



Planning Case

Car Wash and Gas Station Expansion

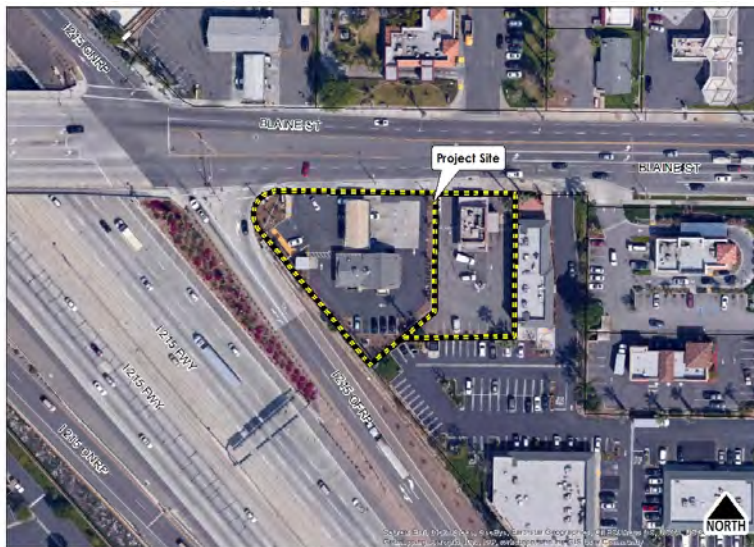
P16-0082 & P16-0083

Community & Economic
Development Department

Planning Commission
Agenda Item: 2
September 7, 2017

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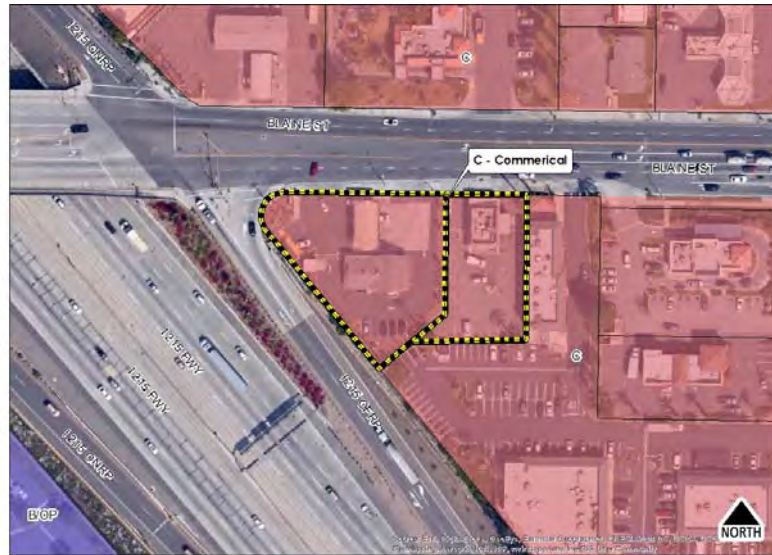
AERIAL PHOTO/LOCATION



