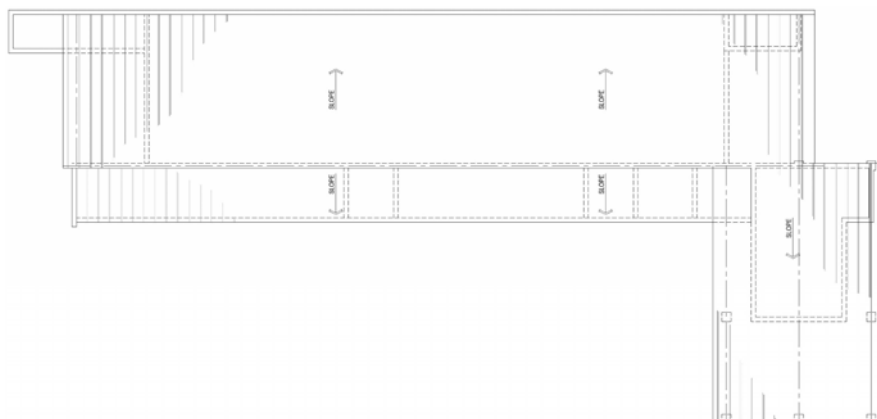
Reference



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## ROOF PLAN

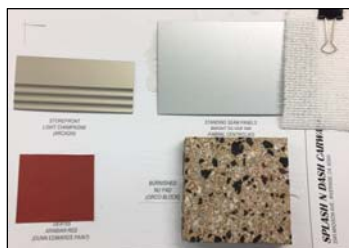
Reference



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## MATERIALS AND SAMPLES

Reference



Sample Board



Vacuum Canopy



Decorative Pavers



Roll-up Door



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