



Wash Bank Express Carwash

P17-0689 (Conditional Use Permit), P17-0688 (Design Review), and P19-0278 (Grading Exception)

Community & Economic Development Department

Planning Commission

Agenda Item: 5

October 17, 2019

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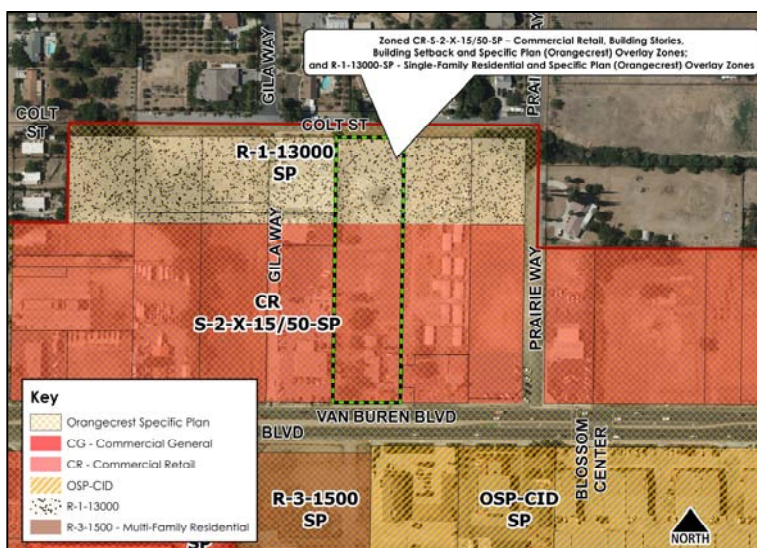
LOCATION MAP



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ZONING/SPECIFIC PLAN MAP



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EXISTING SITE PHOTOS



1



2



NORTH



3



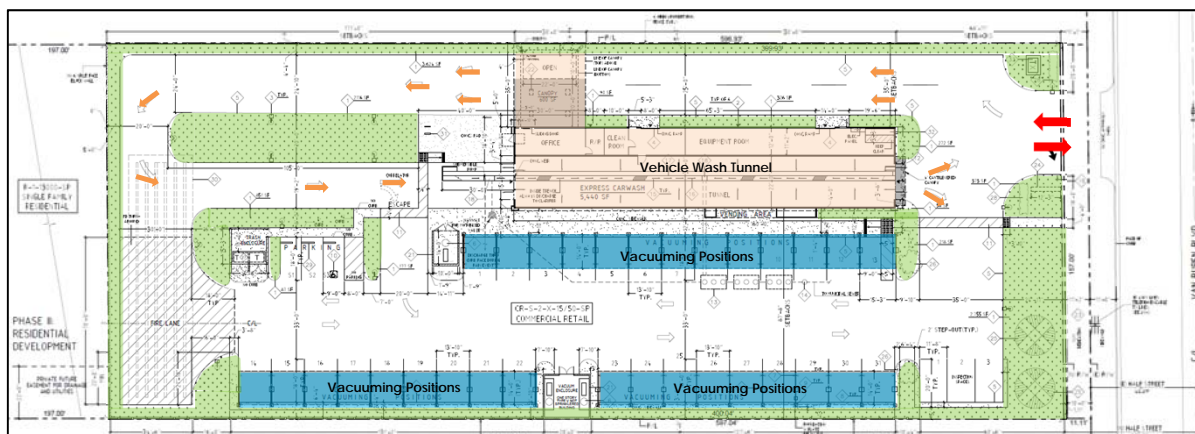
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SITE PLAN



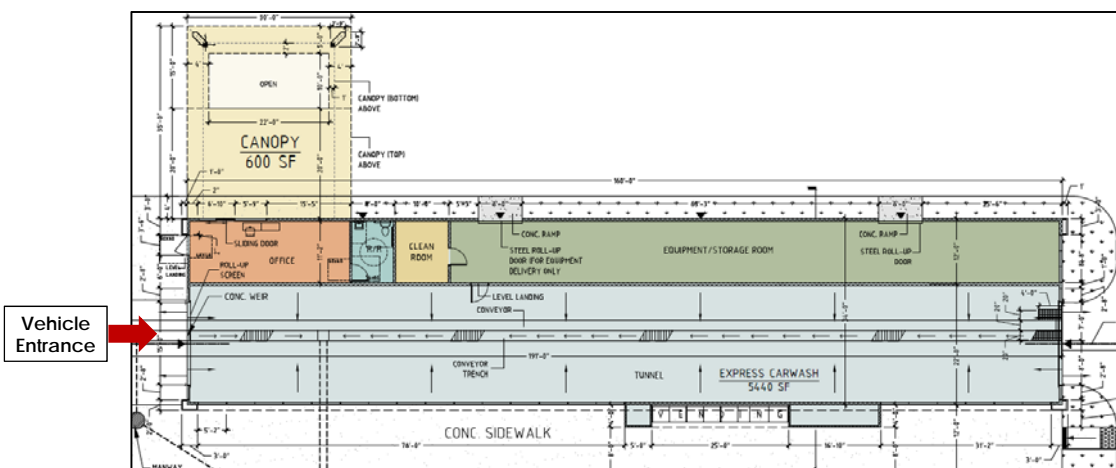
NORTH

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FLOOR PLAN



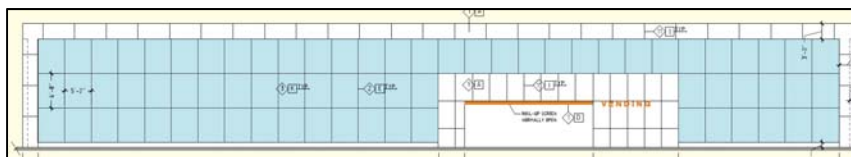
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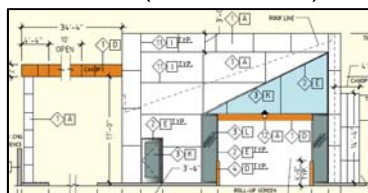
BUILDING ELEVATIONS



