



CARWASH FACILITY AT VAN BUREN BOULEVARD AND JURUPA ROAD

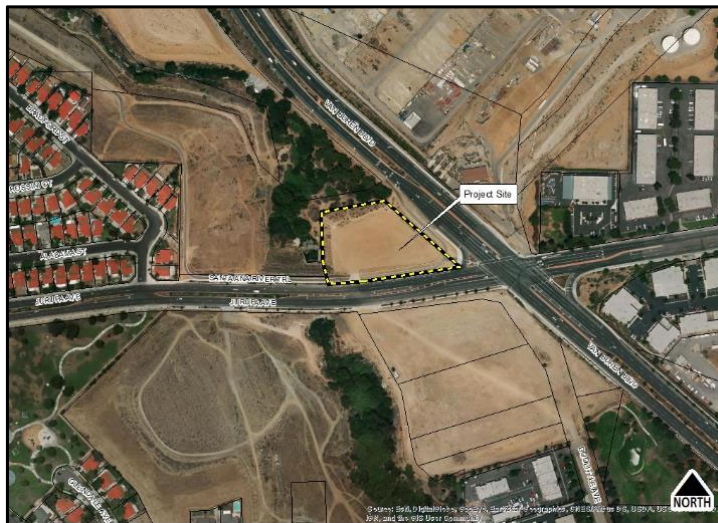
P17-0846 (Rezone), P17-0813 (Conditional Use Permit),
P17-0814 (Design Review)

Community & Economic Development Department

City Council
September 17, 2019

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LOCATION MAP



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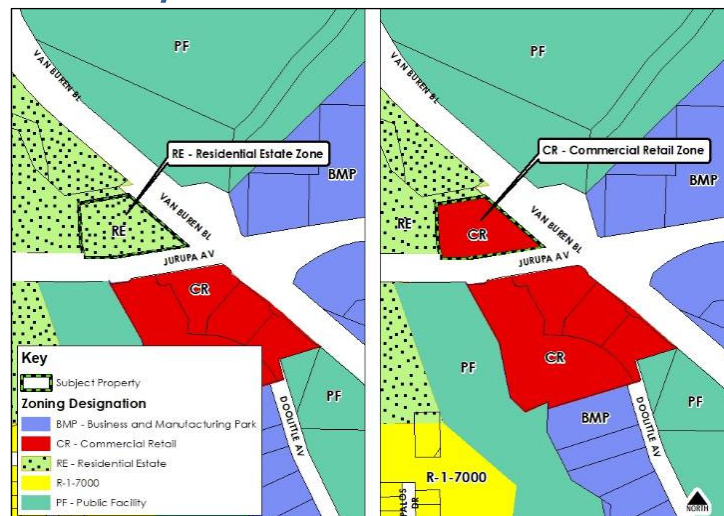
GENERAL PLAN MAP



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EXISTING/PROPOSED ZONING MAP