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GENERAL PLAN MAP

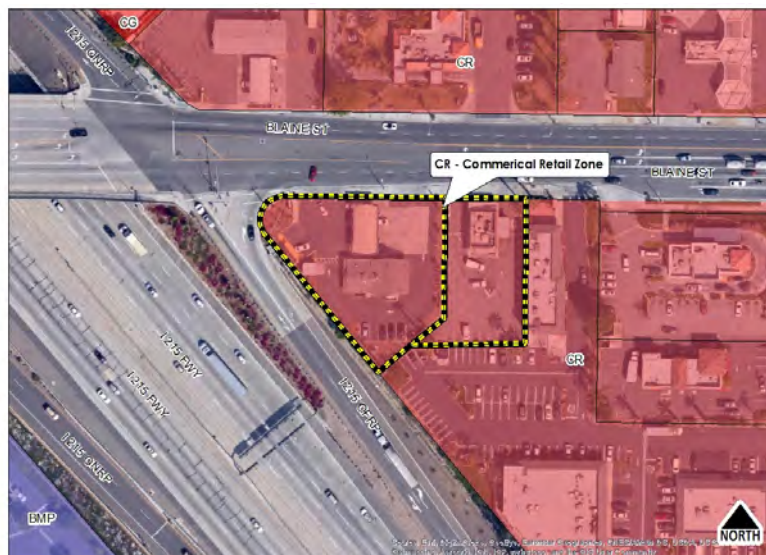


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ZONING MAP



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SITE PHOTOS



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SITE PHOTOS




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SITE PHOTOS 11



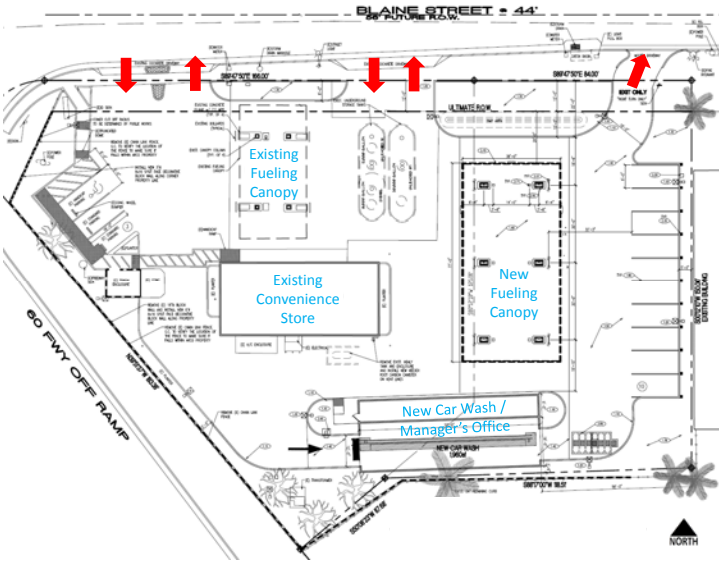





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SITE PLAN

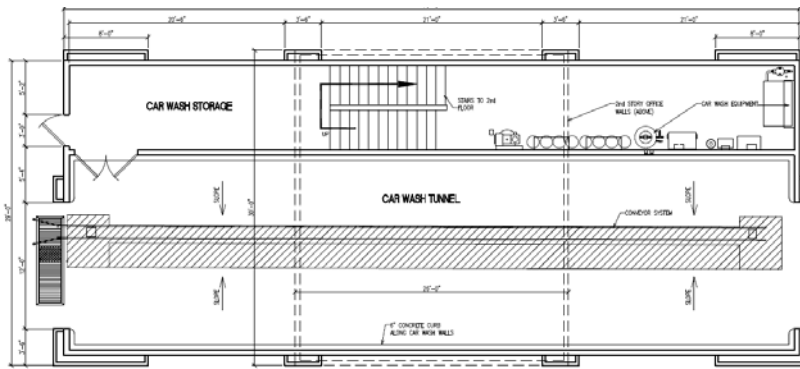




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FLOOR PLANS



First Floor Plan – Car Wash



Second Floor Plan – Manager's Office



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BUILDING ELEVATIONS



North Elevation



East Elevation



West Elevation



South Elevation



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CANOPY ELEVATIONS



East/West Elevations



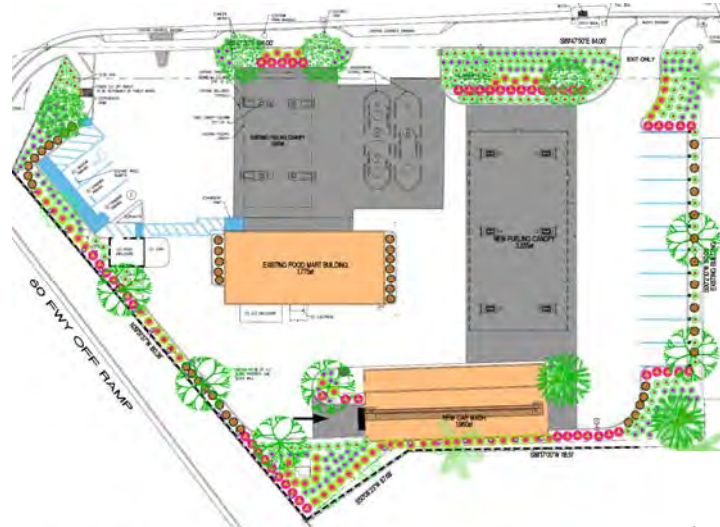
North/South Elevations



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CONCEPTUAL LANDSCAPING



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RECOMMENDATIONS

That the Planning Commission:

- **DETERMINE** that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects); and
- **APPROVE** Planning Cases P16-0082 (Conditional Use Permit) and P16-0083 (Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

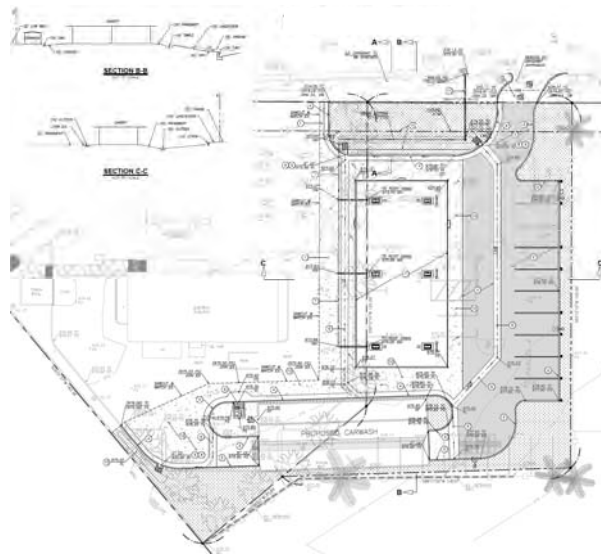


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GRADING PLAN

FOR REFERENCE ONLY



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