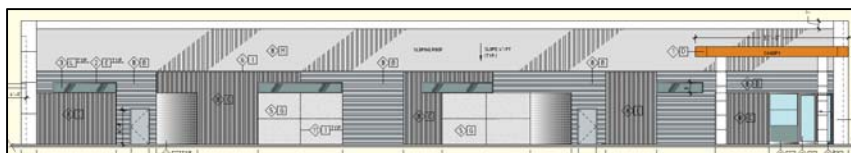
South Elevation (Van Buren Boulevard)



West Elevation (Side)



North Elevation (Rear)



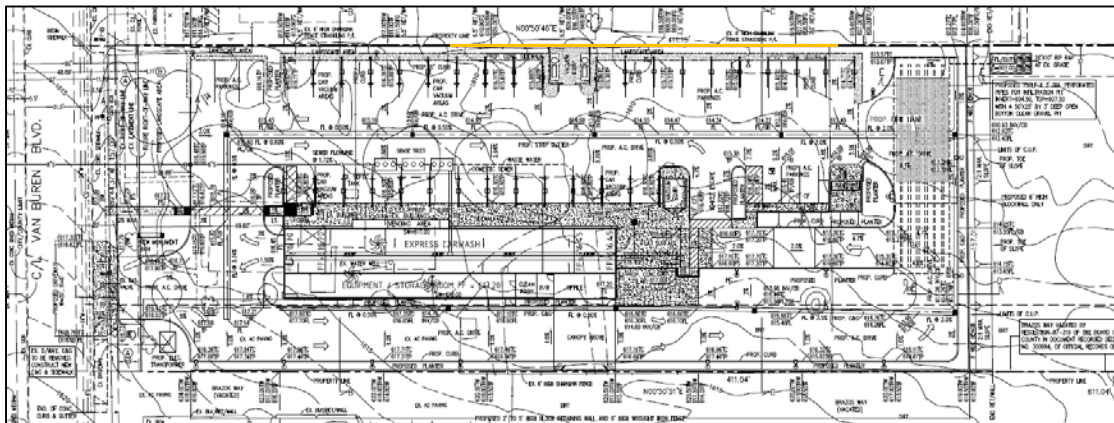
East Elevation (Side)



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GRADING EXCEPTION



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

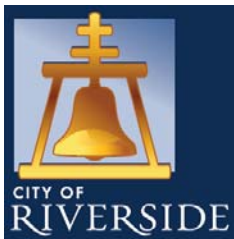
That the Planning Commission:

1. **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Cases P18-0689 (Conditional Use Permit), P17-0688 (Design Review), and P19-0278 (Grading Exception), 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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RENDERINGS

REFERENCE ONLY



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RENDERINGS

REFERENCE ONLY

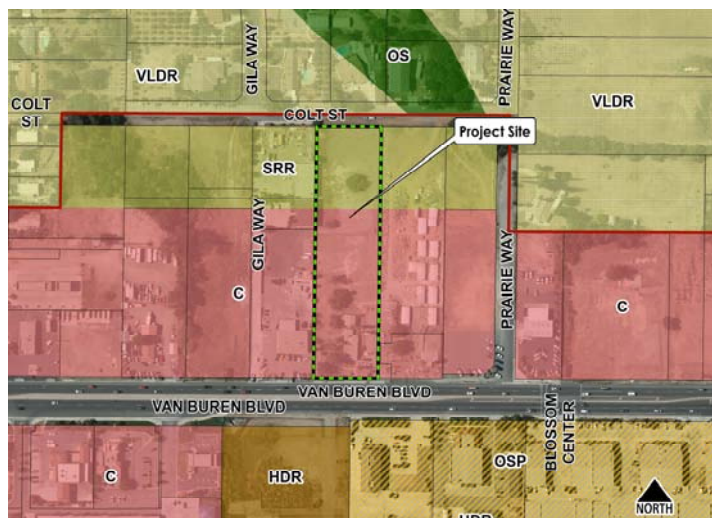


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GENERAL PLAN MAP

REFERENCE ONLY

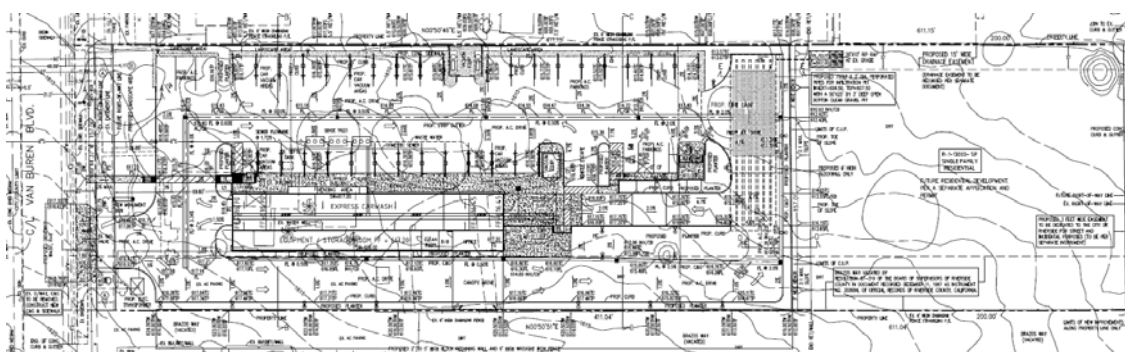


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GRADING PLAN

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