Existing

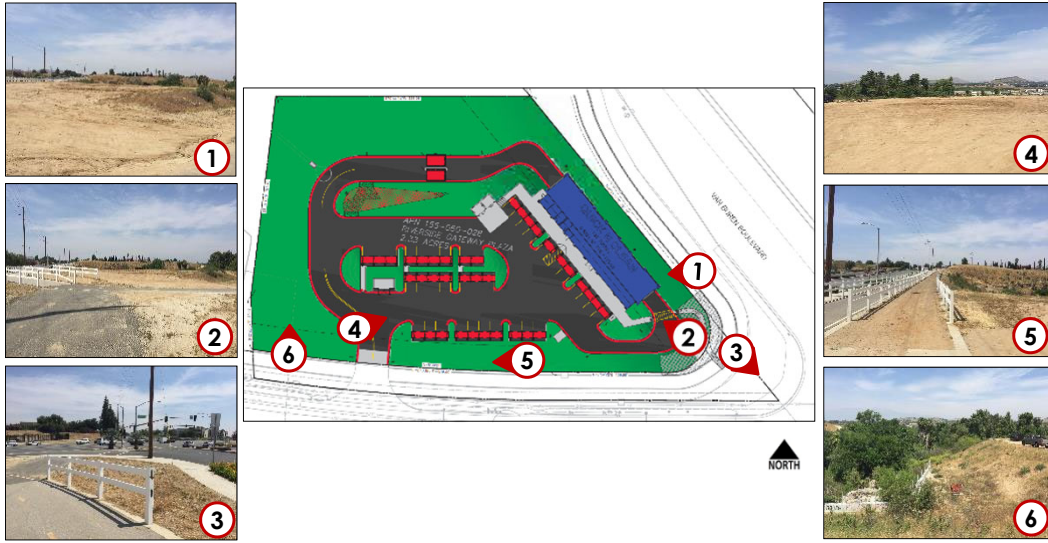
Proposed



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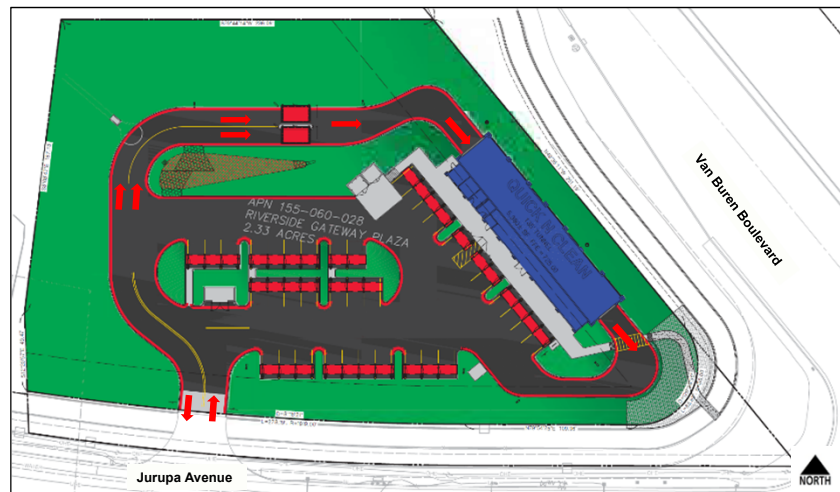
EXISTING SITE PHOTOS



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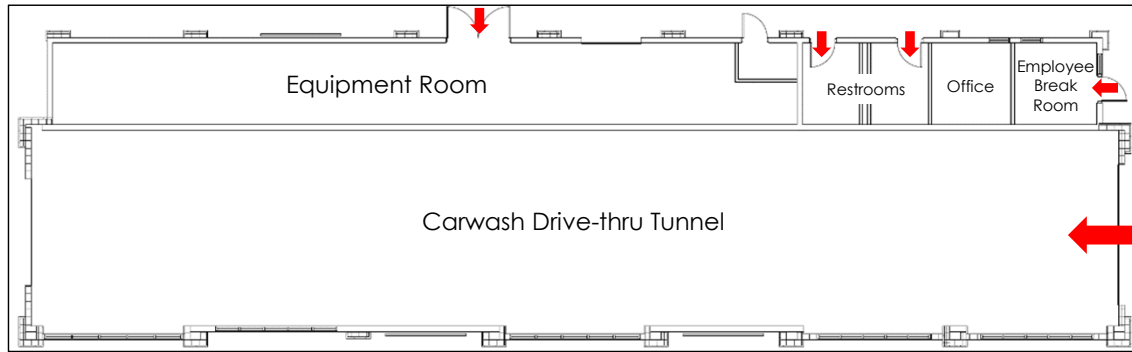
SITE PLAN



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FLOOR PLAN



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ELEVATIONS



North Elevation (Van Buren Boulevard)



East Elevation
(Van Buren Boulevard and Jurupa Avenue)



South Elevation (Jurupa Avenue)



West Elevation



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

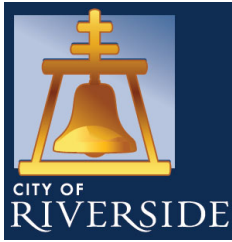
That the City Council:

1. Determine that this proposed project is exempt from the California Environmental Quality Act review pursuant to Section 15332, as the project constitutes in-fill development;
2. Approve Planning Cases P17-0846 (Zoning Code Map Amendment), P17-0813 (Conditional Use Permit), and P17-0814 (Design Review), based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions; and
3. Introduce and subsequently adopt an Ordinance amending the Zoning Map.



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P17-0846 (Rezone), P17-0813 (Conditional Use Permit),
P17-0814 (Design Review)

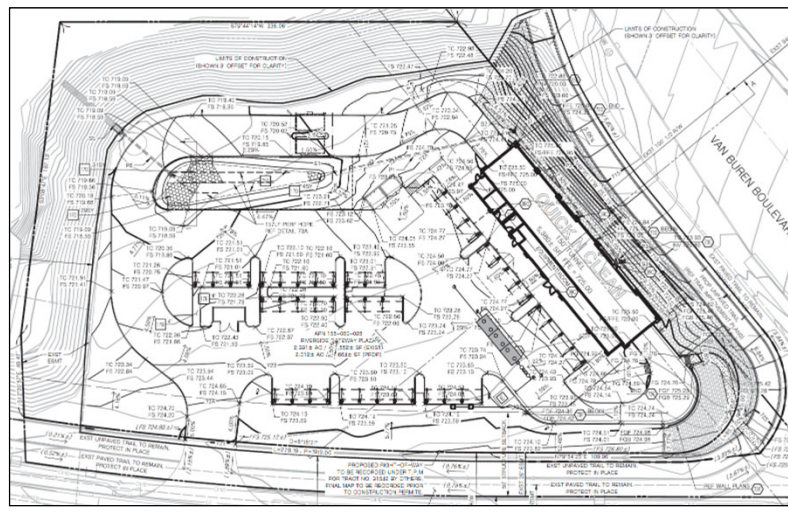
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GRADING PLAN

(FOR REFERENCE ONLY)



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